

CITY OF
LANGLEY



ADVISORY DESIGN PANEL

WEDNESDAY, NOVEMBER 22, 2023 AT 7:00 PM

Council Chambers
Langley City Hall
(In-Person Meeting)

A G E N D A

1) **AGENDA**

Adoption of the November 22, 2023 agenda.

2) **MINUTES**

Adoption of minutes from the October 18, 2023 meeting.

3) **DEVELOPMENT PERMIT APPLICATION DP 11-23**

1,094 m² restaurant at 6141 200 Street.

4) **NEXT MEETING**

January 2024

5) **ADJOURNMENT**



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL**

**WEDNESDAY, OCTOBER 18, 2023
AT 7:01 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Matt Hassett
Leslie Koole
Johnnie Kuo (7:05 pm)
Blair Arbuthnot
Chad Neufeld
Scott Thompson

Absent: Cst. Peter Mann
Tony Osborn
Ella van Enter

Staff: C. Johannsen, Director of Development Services
A. Metalnikov, Planner
K. Kenney, Corporate Officer

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the October 18, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the October 18, 2023 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the July 19, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the July 19, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 08-23** **ZONING BYLAW AMENDMENT APPLICATION RZ 07-23**

Proposed 6-storey, 136-unit apartment building at 20619 & 20629 Eastleigh Crescent.

Anton Metalnikov, Planner, spoke to the staff report dated October 6, 2023 and provided a brief overview of the Development Permit application.

Johnnie Kuo entered the meeting.

In response to questions from Panel members, staff advised that:

- The developer did not want to build a taller building due to financial factors, namely, the height limit for wood frame buildings is 6 stories, anything higher than that has to be a concrete building;
- The FAR is quite high for this development, and provides needed one bedroom units close to Kwantlen Polytechnic University;

The Applicant team entered the meeting:

Noel Lim, Project Manager, Keystone Architecture & Planning Ltd.

Andressa Linhares, Sr. Project Coordinator Design, Keystone Architecture & Planning Ltd.

Jennifer Wall, Landscape Architect/Project Manager, Keystone Architecture & Planning Ltd.

Steve Bartok, Principal, Keystone Architecture & Planning Ltd.

Mr. Lim presented the application, providing an overview of the development with details on the following:

- Project data
- Number of one, two, and three bedroom units
- Number of units that are adaptable
- Site description
- Other developments projects in the area
- Site plan

- Building amenities (indoor and outdoor)
- Unit storage
- Balcony orientation
- Garbage area
- Parking stalls
- Shadow studies

Ms. Linhares provided information on the building design and colours and Ms. Wall provided information on landscape design elements. Information was provided on the following:

- Connections to street and patios
- Size of patios
- Wall height
- Short term parking
- Offsite sodded tree lined pedestrian walkway
- Existing trees on the north with parkade set back from them
- Courtyard
- Paving patterns and materials
- Programming of the spaces
- Planters
- Amenity connection
- Covered BBQs, picnic tables, fire pit
- Sand play area
- Fenced in dog off leash area for small dogs
- Open area for play

It was noted that:

- They are bringing colour to the hardscape and landscaping to contrast the neutral building colour palette;
- They will have an arborist on site to ensure existing trees are protected during construction;
- The planters are getting 1 m soil volume and will provide buffers between units.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- Concerns with security of bike racks due to location and compatibility for electric bikes;
- Suggest filling in the gaps of the street trees;
- Accessibility concerns with sand surface; consider alternative surface for children's play area;
- Consider more quality fencing, more architecturally interesting;
- The three visitor parking stalls look like they will be difficult to get out of;
- Make sure ground units are well lit;

- Should look at reconfiguring the bike parking room entrance as it is currently accessed between two vehicle stalls;
- Concerns with parking configurations; some spots look difficult to get into;
- The stairs in the back are not clear on the drawings, review security;
- There are numerous outdoor amenity areas and they are all quite small; it might be better to have fewer but larger outdoor amenity areas;
- Suggest having a community garden if possible;
- The amenity space brown shades and materials are out of place with the rest of the development, suggest using colours to create more continuity;
- There are too many different materials distinguishing the different areas of the development;
- Choose to have the dog off leash area or the grassed area, not both;
- Consider more animation on the side where people go to park;
- The amount of amenity space is not enough for the number of units in the development;
- It's not clear what demographic this development is intended for; it does not appear to be designed for elderly people;
- The design of the double doors next to the elevator is confusing, it's not clear how people will exit that space to the outside amenity area and whether there is enough space; there could be safety issues;
- The colour of the building is rather bland; too many different materials being used given that they are all black;
- There isn't very much shade provided on the south side, consider more shading there;
- Recommend deconstruction not demolition of existing building on site;
- One of the seating areas could be removed to provide more space for other programming;
- For accessibility purposes doors for both indoor and outdoor amenity spaces should have automatic functionality;
- Should design the appliances in the adaptable units such that they can be made adaptable in the future;
- Implement additional noise attenuation measures for units next to the elevator and those with a bedroom wall that is shared with their neighbouring unit's living room;
- Suggest using Canada Post standard mail room equipment as they are more secure and durable;
- Consider having a bike maintenance room with automatic door to the room;
- Incorporate wood element to give warmer, friendly feeling to chain link fence;
- Break up the monotony of the wall on the lane by adding a treatment with more visual appeal;

In response to questions from Panel members, the applicant team advised that:

- The surface material for the off-leash dog area will be mulch or pea gravel;
- In order to address potential issues with maneuverability of visitor parking spots they will look at a larger turnaround;
- There will be opaque privacy screens between the walk up patios;
- All units on ground floor have gates;
- The courtyard will have lighting;
- The reason they included an off-leash dog was there is nowhere near for people with pets to go, but they can discuss with client about where they could possibly reduce some outdoor amenity uses;
- They are trying to include edibles in the plantings on site; the podium area is too shady for a communal garden;
- It is a solid, four foot high wall on the lane where the parking stalls are, but is open above; the lane is lower;
- The loading parking space is accessed from the lane; and is also accessible from accessible entrance ramp; the podium level is accessible from the loading parking space;
- The development will be market housing;
- They can discuss the possibility of installing air conditioning/ heat pumps with the owner;
- Storage lockers will be included with each unit;
- They haven't yet discussed providing electrical plugs in the bike storage area for e-bikes;
- The strata will be responsible for maintaining the sand pit;
- Use Canada post mailboxes, more secure and durable;
- The roof treatment will be reflective to reduce heat island effect;
- There isn't a sidewalk on the lane; however, there is a planter there;
- Given that the fire pit could be an ongoing liability; suggest removing that amenity to provide more space for other amenities;

The applicant team left the meeting.

In response to questions from Panel members, staff advised that:

- With respect to having boulevard ground cover that is easy to maintain and discourages use of these areas as places for dogs to do their business:
 - another development project did look at different possibilities;
 - staff will discuss the issue with Engineering staff;
 - in new areas in Vancouver, boulevards have been converted to turf; staff are not suggesting this approach;
- Staff can determine if it is feasible to have an amenity space on the roof;
- Barriers cannot put between the stalls that are on either side of the entrance to bike parking room as cars wouldn't be able to maneuver into those stalls;
- There will also be laneway access for the development under construction at Glover Rd. and Eastleigh Crescent;

- The City does permit fire pits in developments; however, the Fire Department does have some requirements.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report dated October 6, 2023 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Ensure secure model of visitor bicycle rack is used (e.g. two lock point potential) and improve visibility of visitor bike racks from within building (e.g. bringing them onto podium level);
 - b. Review opportunity for additional street-fronting trees on site;
 - c. Use an alternative fence material to chain link around the dog run area, including considering wood elements;
 - d. Review maneuverability of parking areas, including visitor parking spaces and bicycle room access between parking spaces;
 - e. Review use of sand in children's play area for accessibility and consider an alternative surface;
 - f. Consider reconfiguring the outdoor amenity area with fewer but larger programmed areas and simplifying the material palette;
 - g. Consider providing communal garden plots and/or edible plantings;
 - h. Consider more closely aligning colour palettes between building cladding and landscape materials;
 - i. Provide more design interest to the west parkade wall;
 - j. Review location of loading zone for usability;
 - k. Consider providing a rooftop amenity area;
 - l. Review Building Code compliance of courtyard exiting and elevator lobby;
 - m. Consider opportunities for shading on south-facing units;
 - n. Provide automatic doors for amenity spaces, both indoor and outdoor, and bicycle rooms;
 - o. Review accessibility of appliances in adaptable units (e.g. washers & dryers);
 - p. Consider the use of electric building systems (e.g. heat pumps and/or air conditioning);
 - q. Consider additional sound attenuation measures for units with elevator & living room-to-bedroom wall interfaces;
 - r. Provide electrical connections in bicycle rooms for e-bikes;
 - s. Consider providing a bicycle maintenance area;
 - t. Review and ensure security of the rear courtyard exit stair;

CARRIED

4) DEVELOPMENT PERMIT APPLICATION DP 08-22
ZONING BYLAW AMENDMENT APPLICATION RZ 05-22

Proposed 14-unit townhome complex at 4503 & 4513 200 Street.

Anton Metalnikov, Planner, spoke to the staff report dated October 4, 2023 and provided a brief overview of the Development Permit application.

Carl Johannsen, Director of Development Services advised that staff have proof of concept that other properties surrounding this development are viable for similar development; noting there are a number of ways to have access to the sites.

In response to questions from Panel members, staff advised that:

- The strata for this development will be made aware of the fact that the temporary lane being built will be closed in the future through information provided in signage on the site, in any sale documents and in a covenant placed on title;
- Once the lane is closed (which will occur only after neighbouring properties are developed), there are a number of options to prevent people from using it, which staff can discuss with Engineering staff;
- The temporary lane is not required to be a fire access; however, the Fire Department may want to have that option;
 - the moratorium on rezoning properties south of 50th Avenue Council imposed last year has been lifted as staff fulfilled the requirements Council requested be undertaken including such things as conducting a community survey of residents in the area and developing a best practices guide for ground-oriented residential developments in this area;
- No formal development applications have been received to date for the property to the north; however, the OCP does allow for redevelopment mid-block.
- The lane at the back will be constructed for this development and when the property to the north is developed, they will do the same;
- The lane will be dedicated as part of this development;
- The property to the south will have a hammerhead turn-around
- There will be a fence along the boundary of the property to the south;
- A traffic study will be undertaken for the intersection to the north; the potential to exit onto 200 St. and turn left will be reviewed as part of the traffic study;
- This building is three stories which is the maximum height for buildings in this area under the OCP;
- Staff will ask the applicant to correct the renderings that currently show the property backing onto a park, as it will actually be backing onto the fence of a single family home;
- The lane is 8 m wide; the building is 10 to 11 m away from property line of a single family home; on 200 Street there will be separation between

the traffic lane and pedestrian corridor, though there may be some sidewalk portions near the street in order to protect existing trees.

The Applicant team entered the meeting:

Layne French, Applicant

Meredith Mitchell, Landscape Architect, M2 Landscape Architecture

Fred Adab, Architect, F. Adab Architects Inc.

Azar Ahmadi, Senior Designer, Associate, F. Adab Architects Inc.

Mr. Adab presented the application, providing an overview of the development with details on the following:

- Context Plan
- Aerial Map
- Site Plan
- Energy savings and green measures
- Exterior finishes and colour
- First, second and third floor plans
- CPTED measures

Ms. Mitchell provided information on landscape design elements:

- Some retained trees on site
- Paving
- Pedestrian walkway
- Individual walkways to units
- Buffer planting between semi- public and public to private patio spaces
- Green planting at internal road
- Two units next to 200 St. stepped back to create front yard in keeping with other houses on street.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- When the lane is to be closed off make it more attractive by using fencing or landscaping to close it off rather than bollards;
- Adding some architectural interest to the blank wall;
- Include more wood in the development, including possibly on the front blank wall;

Councillor Solyom left the meeting at 9:15 pm. and did not return to the meeting.

- Possibility of adding solar panels, or pre-wiring for it in the future; engage with energy advisor;
- Height of the street fronting façade is quite big compared to single family, try to break up plane;
- There is not a lot of room for storm water retention; change to less impermeable surfaces;

- Shading is needed on south facades and would add interest;
- Adding rain shelter for decks on north side would make them for usable;
- Suggest using different surfaces in the lane to define vehicle and pedestrian access areas;
- As patios are so small, lane will become amenity space used by pedestrians, accordingly, support this use by having a surface treatment other than asphalt for the lane;
- Backyards are almost unusable; consider flipping building design to give extra space on drive aisle or planting areas, have front door on garage side;
- Create a physical buffer between visitor parking and buildings;
- The pavers between the sidewalk and centre laneway, there is the opportunity to run more texture down the centre or at least past the green space;
- Suggest charcoal brick instead of hardy board for the gable ends;
- There is an opportunity to mirror the buildings;
- Recommend broader flashing around windows;
- If using hardy board for the gable ends make it horizontal instead of vertical;
- Ensure the lighting in the development is down lighting so as not to impact neighbouring single detached homes;
- Need to delineate sidewalk in lane with curbing or vertical element to prevent vehicles from parking on it;
- Possibility of having garage doors with pedestrian door;
- Include unit numbers on garage doors for first responders and delivery drivers;
- Consult with owners of single family lots neighbouring the property as to what type of fencing they would be amenable to;
- Show room configuration of the smallest bedroom.

In response to questions from Panel members, the applicant team advised that:

- In the backyards there is a 1 m planting and walkway, planting bed, and 2 x 2 paver-covered area; there will be a small space that could accommodate a BBQ;
- The patio is 6 x 14 ft.; they could make the patio bigger but they wanted to have planting space to create separation from the walkway and patio;
- The hedge is inside the fence;
- There will be white magnolias, and conifer fir trees in front of the blank centre wall;
- The planting on the driveway will be viable;
- The intention is for garbage to be picked up from individual units;
- They can look at making the yards greener;
- There are privacy screens between balconies;
- They have not considered extra noise attenuation for units facing 200 Street, but could hire sound acoustical consultant

- The powder rooms are fully within the units;
- The condenser, fresh air intake, and exhaust for the heat pump are all in the garage;
- Bedroom placement below kitchen is normal, additional fire safety measures are put in place;
- The building will have sprinklers.

In response to questions from Panel members, staff advised that:

- The OCP and ground-oriented development guidelines indicate that yards need to be 4.5 m deep;
- The unit threshold to require amenity space be built in a development is 20 units;
- There is a park nearby to this development;
- City regulations require 4.5 m setbacks with the key goal of achieving 9 m separation distances between building faces; while a secondary goal is for these setbacks to create larger yards, given the significant dedications on this project, front doors were located along private walkways to maintain a typical townhome unit density which resulted in smaller back yards;
- Staff can get clarification on what kind of heat pump is being used before this application comes back to Council;
- Staff will review building guidelines to determine if wood fences are permitted. (It was subsequently noted by a Panel member that wood may not be the best material to use for the long term);

The applicant team left the meeting.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

3. The ADP receive the staff report dated October 6, 2023 for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Update renderings to illustrate accurate design and context (landscaping, balcony dividers);
 - b. Require an update to the street-fronting façade to better engage 200 Street, especially in central white space, including to bring down the apparent height (e.g. greater use of wood, brick, blue accent colours, considering window ornamentation, horizontal breaks);
 - c. Consider solar panels on roof (installed or pre-wired);
 - d. Consider more depth articulation to break up the block volumes;

- e. Review shading features on south-facing elevation and rain shelter on north (consider blue accents), including consulting with an energy advisor;
- f. Update surface materials in the central lane for place-making and to demarcate vehicle and pedestrian space;
- g. Provide protection between visitor parking spaces and buildings;
- h. Update landscape plans to remove garbage enclosure notation;
- i. Consider a broader window flashing;
- j. Ensure lighting design does not create a nuisance for neighbouring properties;
- k. Consider measures to improve the durability of the in-lane landscaping;
- l. Update the lane sidewalk to include a curb, while maintaining single slab design for Fire Rescue access;
- m. Consider garage doors with integrated person-doors and include unit addressing and wayfinding in internal lane;
- n. Replace wood fencing with a more durable material, including communication with neighbours;
- o. Provide more information on heat pump equipment configuration and location;
- p. Provide a sample room layout in the smallest bedroom;
- q. Provide enhanced sound attenuation measures on 200 Street-facing units.

CARRIED

5) NEXT MEETING

November 8, 15, or 22

6) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:48 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 11-23
(6141 200 Street)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00
Doc #:

Date: November 15, 2023

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider a Development Permit application by Valley Properties Ltd. for the development of a 1,094 m² restaurant at 6141 200 Street.

A previous Development Permit application (DP 04-22) for the same location and use was reviewed by the Advisory Design Panel on June 22, 2022 and approved by Langley City Council on October 24, 2022. Due to a new proposed design that reflects the end user's updated corporate branding, a new Development Permit application is required. However, because this new application primarily consists of exterior design-related changes to the previous application while generally maintaining the previous site layout and building configuration, an abridged report is provided to outline these proposed changes, with the original report attached separately for background information and context.

POLICY:

The subject property is currently zoned C2 Service Commercial in Zoning Bylaw No. 2100 and designated "Service Commercial" in the Official Community Plan (OCP) Land Use Map. All lands designated for commercial uses are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant & Owner:	Valley Properties Ltd.
Civic Address:	6141 200 Street
Legal Description:	Lot B, Section 10, Township 8, New Westminster District, Plan 84272
Site Area:	4.7 hectares (11.7 acres)
Gross Floor Area (CRU):	1,094.35 m ² (11,779.6 ft ²)
Floor Area Ratio (Total):	0.23
Lot Coverage (Total):	23%
Total Parking Required (Full Property)	352 spaces (including 18 h/c spaces)
Total Parking Provided (Full Property):	637 spaces (including 18 h/c spaces)
Parking Required (Restaurant Only):	35 spaces (including 2 h/c spaces)
Parking Provided (Near Restaurant):	72 spaces (including 3 h/c spaces)
OCP Designation:	Service Commercial
Zoning:	C2 Service Commercial
Development Cost Charges:	\$89,272.65 (City - \$29,170.08, GVS&DD - \$14,087.70, GVWD - \$40,635.93, TransLink - \$5,378.94)* <i>*DCCs noted are in addition to those paid by the applicant for the previous design</i>

Discussion:

1. Design

The applicant has submitted this new design proposal as a result of branding updates made by the intended user, King Taps restaurant. As a new restaurant chain with two locations at this time, the company's branding has continued to be in development since the original application was made. The applicant has now decided to update the

design of the proposed restaurant to align with this more recent branding, particularly due to this being King Taps' first standalone building. The Red Robin restaurant which had existed on the subject site has been demolished in preparation for the construction of the new proposed restaurant.

The main change in the new design is the replacement of the original material palette with one based primarily on GFRC (glass-fibre reinforced concrete) panels, with glazing and wood-tone soffits and details. The concrete panels are provided in both smooth and raked textures, with concrete breeze blocks also provided as a semi-permeable screen near the main entrance, the seasonal outdoor patio, and around the rooftop mechanical equipment. The applicant has noted the concrete panels will be treated with a protective graffiti-resistant coating.

The new design also adds a second storey on the north end of the building for a staff area. This additional storey brings fenestration further up the building's 200 Street façade, while generally maintaining the height of the original proposal which included rooftop equipment screening at a similar height as the new roof line. On the single-storey portion of the building, the new design's lower-height concrete breeze block screening contributes to a tiered massing that steps down from north to south. This updated form also includes an enlarged all-season patio with sliding glass windows which reduces the apparent length of the overall structure.

The landscaping was also modified to align with the building redesign. This included providing two fewer new trees than originally proposed due to the reconfiguration of the entry area and the all-season patio, while still providing five new trees for a net increase of two trees over the current number. The new proposal also adds a retention pond, encircled with various grass and shrub species, near the building's southeast.

2. Summary:

The application is consistent with the site's zoning and OCP designation and policies. It updates a previously-approved proposal on the site primarily to employ a concrete panel-based material palette.

Advisory Design Panel:

Advisory Design Panel: In accordance with Development Application Procedures Bylaw No. 2488, the subject DP application will be reviewed by the Advisory Design Panel (ADP) at the November 22, 2023 meeting. According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP advice and recommendations will be presented to Council through the ADP meeting minutes and

an additional City staff report prior to Council consideration of the proposed applications. A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$29,170.08 to City Development Cost Charge accounts

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



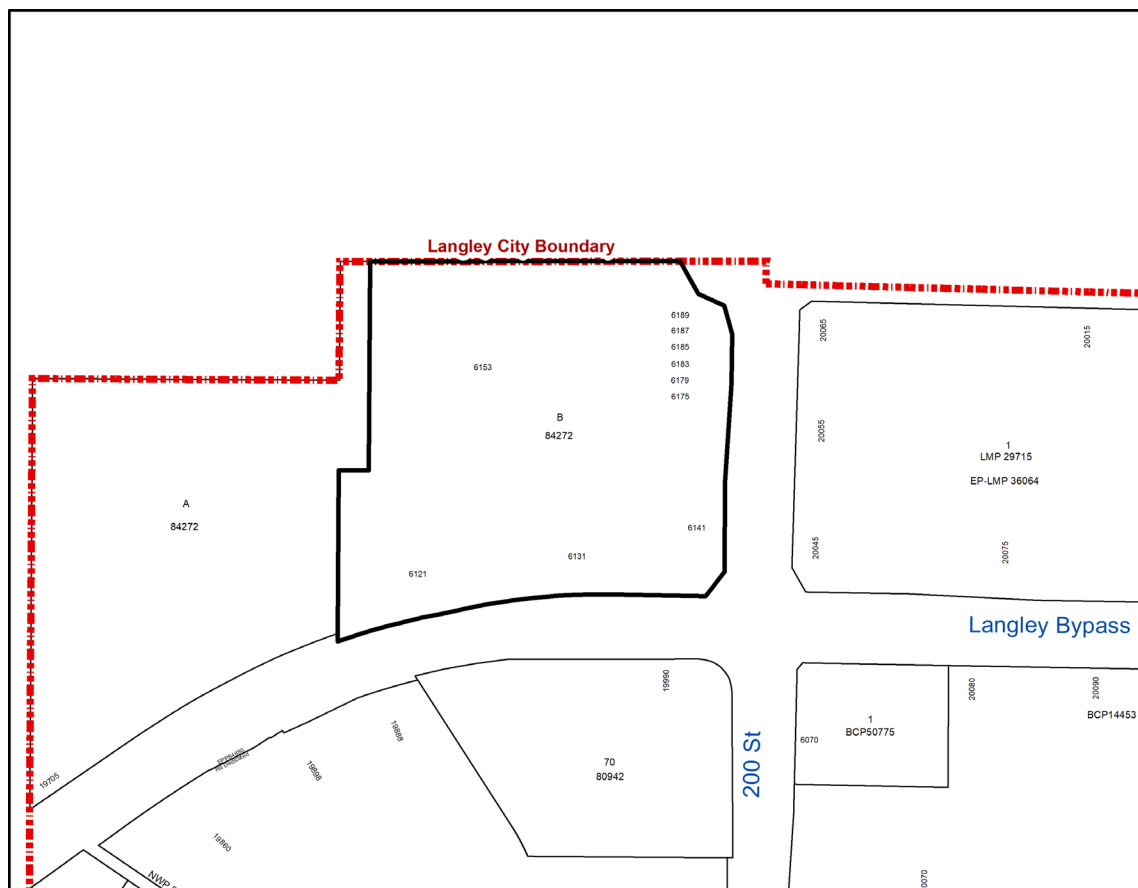
Carl Johannsen, RPP, MCIP
Director of Development Services

Attachments



DEVELOPMENT PERMIT APPLICATION DP 11-23

Civic Address: 6141 200 Street
Legal Description: Lot B, Section 10, Township 8, New Westminster District, Plan 84272
Applicant & Owner: Valley Properties Ltd.





ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 04-22
(6141 200 Street)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00
Doc #:

Date: April 14, 2022

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider a Development Permit application by Randy Olafson for the development of a 746 m² restaurant at 6141 200 Street.

***This report has been updated to note progress on outstanding engineering requirements (see Page 8).**

POLICY:

The subject property is currently zoned C2 Service Commercial in Zoning Bylaw No. 2100 and designated "Service Commercial" in the Official Community Plan (OCP) Land Use Map. All lands designated for commercial uses are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Randy Olafson
Owner:	Valley Properties Ltd.
Civic Address:	6141 200 Street
Legal Description:	Lot B, Section 10, Township 8, New Westminster District, Plan 84272
Site Area:	4.7 hectares (11.7 acres)
Gross Floor Area (CRU):	746.33 m ² (8,033.46 ft ²)
Floor Area Ratio (Total):	0.22
Lot Coverage (Total):	22%
Total Parking Required (Full Property)	342 spaces (including 17 h/c spaces)
Total Parking Provided (Full Property):	637 spaces (including 17 h/c spaces)
Parking Required (Restaurant Only):	24 spaces (including 2 h/c spaces)
Parking Provided (Near Restaurant):	55 spaces (including 2 h/c spaces)
OCP Designation:	Service Commercial
Zoning:	C2 Service Commercial
Development Cost Charges:	\$17,909.52 (City - \$11,370.04, GVS&DD - \$4,442.85, TransLink - \$2,096.63)

Discussion:

1. Context

The applicant is proposing to demolish an existing Red Robin restaurant on the southeast corner of the Willowbrook Park shopping complex (6141 200 Street) and replace it with a new King Taps restaurant 746.33 m² in size. This development is proposed on a single large commercial property which currently hosts five buildings (including that proposed for redevelopment) among an expansive surface parking area. Within this context, the new restaurant would contribute to a Floor Area Ratio (FAR) of 0.22 on the overall property and share the total parking supply with the other buildings on it, with its immediate area hosting over double the number of parking spaces (55) than would be required if the restaurant was located on its own property (24). The proposed new restaurant building complies with the property's existing C2 Service Commercial zoning, which aligns with its Service Commercial designation in the City's OCP.

The property is located in a major highway-oriented commercial area and is surrounded by other large commercial complexes, including the Willowbrook

Shopping Centre to its west and the Township of Langley portion of Willowbrook Park to its north. To the east and south, the property is bounded by 200 Street and the Langley Bypass, both of which, in this area, are major Provincial Ministry of Transportation and Infrastructure (MOTI)-owned roads that separate the property from the Langley Centre shopping complex and an automotive dealership respectively. The actual redevelopment site consists of a single existing building on the far southeast corner of the property.



Site Context

2. Design

The new restaurant is proposed at the same location and in a similar configuration as that which it will replace, but at a greater size which will accommodate both a larger building as well as two patio spaces to the south on land currently used for parking. The patio closer to the building will be semi-enclosed, while that further south toward the Langley Bypass is proposed as an open concrete pad which can be programmed with movable furniture as weather permits. The new restaurant will result in a minor rearrangement of the space

around it, and is oriented to address the property's two fronting streets while screening its parking lot and showcasing its expansive landscaped area.

The development's design takes a modern west coast aesthetic through the use of simple lines and a natural colour palette featuring materials such as wood, brick, glass, and aluminum. The entrance is accessed from the building's primary frontage on the west, through a prominent covered entryway leading to a generously-glazed dining room. The patio spaces are aligned with this direction as well while also opening up to the south street frontage. On the north façade, the building's service functions are accommodated through a simplified design which continues around the corner along the east where it opens up the kitchen area inside to the 200 Street frontage through large windows.

The proposed landscape design maintains the existing lush planting area between the building and the 200 Street sidewalk as well as the existing grass lawn at the southeast corner wrapping along the Langley Bypass. As a result of the parking area reconfiguration, additional green space has also been provided through a wide variety of shrubs and grasses punctuated by seven new trees, including one in the centre of the semi-enclosed patio. The updated landscaping also allows for three new walkway connections to be made to the 200 Street sidewalk and its intersection with the Langley Bypass, which improves pedestrian access not only to the restaurant but the other existing commercial buildings beyond it on the property as well.

These walkway connections support accessibility into the site, which is further incorporated into the development through a curb letdown connecting two immediately adjacent accessible parking stalls to the main entrance.

3. Sustainability

The proposal incorporates several sustainable development features including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Incorporating recycled building materials;
- Achieving an energy performance of 25% better than the current Model National Energy Code;
- Using a Heat Recovery Ventilator (HRV) system;
- Making use of a reflective roof to reduce the heat island effect;
- Incorporating an irrigation system with central control and rain sensors;
- Using ultra-low flush toilets;
- Replacing a surface parking area with usable space and landscaping;
- Providing a staff bike parking area and outdoor customer bike rack;
- Improving pedestrian connectivity between the property and the City sidewalk network; and

- Providing two parking stalls with electric vehicle (EV) chargers.

4. CPTED

The proposal benefited from a Crime Prevention Through Environmental Design (CPTED) review, with its recommendations incorporated either in the development permit plans or in subsequent the building permit submission.

5. Summary

This application is consistent with the property's zoning and OCP designation and policies. The proposed redevelopment would update an existing restaurant located directly on the corner of 200 Street and the Langley Bypass and strengthen this area of the City as a key regional commercial destination.

Engineering Requirements:

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents.

All work to be done to the City of Langley's [Design Criteria Manual](#) (DCM), and the City's [Subdivision and Development Servicing Bylaw](#) (SDSB).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **Restaurant Re-Development located at 6141 200 Street**.

These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, No. 2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The developer is responsible for the following work which shall be designed by a Professional Engineer:

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- II. New water and sanitary sewer service connections to the property are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The Developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity.
- III. The capacity of the existing water and sanitary sewer mains require assessment through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense.
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. At the Developer's expense, the City's hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995."
- IV. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
- V. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.

B) The Developer is required to deposit the following bonding and fees:

- I. The City will require inspection and administration fees based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
- II. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.

- III. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
- IV. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The Developer is required to adhere to the following conditions:

- 1. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- 2. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- 3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- 4. A water meter is required to be installed in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- 5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- 6. A City approved oil and grit separator is required to treat site surface drainage.
- 7. Digital drawing files in .pdf and .dwg formats shall be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- 8. Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update." Please refer to the City's

Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

*Following review of the recent civil engineering design submission, City staff have advised the applicant of a cash-in-lieu contribution towards a water service upgrade for the property. The applicant will be required to provide the contribution and complete any other outstanding requirements prior to DP issuance.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place to accommodate fire apparatus and personnel. A construction fire safety plan may also be required for this project. Fire suppression will be coordinated at the Building Permit stage including sprinkler systems and FDC locations.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject DP application will be reviewed by the Advisory Design Panel (ADP) at the June 22, 2022 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP advice and recommendations will be presented to Council through the ADP meeting minutes and an additional City staff report prior to Council consideration of the proposed applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$11,370.04 to City Development Cost Charge accounts.

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



For Rick Bomhof, P.Eng.
Director of Engineering, Parks &
Environment

Attachments

Concurrence:

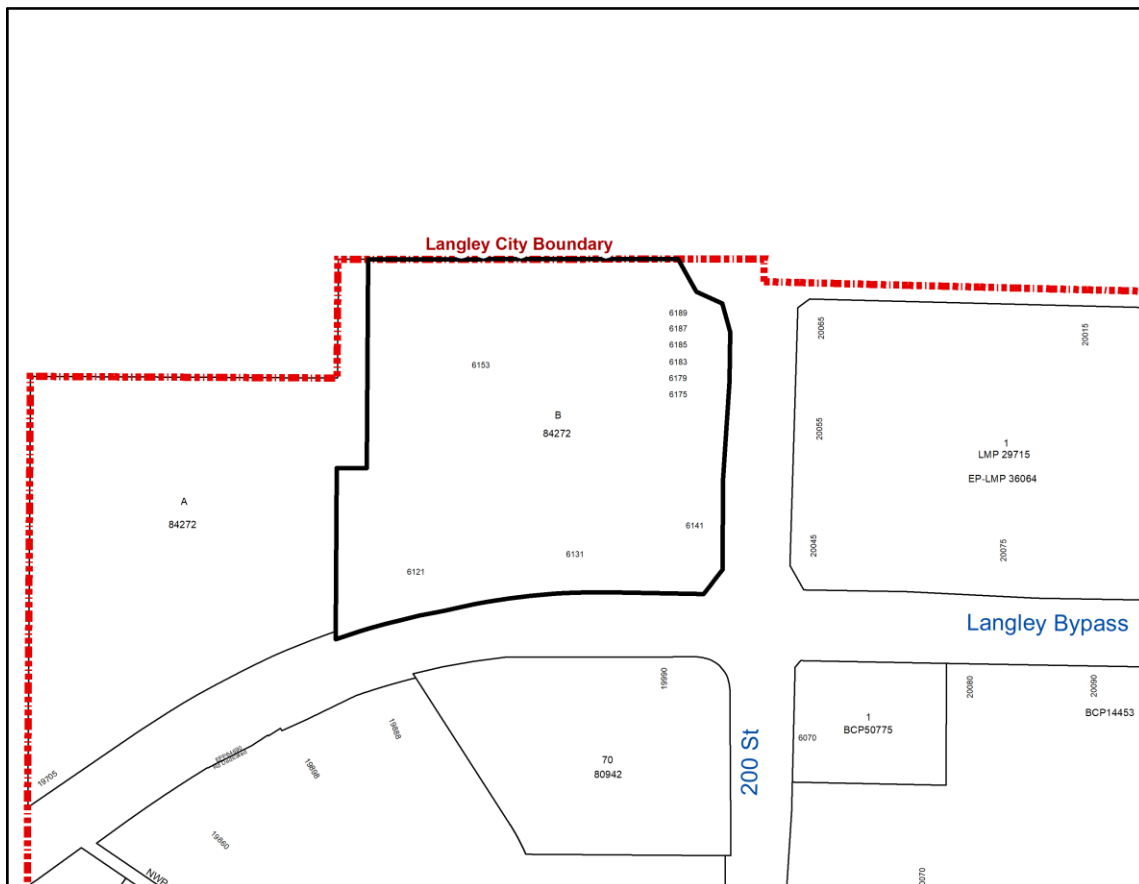


Scott Kennedy, Fire Chief



DEVELOPMENT PERMIT APPLICATION DP 04-22

Owner: Valley Properties Ltd.



Project Data

Zoning check list		
civic address	6141 200th Street, City of Langley BC V2Y 1A2 PID: 015-953-254 Lot B Section 10 Township 8 NWD	
legal address	Plan 84272 Survey 015-953-254 Bennett Land Surveying - Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272	
survey	Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272	
zoning	C2 Service Commercial Zone	
occupancy classification	Group A-2, up to 2 Storeys	refer to BCBC 2018 table 3.1.2.1
number of stories	2 stories	
streets facing building	200 Street & Langley By-Pass (2)	
existing mail site area	47369.61 m2 (50962.24 R2 or 11.70 acres)	area derived from COL's Webmap and based on the following description: 6131 200 St Langley BC V2Y 1A2 PID: 015-953-254 (mail site area Willowbrook Park)
existing mail gross floor area	10,425.12 m2 (112,177 R2)	
existing gross floor area of subject CRU	591.71 m2 (6369.47 R2)	
new gross floor area proposed to be added	502.64 m2 (5410.42 R2)	refer to plan A0.05
open space area	proposed: 189,381 m2 (1,351,259 R2) 17%	refer to plan A0.04
new mail approx. gross floor area	10,906.970 m2 (117,402,625 R2)	refer to plan A0.05
new gross floor area of subject CRU Level 1	917.78m2 (9879.00 R2)	refer to plan A0.05
new gross floor area of subject CRU Level 2	176.57m2 (1900.60 R2)	
existing use of subject CRU	eating establishment	
proposed use of subject CRU	eating establishment	Official Community Plan Bylaw
density / floor area ratio (FAR)		Service Commercial
	allowed: 0.5 FAR (23,684,865 m2)	
	existing: 0.21 (10,425.12 m2)	
	proposed: 0.23 (10,927,780 m2)	
lot coverage		Part 3 Commercial Zones (C2Y5, Lot Coverage)
	allowed: 90% (42,632,649 m2)	refer to plan A0.05
	existing: 21% (10,425.12 m2)	refer to plan A0.05
	proposed: 23% (10,751,190 m2)	
yards & setbacks		Part 3 Commercial Zones (C2Y5, Siting of Building and Structures)
	required:	
	front: 4.50m (14.76 ft)	
	rear: 0.0m (0.0 ft)	
	interior: 0.0m (0.0 ft)	
	exterior: 4.50m (14.76 ft)	refer to plan A1.01
	proposed:	
	front: 4.50m (14.76 ft)	
	rear: 0.0m (0.0 ft)	
	interior: 0.0m (0.0 ft)	
	exterior: 4.50m (14.76 ft)	
building height		Part 3 Commercial Zones (C2Y5, Siting of Building and Structures)
	allowed: 15.0 m (49.21ft)	
	proposed: 8.23 m (27.00ft)	
Total parking count	607 parking stalls	
existing parking ratio	5.6 spaces per 93m2 (1001.07 R2)	
required parking	for existing use (existing establishment) of subject CRU: 325 regular stalls 17 HC	Part 1 Administration And Enforcement/E, Off-Street Parking and Loading/10. Bicycle Parking Requirements
	for proposed use (existing establishment) of subject CRU: eating establishment	3.0 spaces per 93m2 (1001.07 R2) of gross floor area or fraction thereof
	for proposed use (existing establishment) of subject CRU: eating establishment	5.6 spaces per 93m2 (1001.07 R2) of gross floor area or fraction thereof
bicycle parking	bicycle parking requirements for existing use are the same as for the proposed use (existing establishment), therefore bicycle parking requirements are unchanged	Part 1 Administration And Enforcement/E, Off-Street Parking and Loading/10. Bicycle Parking Requirements
	existing: eating establishment	Class 1 1.0 space per 500m2 of gross floor area or 1.0 space per 10 employees
	required: eating establishment	28 bicycle spaces (7 racks)
loading		Part 1 Administration And Enforcement/E, Off-Street Parking and Loading/7. Loading Requirements
	required:	1 space for 465 m2 (5005.38ft2) - 2323 m2 (5005.38ft2) - 23005.38ft2 - 1.5 space each additional 2323 m2 (25005.38ft2) or fraction thereof
	existing:	no significant new GFA is proposed to be added to the mall, therefore the loading requirements remain unchanged
	proposed:	
landscape		refer to landscape plans L0.0-L0.1-L0.2

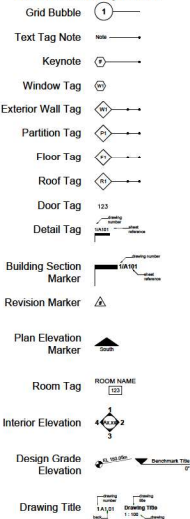
Code Analysis BCBC 2018

Zoning Bylaw Reference Notes



King Taps Willowbrook

Architectural Symbols



Project Description

Project includes full demolition of existing building.
New building will include:
-Covered entry.
-Main lounge.
-Dining area.
-Covered patio
-Area for a seasonal patio.
Service area such as:
-Washrooms (both men and women, including universal).
-Staff area.
-Kitchen.
-Storage.
-Service platform.
-Enclosed garbage area.

Architectural Drawing List

- A0 General
 - A0.00 Cover
 - A0.01 Location Plan
 - A0.02 Existing Context Plan
 - A0.03 Existing/Proposed Site Overlay
 - A0.04 Code Analysis
 - A0.05 Site Coverage Calculation
 - A0.06 Site Coverage Plan
 - A0.07 Demolition Plan
 - A0.10 FAR Overlay Level 0
 - A0.11 FAR Overlay Level 2
 - A0.12 Existing Grade
 - A0.13 Proposed Grade
 - A0.14 Shadow Study
- A1 Plans
 - A1.00 Proposed Site Plan
 - A1.01 Level 0 Plan
 - A1.02 Level 2
 - A1.03 Roof Plan
- A2 Sections
 - A2.01 Sections
 - A2.02 Sections
 - A2.03 Sections
- A3 Elevations
 - A3.01 Elevations
 - A3.02 Elevations
- A10 Signage
 - A10.01 Signage Proposal

- Landscape
 - L0.0 Cover Sheet
 - L0.1 Site Plan
 - L0.1B Planting Plan
 - L0.2 Sections
 - Survey Site Survey

note: architectural drawings print full scale when printed at 22" x 34"

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Date	Revision Notes
2022-03-08	Issued for Development Permit
2022-01-13	Issued for Landmark Review
2022-01-30	Issued for Building Permit
2022-11-10	Issued for Development Permit Re-submission

No.	Date	Revision Notes
1	2022-05-09	DP Revision 1
2	2022-06-13	DP Revision 2
3	2022-08-02	DP Revision 3
4	2022-08-09	DP Revision 4

RSA AW

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RSAWA.COM



KTWB

King Taps Willowbrook

6141 200 St
Langley BC V2Y 1A2

scale
NTS
drawn by
DM
status
DP
reviewed by
RSA

Cover + Project
Data

A0.00

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Patrick Joyce
201-550 West Broadway
Vancouver BC V5Z 1E9

patrickjoyce@cactusclubcafe.com
604.612.9465

www.cactusclubcafe.com

Project Manager

Integrity Project Consulting Inc
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V5Z 4R3 CA

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604.506.7551

www.integrity-consulting.ca

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Landlord

Valley Properties LTD.

INC.NO.451978

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Langley BC
V2Y 1A2

604.533.2102

Interior Design

McKinley Studios
Shaella Tan
611 Alexander St 412
Vancouver BC V6A 1E1

shaella@mckinleystudios.com
604.785.3196

www.mckinleystudios.com

Mechanical

Smith + Andersen
Mark Riendeau
300 - 6400 Roberts St
Burnaby BC V5G 4C9

mark.riendeau@smithandandersen.com
604.637.1474

www.smithandandersen.com

Electrical

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300 - 6400 Roberts St
Burnaby BC V5G 4C9

tim.tapar@smithandandersen.com
604.637.1474

www.smithandandersen.com

Civil

Aplin & Martin Consultants LTD
Michel Legal
201-12448 82nd Ave
Surrey BC V3W 3E9

MLegal@aplinmartin.com
604.883.7617

www.aplinmartin.com

Landscape

Durante Kreuk LTD
Dylan Chernoff
102 - 1637 West 5th Ave
Vancouver BC V6J 1N5

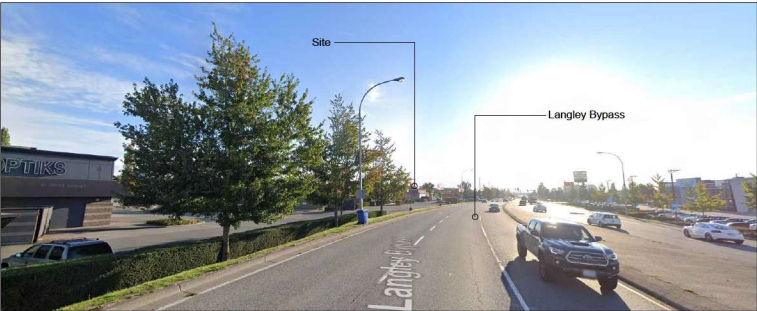
dylan@dkl.bc.ca
604.880.1721

www.dkl.bc.ca

Surveyor

Bennett Land Surveying LTD
BC Land Surveyors
201 - 275 Fell Ave
North Vancouver BC
V7P 3R5

www.bennettsurveys.com
604.980.4868



1 View from Langley Bypass looking East
NTS



2 View from 200 St looking North
NTS



3 View from 200 St looking South
NTS



4 Location Plan
1/80" = 1" 0"

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Date	Issue Notes
2022-03-08	Issued for Development Permit
2022-01-13	Issued for Landfill Review
2022-01-30	Issued for Building Permit
2022-11-10	Issued for Development Permit Re-submission

No.	Date	Revision Notes
1	2022-05-01	DP Revision 1
2	2022-06-13	DP Revision 2
3	2022-08-02	DP Revision 3
4	2022-08-09	DP Revision 4

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KTWB
King Taps Willowbrook

6141 200 St
Langley BC V2Y 1A2

scale	As noted	drawn by	DM
status	DP	reviewed by	RSA/AW/NF

Location Plan

A0.01



1 Existing Building from 200 St (East Elevation)
NTS



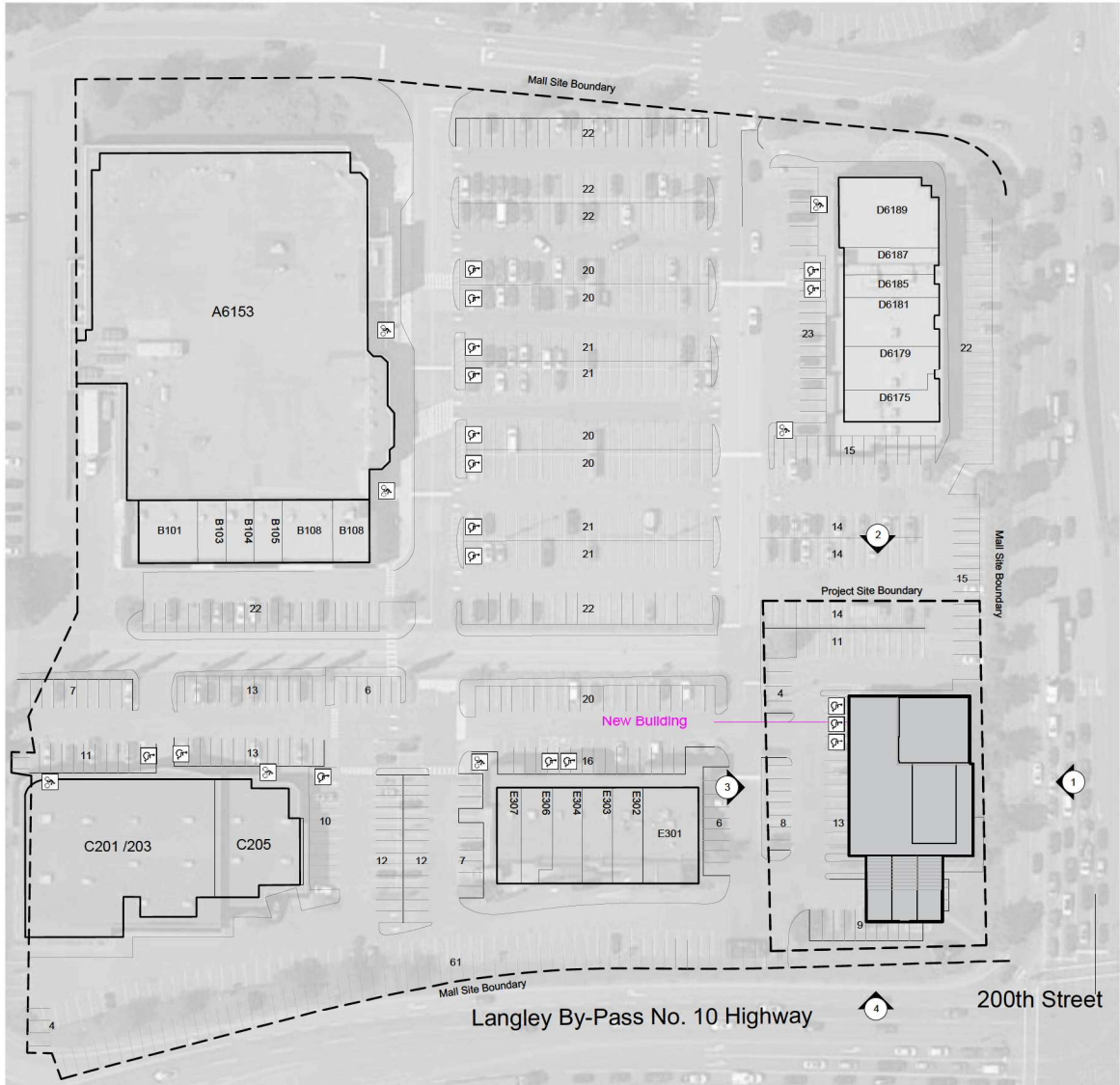
2 Existing Building from parking (North Elevation)
NTS



3 Existing Building from parking (West Elevation)
NTS



4 Existing Building from Langley Bypass (South Elevation)
NTS



5 Context Plan
1/40" = 1' 0"

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Date: 2022-03-08 Issued for Development Permit
2022-01-13 Issued for Landfill Review
2022-01-30 Issued for Building Permit
2022-11-10 Issued for Development Permit Re-submission

No.	Date	Revision Notes
1	2022-03-08	DP Revision 1
2	2022-01-13	DP Revision 2
3	2022-01-30	DP Revision 3
4	2022-01-30	DP Revision 4

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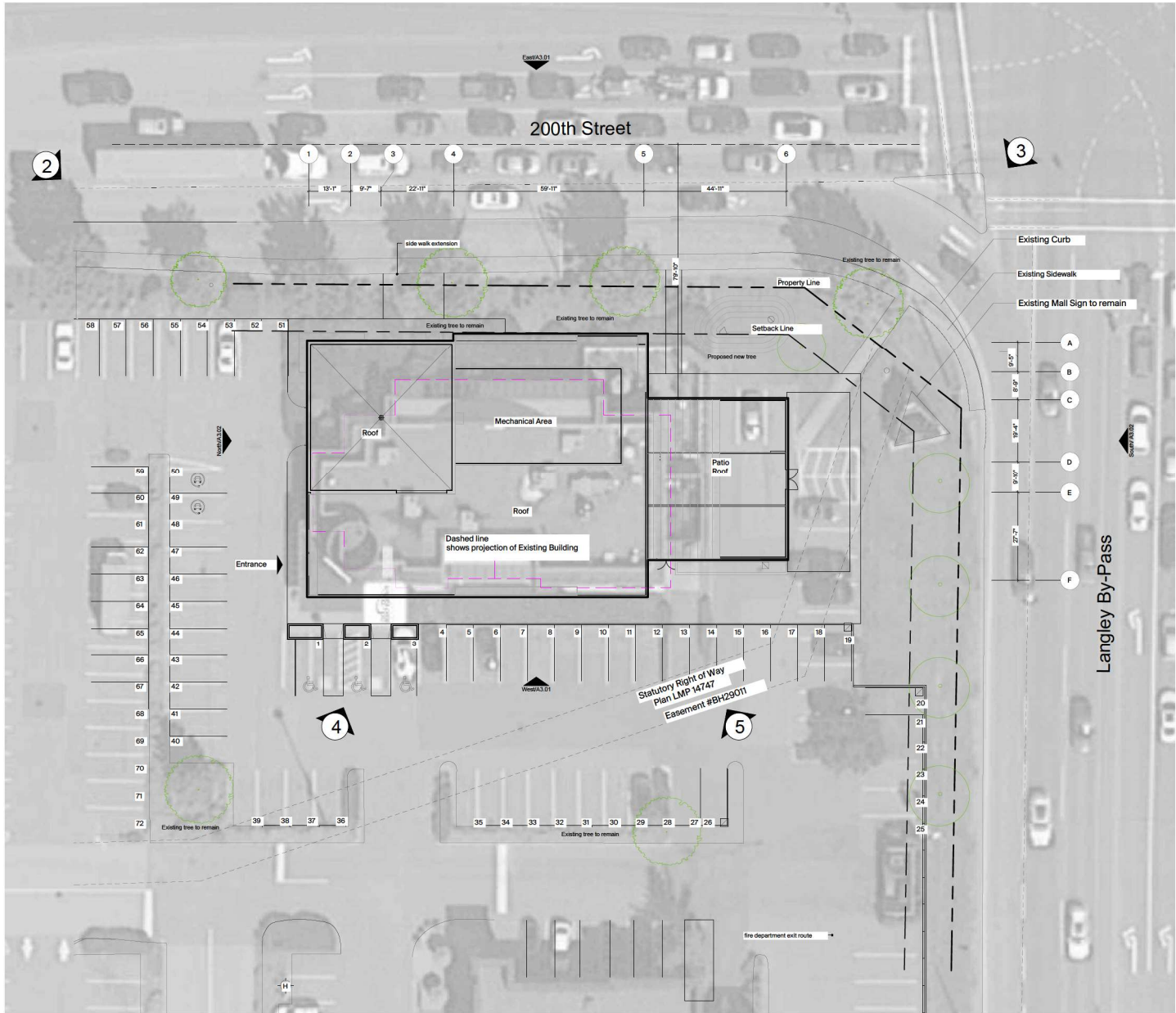
King Taps Willowbrook

6141 200 St
Langley BC V2Y 1A2

scale
As noted
drawn by
DM
status
DP
reviewed by
RSA

Existing Context
Plan

A0.02



1 Existing / Proposed Site Overlay
1/16" = 1' 0"



2 Existing trees on the sidewalk
NTS



3 Pedestrian crosswalk
NTS



4 Existing HC parking stalls
NTS



5 Existing Garbage Area
NTS

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Date: 2022-03-08 Issued for Development Permit
2022-03-13 Issued for Landfill Review
2022-03-16 Issued for Building Permit
2022-11-10 Issued for Development Permit Renovation

No.	Date	Revision Notes
1	2022-03-08	DP Revision 1
2	2022-03-13	DP Revision 2
3	2022-03-16	DP Revision 3
4	2022-03-16	DP Revision 4

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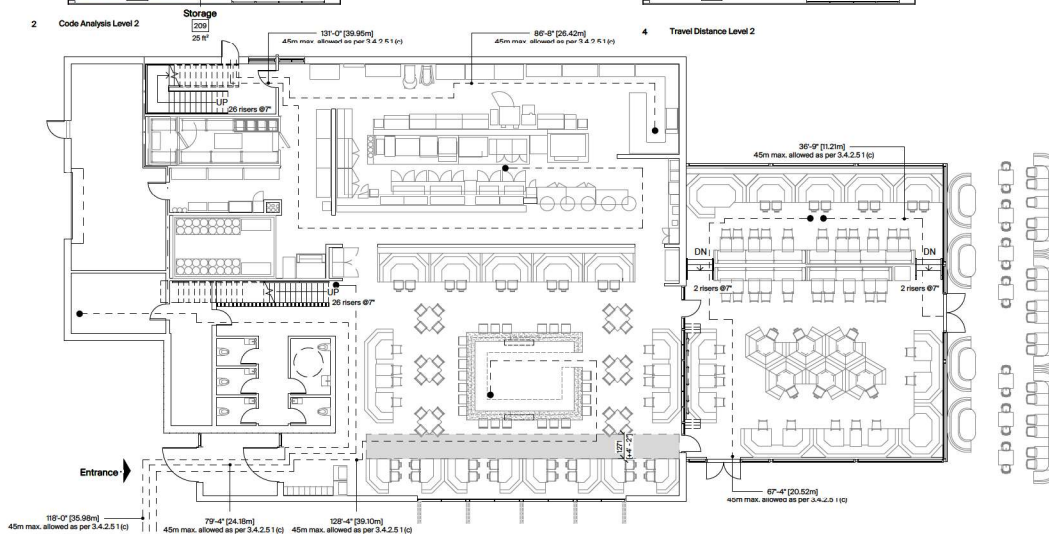
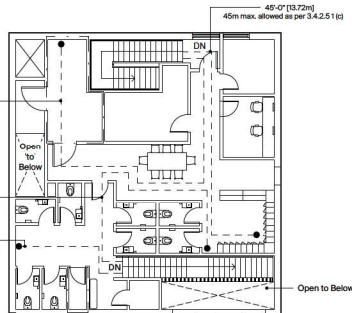
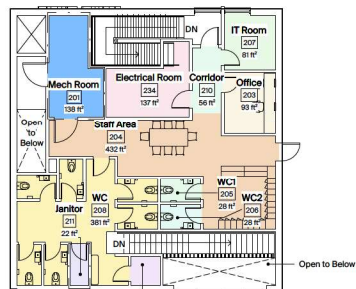
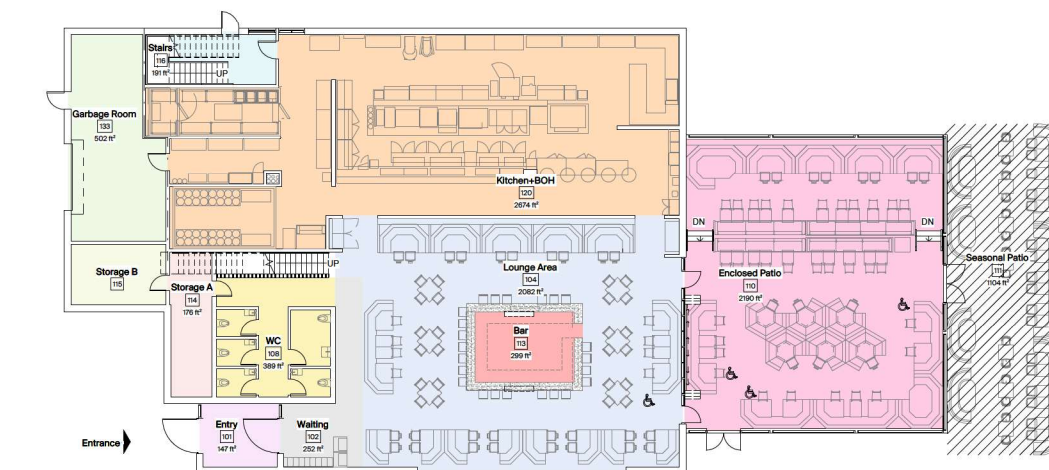
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King Taps Willowbrook

6141 200 St
Langley BC V2Y 1A2

scale: As noted
drawn by: JMN
status: DP
reviewed by: RSA

Existing/Proposed
Site Overlay

A0.03



A0.04

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Date: Issue Notes
2022-03-08 Issued for Development Permit
2022-01-13 Issued for Landfill Review
2022-01-30 Issued for Building Permit
2022-11-10 Issued for Development Permit Resolution

No. Date Revision Notes
1 2022-05-01 DP Revision 1
2 2022-06-13 DP Revision 2
3 2022-08-02 DP Revision 3
4 2022-08-03 DP Revision 4

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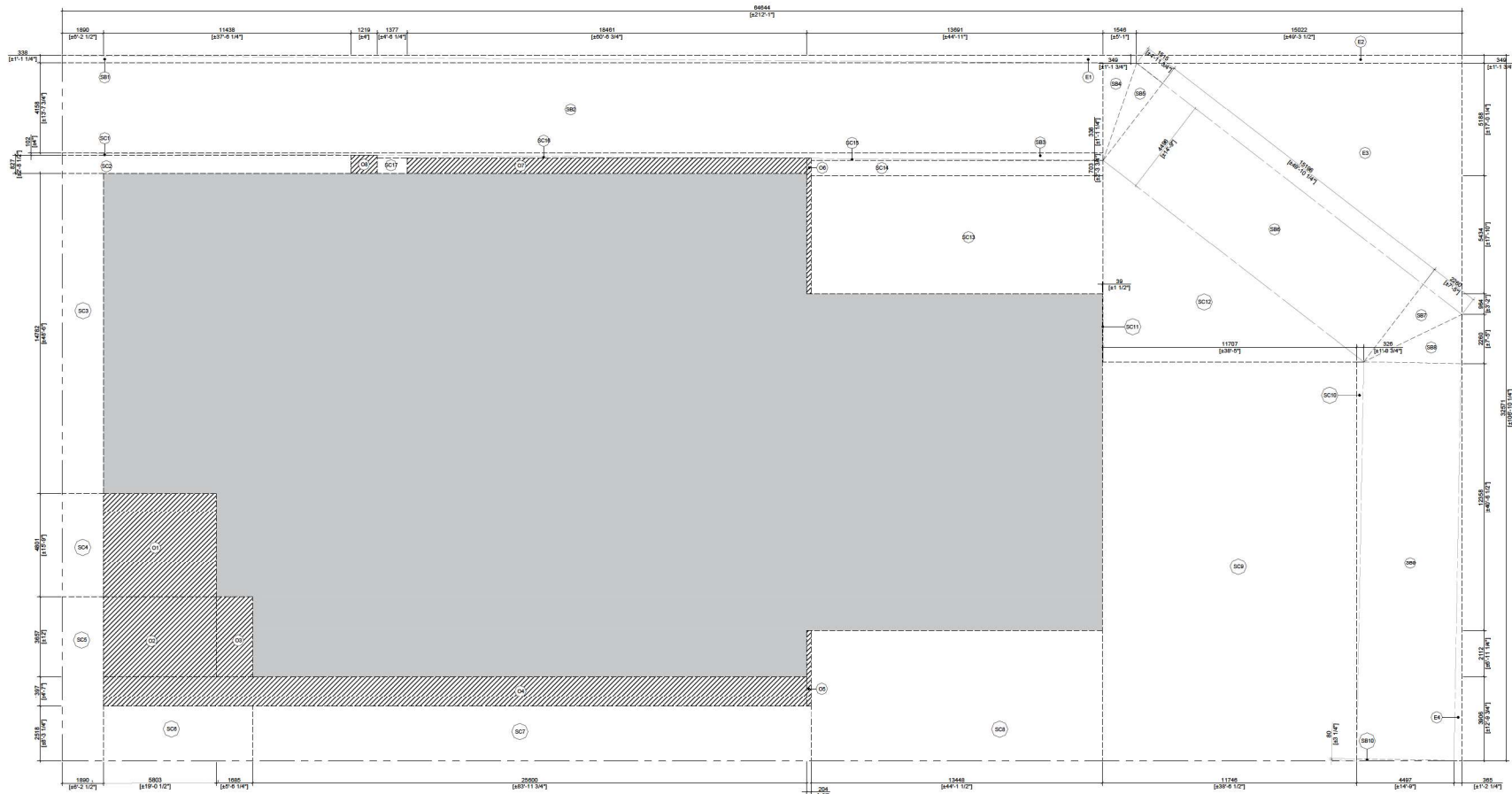
KTWB
King Taps Willowbrook

6141 200 St
Langley BC V2Y 1A2

scale 1/8" = 1'-4" drawn by DM
status DP reviewed by RSA

Site Coverage
Calculation

A0.05



1 Overlay Site Plan

GROSS PERIMETER AREA				
	Width (mm)	Length (mm)	Area (sq.m)	
Gross Perimeter Area	32572	6445	2108.623	
Area Deductions				
E1	340	4603	8.059	(triangle)
E2	340	15022	5.240	
E3	11855	15022	87.015	(triangle)
E4	20537	385	3.789	(triangle)
Subtotal			104.880	
Total Net Area			2003.743	

SITE COVERAGE CALCULATION				
	Width (mm)	Length (mm)	Area (sq.m)	
Area Deductions				
Exterior Space				
SC1	182	25816	0.745	(triangle)
SC2	827	25816	11.028	
SC3	1990	14702	27.397	
SC4	1990	4801	9.573	
SC5	1383	7564	14.334	
SC6	2518	7488	17.357	
SC7	2518	25654	64.803	
SC8	9018	13448	80.860	
SC9	11707	18450	216.818	
SC10	2074	1697	4.038	(triangle)
SC11	30	3224	0.123	
SC12	9280	12033	65.833	(triangle)
SC13	5434	13488	73.286	
SC14	703	13488	9.478	
SC15	95	13488	0.940	(triangle)
SC16	105	19058	1.414	(triangle)
SC17	689	1377	0.945	
Subtotal			589.417	
Total Excludable Exterior Area			589.417	[6344.68sq.ft]

SITE COVERAGE CALCULATION				
	Width (mm)	Length (mm)	Area (sq.m)	
Area Deductions				
Setback				
SB1	338	48876	8.125	(triangle)
SB2	4158	48876	190.900	
SB3	338	48876	8.125	(triangle)
SB4	4460	1546	3.475	(triangle)
SB5	1515	4466	3.406	(triangle)
SB6	4466	15156	68.321	
SB7	2280	4466	5.040	(triangle)
SB8	2280	4467	5.062	(triangle)
SB9	18377	4467	82.841	
SB10	80	4467	0.350	(triangle)
Subtotal			384.335	
Total Excludable Exterior Area			384.335	[4136.85sq.ft]

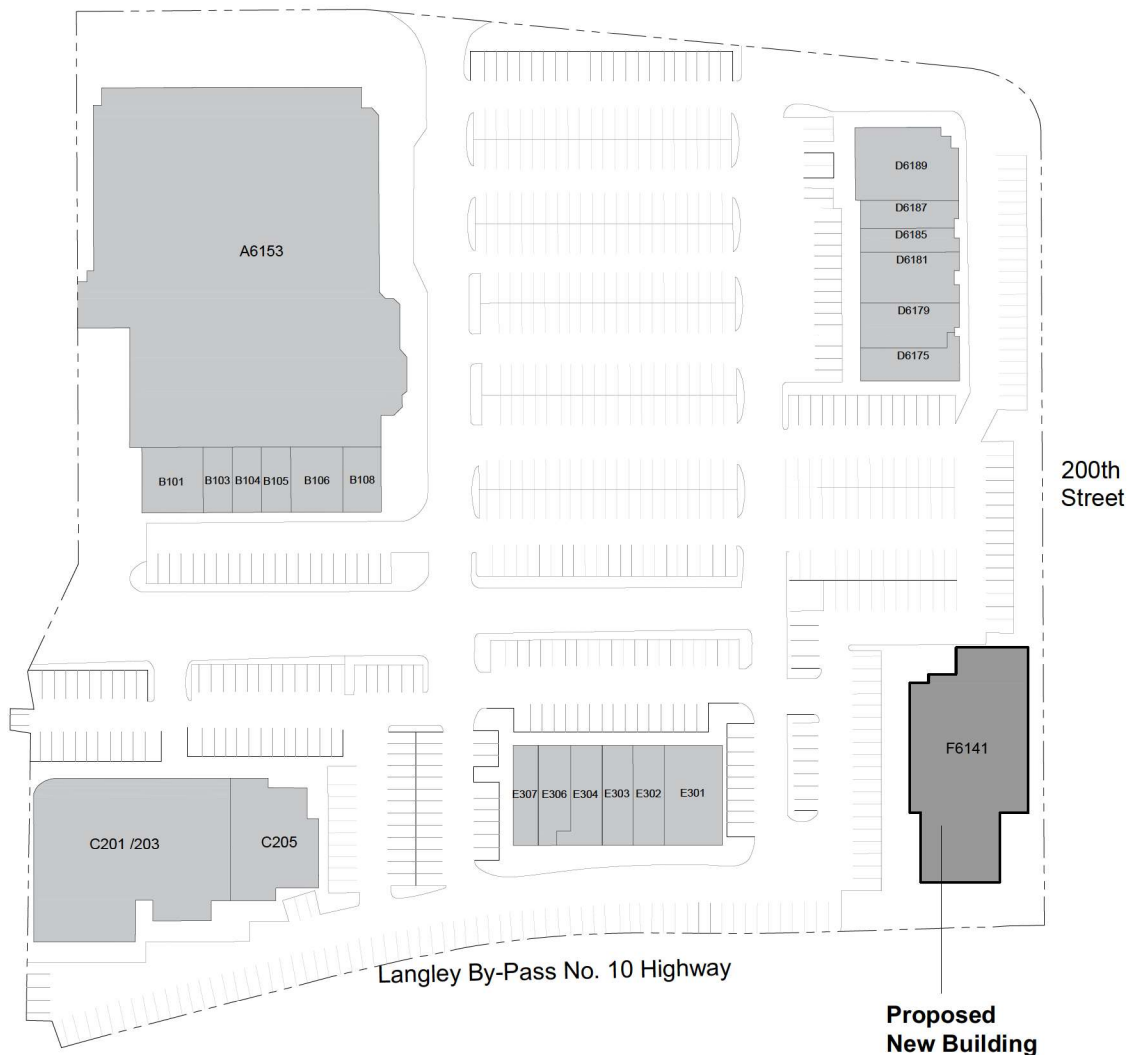
SITE COVERAGE CALCULATION				
	Width (mm)	Length (mm)	Area (sq.m)	
Area Deductions				
Covered Areas				
C1	4801	5803	25.010	
C2	9607	5803	55.950	
C3	1685	3857	6.100	
C4	204	32000	40.500	
C5	203	3010	0.716	
C6	203	6230	1.260	
C7	690	19480	12.270	
C8	830	1238	1.008	
Subtotal			108.350	
Total Excludable Interior Area			108.350	[1167.84sq.ft]

BUILDING AREA				
	Width (mm)	Length (mm)	Area (sq.m)	
Gross Perimeter Area	32572	6445	2000.93	
Area Deductions				
Excludable Uncovered Area				
			973.752	
Excludable Covered Area				
			108.350	
Subtotal			1083.102	
Total Net Area			917.828	[9873.38sq.ft]

FAR Legend

- ☒ Included in FAR calculation
- ☒ Covered outdoor area, not included in FAR calculation
- ☒ Garbage enclosure, included in FAR calculation
- ☐ Open areas, not included in FAR calculation
- ☒ Exterior wall assembly zone, included in FAR calculation

2 Site Coverage Calculation
NTS



1 Context Plan
NTS

SITE COVERAGE SUMMARY			
		Area (sq.m)	
Site Area		★ 47369.617	
Area Additions			
Zone A			
	A6153	5048.351	SafeWay
Zone B			
	B101	151.710	H & R Block
	B103	81.197	Edward Jones
	B104	81.011	Soccerwest
	B105	78.967	CK Nail Salon
	B106	143.906	Sally Beauty
	B108	104.794	Insure BC
Zone C			
	C201/203	1493.973	MEC
	C205	500.933	Optiks International
Zone D			
	D6175	154.497	M & M Food Market
	D6179	205.673	Jenny Craig
	D6181	271.462	Global Pet Foods
	D6185	135.731	Running Room
	D6187	121.703	W. park Dental Center
	D6189	414.161	Scotiabank
Zone E			
	E301	243.498	Dairy Queen
	E302	97.176	Wild Birds Unlimited
	E303	96.990	Sonu Haircut
	E304	147.158	Pizza Hut
	E306	147.251	Red Wings Shoes
	E307	113.063	Purolator
Proposal			
	F6141	917.828	King Taps
Subtotal			
Total Net Area		10,751.190	
		[115,725.809 sq.ft]	
Site Coverage		23%	

FAR Legend

- Net Area of existing buildings in the site
- Net Area of proposed building
- ★ Site area based on information from City of Langley Data Base

Required by Law Parking

Required by Law 3 per 93m²
Required by Law 5% (of provided stalls) for accessible stalls

Required Parking

Regular stalls	325
Accessible	17
Total Provided:	342

Existing Parking

Regular stalls	620
Accessible	17
Total Provided:	637

2 Site Coverage Summary
NTS

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Date	Issue Notes
2022-03-08	Issued for Development Permit
2022-01-13	Issued for Landfill Review
2022-01-30	Issued for Building Permit
2022-11-10	Issued for Development Permit Re-submission

No.	Date	Revision Notes
1	2022-05-09	DP Revision 1
2	2022-06-13	DP Revision 2
3	2022-08-02	DP Revision 3
4	2022-08-09	DP Revision 4

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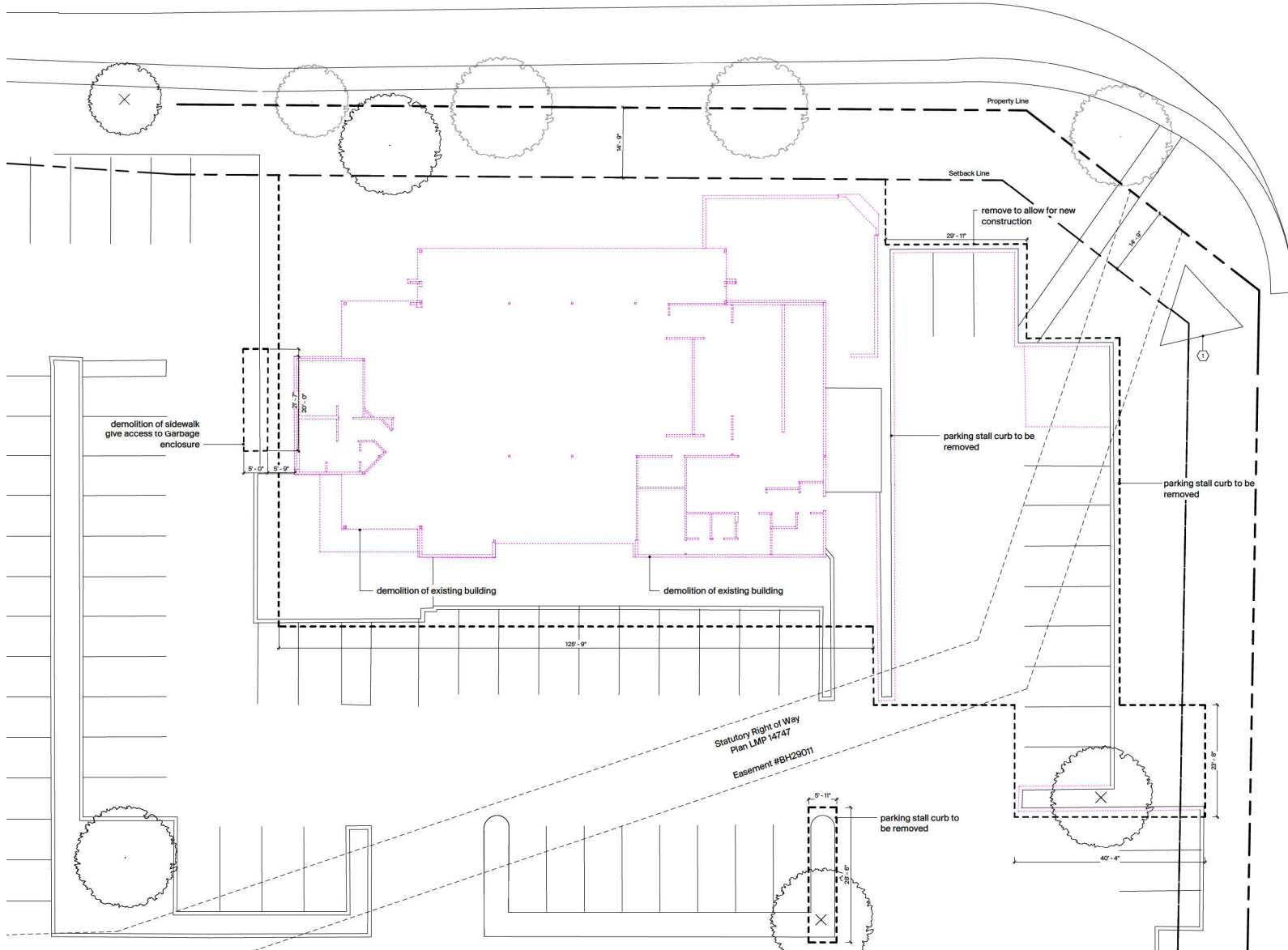
KTWB
King Taps Willowbrook

6141 200 St
Langley BC V2Y 1A2

scale NTS	drawn by DM
status DP	reviewed by RSA

Site Coverage
Plan

A0.06



Legend

- demolition
- area of work
- existing tree to remain
- X existing tree to be removed (refer to landscape)

Keynotes

- ① Existing mail sign to remain

General Notes

All existing trees on site to remain unless noted otherwise.

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Date	Issue Notes
2022-05-08	Issued for Development Permit
2022-01-13	Issued for Landfill Review
2022-01-10	Issued for Building Permit
2022-11-10	Issued for Development Permit Resubmission

No.	Date	Revision Notes
001	2022-05-09	DP Revision 1
002	2022-06-13	DP Revision 2
003	2022-08-02	DP Revision 3
004	2022-08-09	DP Revision 4

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6141 200 St
Langley BC V2Y 1A2

scale
3/32" = 1'-0"
status
DP

drawn by
DM
reviewed by
RSA

Demolition Plan

A0.07

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Date: Issue Notes
2022-03-08 Issued for Development Permit
2022-01-13 Issued for Landfill Review
2022-01-30 Issued for Building Permit
2022-11-10 Issued for Development Permit Resolution

No. Date Revision Notes
1 2022-05-01 DP Revision 1
2 2022-06-13 DP Revision 2
3 2022-08-02 DP Revision 3
4 2022-08-03 DP Revision 4

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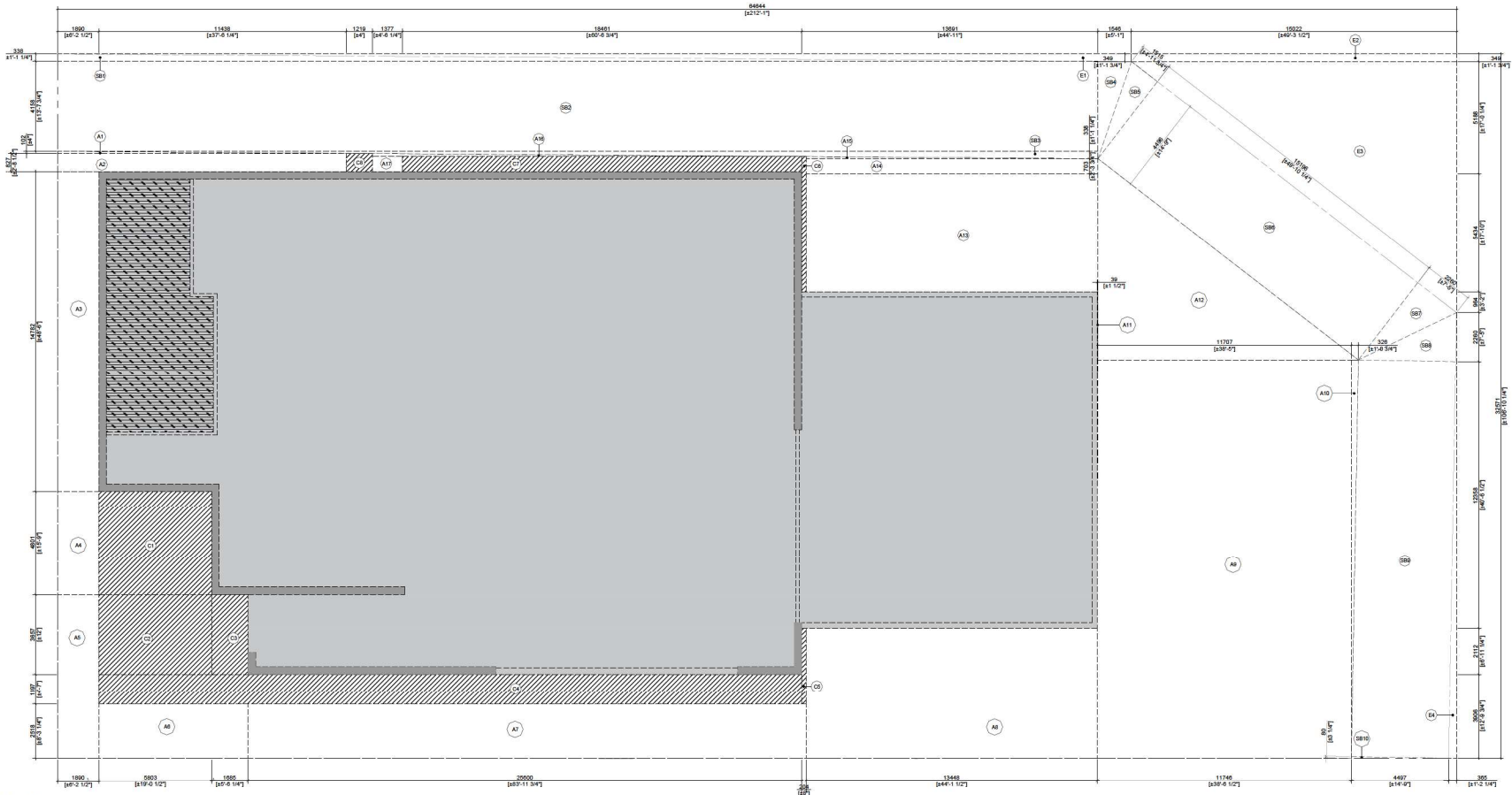
6141 200 St
Langley BC V2Y 1A2

scale
1/8" = 1' 0"
drawn by
DM

status
DP reviewed by
RSA

FAR Overlay
Level 0

A0.10



1 Overlay FAR Site Plan

GROSS PERIMETER AREA			
	Width (mm)	Length (mm)	Area (sq. m)
Gross Perimeter Area	32572	64545	2105.620 [2105.620 sq. m]
Area Deductions			
E1	349	40523	8.650 (Triangle)
E2	349	15022	5.243
E3	11565	15022	87.210 (Triangle)
E4	20537	365	3.760 (Triangle)
Subtotal			104.863
Total Net Area			2000.757 [2000.757 sq. m]

SITE COVERAGE CALCULATION			
	Width (mm)	Length (mm)	Area (sq. m)
Exterior Space			
A1	102	25616	0.746 (Triangle)
A2	827	25616	11.026
A3	1890	14782	27.927
A4	1080	4351	9.373 (Triangle)
A5	1363	7964	14.314
A6	2518	7488	17.357
A7	2518	28504	64.863
A8	8018	13446	80.960
A9	11707	18450	215.818
A10	2674	1997	4.539 (Triangle)
A11	39	3224	0.123
A12	8280	12033	55.833 (Triangle)
A13	5434	13488	73.288
A14	703	13488	9.470
A15	65	13488	0.860 (Triangle)
A16	105	10038	1.414 (Triangle)
A17	688	1377	0.945
Subtotal			589.417
Total Excludable Exterior Area			589.417 [589.417 sq. m]

SITE COVERAGE CALCULATION			
	Width (mm)	Length (mm)	Area (sq. m)
Setback			
SB1	338	48076	8.135 (Triangle)
SB2	4158	48076	100.000
SB3	338	48076	8.135 (Triangle)
SB4	4468	1048	3.673 (Triangle)
SB5	1515	4468	3.406 (Triangle)
SB6	4468	15196	68.321
SB7	2280	4468	5.080 (Triangle)
SB8	2280	4467	5.080 (Triangle)
SB9	18377	4467	82.641
SB10	80	4467	0.180 (Triangle)
Subtotal			364.335
Total Excludable Interior Area			364.335 [364.335 sq. m]

SITE COVERAGE CALCULATION			
	Width (mm)	Length (mm)	Area (sq. m)
Covered Areas			
C1	4801	5803	25.810
C2	9857	5803	18.000
C3	1995	9857	6.180
C4	204	32500	40.200
C5	203	3910	0.710
C6	203	6230	1.260
C7	680	19480	12.270
C8	630	1230	1.080
Subtotal			105.390
Total Excludable Interior Area			105.390 [105.390 sq. m]

BUILDING AREA			
	Width (mm)	Length (mm)	Area (sq. m)
Gross Perimeter Area	32572	64545	2000.81
Area Deductions			
Excludable Uncovered Area			973.752
Excludable Covered Area			106.350
Subtotal			1083.102
Total Net Area			917.828 [917.828 sq. m]

- FAR Legend**
- Included in FAR calculation
 - Covered outdoor area, not included in FAR calculation
 - Garbage enclosure, included in FAR calculation
 - Open areas, not included in FAR calculation
 - Exterior wall assembly zone, included in FAR calculation

2 FAR Calculation
NTS

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Date: 2022-03-08 Issued for Development Permit
2022-01-13 Issued for Landmark Review
2022-01-30 Issued for Building Permit
2022-11-10 Issued for Development Permit Reevaluation

No. Date Revision Notes
001 2022-05-09 DP Revision 1
002 2022-06-13 DP Revision 2
003 2022-08-02 DP Revision 3
004 2022-08-09 DP Revision 4

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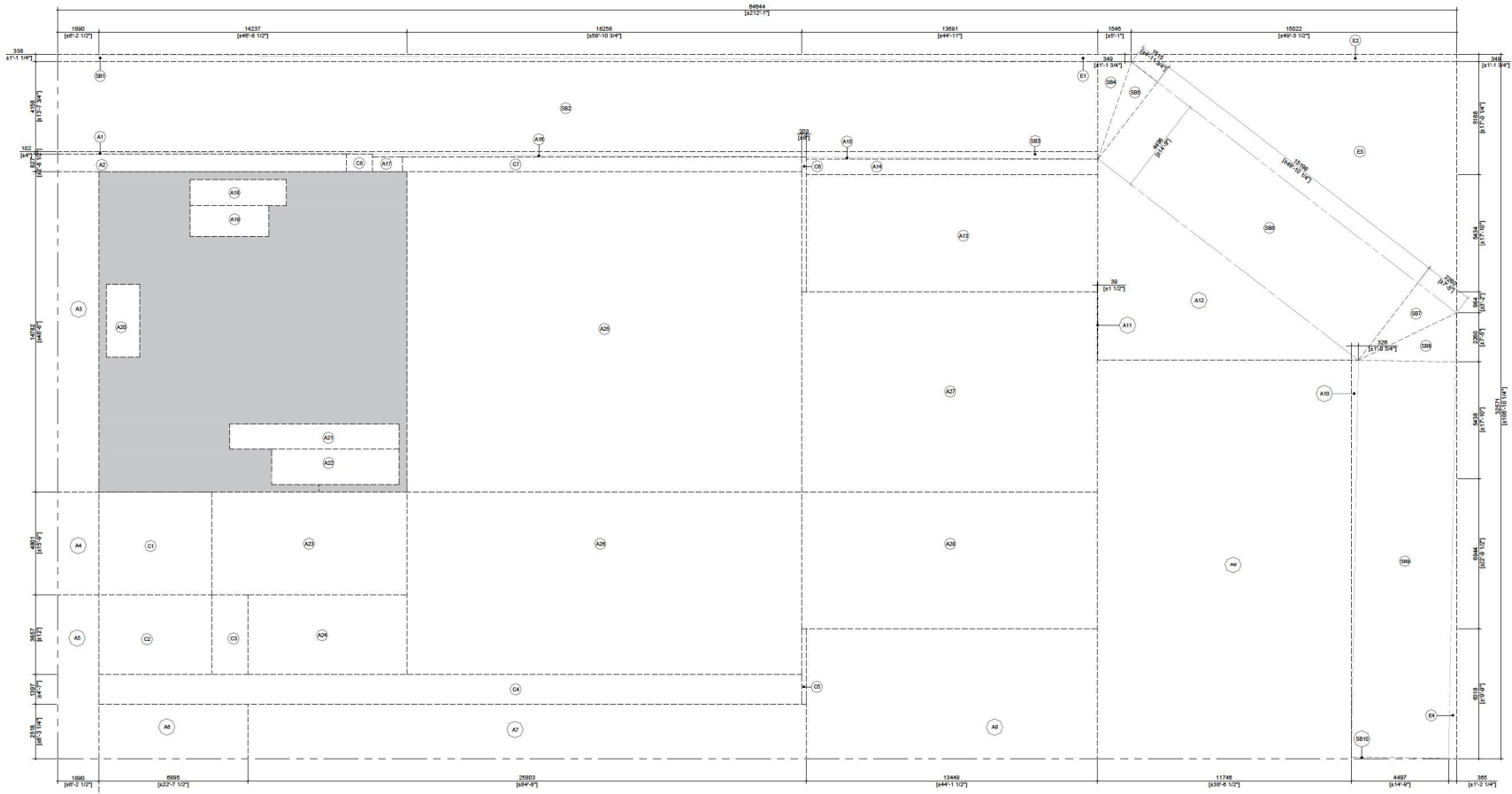
KTWB
King Taps Willowbrook

6141 200 St
Langley BC V2Y 1A2

scale 1/8" = 1' 0" drawn by DM
status DP reviewed by RSA

FAR Overlay
Level 2

A0.11



1 Overlay FAR Level 2

GROSS PERIMETER AREA			
	Width (mm)	Length (mm)	Area (sq.m)
Gross Perimeter Area	32572	64845	2105.620 [23064.705 sq.ft.]
Area Deductions			
E1	349	49823	8,650 (triangle)
E2	349	15022	5,243 (triangle)
E3	11505	15022	87,015 (triangle)
E4	2037	365	3,786 (triangle)
Subtotal			104,690
Total Net Area			2000.930 [21537.831 sq.ft.]

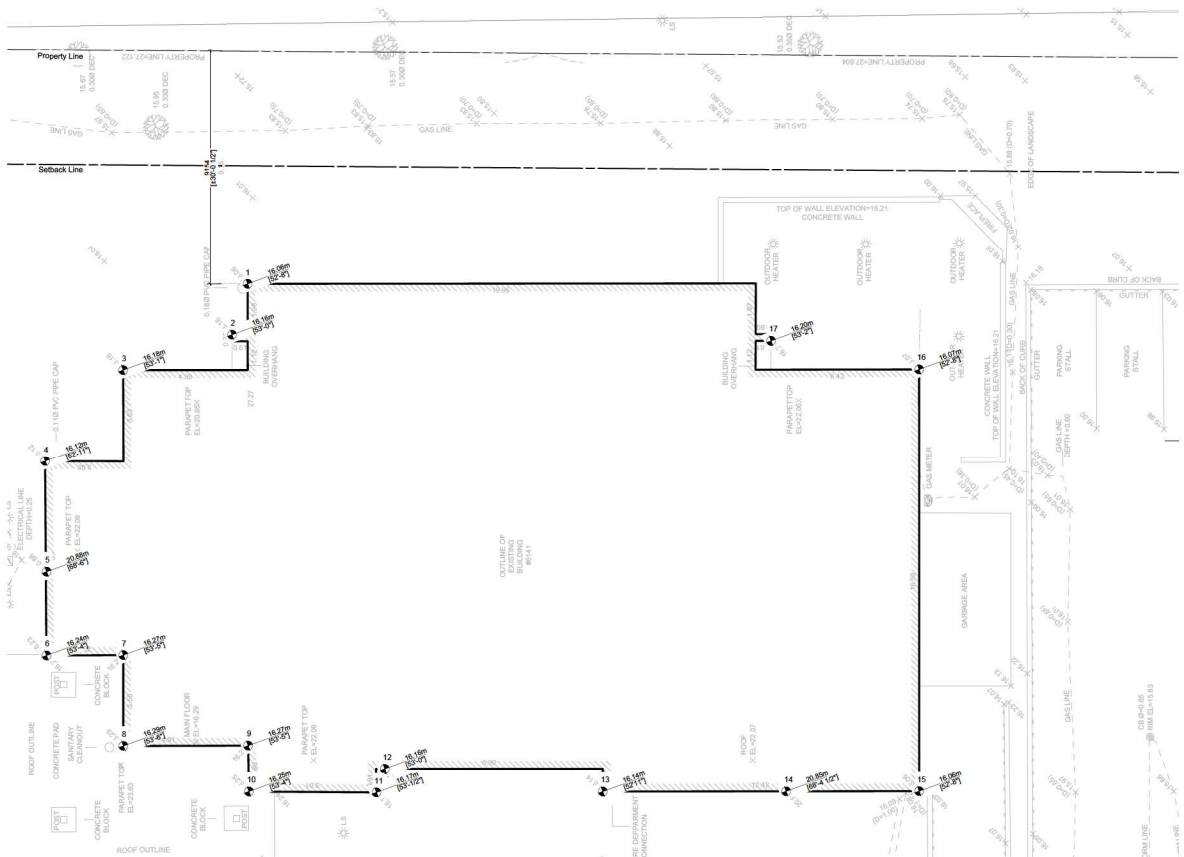
SITE COVERAGE CALCULATION			
	Width (mm)	Length (mm)	Area (sq.m)
Area Deductions			
A1	182	20816	0.745 (triangle)
A2	859	20816	11,028 (triangle)
A3	2005	14974	27,897 (triangle)
A4	4188	7186	8,072 (triangle)
A5	1383	7872	14,314 (triangle)
A6	3645	5803	17,357 (triangle)
A7	2389	27016	64,860 (triangle)
A8	6039	11976	80,965 (triangle)
A9	11707	18376	216,818 (triangle)
A10	2674	1967	5,358 (triangle)
A11	150	3224	0.123 (triangle)
A12	6280	12093	55,833 (triangle)
A13	5424	13802	73,286 (triangle)
A14	703	22280	8,476 (triangle)
A15	3570	10305	0.940 (triangle)
A16	3570	10305	1,414 (triangle)
A17	3570	10305	0.945 (triangle)
A18	1230	4302	0.348 (triangle)
A19	1427	3485	5.107 (triangle)
A20	1524	3333	5.080 (triangle)
A21	1142	7805	8.933 (triangle)
A22	813	5880	9.517 (triangle)
A23	840	8027	43.334 (triangle)
A24	3057	7342	28.581 (triangle)
A25	14183	18258	259.461 (triangle)
A26	1007	14284	14.417 (triangle)
A27	8838	13652	126.104 (triangle)
A28	6944	13852	66.828 (triangle)
Subtotal			1330.047
Total Excludable Exterior Area			1330.547 [14323.884 sq.ft.]

SITE COVERAGE CALCULATION			
	Width (mm)	Length (mm)	Area (sq.m)
Area Deductions			
Setback			
SB1	338	48070	8.125 (triangle)
SB2	4158	48070	199,900 (triangle)
SB3	338	48070	8.125 (triangle)
SB4	4466	1546	3,470 (triangle)
SB5	1515	4466	3,406 (triangle)
SB6	4466	15106	68,321 (triangle)
SB7	2280	4466	0.080 (triangle)
SB8	2280	4467	0.082 (triangle)
SB9	18377	4467	82.641 (triangle)
SB10	80	4467	0.180 (triangle)
Subtotal			354.335
Total Excludable Exterior Area			384.335 [4138.893 sq.ft.]

SITE COVERAGE CALCULATION			
	Width (mm)	Length (mm)	Area (sq.m)
Area Deductions			
Covered Areas			
C1	4801	5803	28,010 (triangle)
C2	3657	5803	18,000 (triangle)
C3	1685	3680	6.180 (triangle)
C4	204	32000	45,000 (triangle)
C5	203	3510	0.715 (triangle)
C6	203	8230	1.260 (triangle)
C7	690	15490	12,270 (triangle)
C8	830	1220	1.000 (triangle)
Subtotal			109.380
Total Excludable Interior Area			100.380 [1177.843 sq.ft.]

BUILDING AREA			
	Width (mm)	Length (mm)	Area (sq.m)
Gross Perimeter Area	32572	64845	2000.93
Area Deductions			
Excludable Uncovered Area			1714.891
Excludable Covered Area			109.380
Subtotal			1824.332
Total Net Area			176.598 [1900.360 sq.ft.]

FAR Legend
Included in FAR calculation
Covered outdoor area, not included in FAR calculation
Garbage enclosure, included in FAR calculation
Open areas, not included in FAR calculation
Exterior wall assembly zone, included in FAR calculation



1 Building Grade Plan

2 Existing Average Grade Summary

Existing Average grade

as per topographic survey plan of part
of LOT B Section 10 Township 8 NWD PLAN 84272.

Existing grades	Value
1	16.06m/52'-8"
2	16.10m/53'-0"
3	16.18m/53'-1"
4	16.12m/52'-11"
5	20.88m/68'-8"
6	16.24m/53'-4"
7	16.27m/53'-5"
8	16.29m/53'-6"
9	16.27m/53'-5"
10	16.25m/53'-4"
11	16.17m/53'-1/2"
12	16.16m/53'-0"
13	16.14m/52'-11"
14	20.85m/68'-4 1/2"
15	16.06m/52'-8"
16	16.07m/52'-8"
17	16.20m/53'-2"
Subtotal	284.37m/932'-11 3/4"
Average natural grade (284.37/17)	16.73m/54'-10"

*Survey plan 84272 info. shown only for grade references.

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Date: 2022-03-08 Issued for Development Permit
2022-01-13 Issued for Landfill Review
2022-01-30 Issued for Building Permit
2022-11-10 Issued for Development Permit Reevaluation

No.	Date	Revision Notes
1	2022-03-08	DP Revision 1
2	2022-01-13	DP Revision 2
3	2022-01-30	DP Revision 3
4	2022-03-08	DP Revision 4

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scale 1/8" = 1' 0" drawn by DM
status DP reviewed by RSA

Existing Grade

A0.12

Date	Issue Notes
2022-03-08	Issued for Development Permit
2022-01-13	Issued for Landfill Review
2022-01-30	Issued for Building Permit
2022-11-10	Issued for Development Permit Review

Proposed grades	Value
1	16.07m/52'-8"
2	16.27m/53'-5"
3	16.18m/53'-1"
4	16.24m/53'-4"
5	16.27m/53'-5"
6	16.27m/53'-5"
7	16.29m/53'-5"
8	16.16m/53'-0"
9	16.14m/52'-11"
10	16.06m/52'-8"
11	16.06m/52'-8"
12	16.23m/53'-4"
13	15.90m/52'-2"
14	15.91m/52'-2"
15	15.99m/52'-6"
16	16.02m/52'-5"
17	16.08m/52'-9"
18	16.07m/52'-8"
19	16.00m/52'-6"
20	16.00m/52'-6"
21	16.01m/52'-6"

Average natural grade (354.23/22) 16.10m/52'-10"

* Refer to Survey plan 84272 for existing grading.

No.	Date	Revision Notes
1 DPRI	2022-05-09	DP Revision 1
2 DPIC	2022-06-13	DP Revision 2
3 DPIC	2022-08-02	DP Revision 3
4 DPIC	2022-08-09	DP Revision 4

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scale drawn by

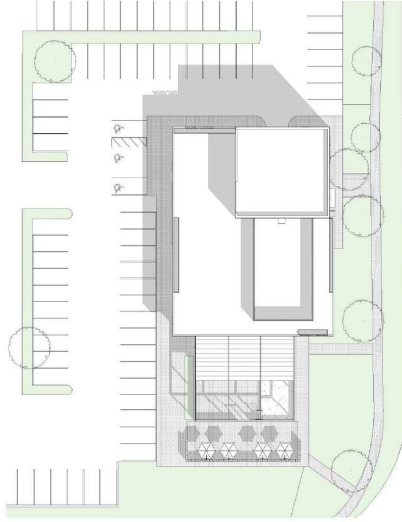
scale drawn by

status	reviewed
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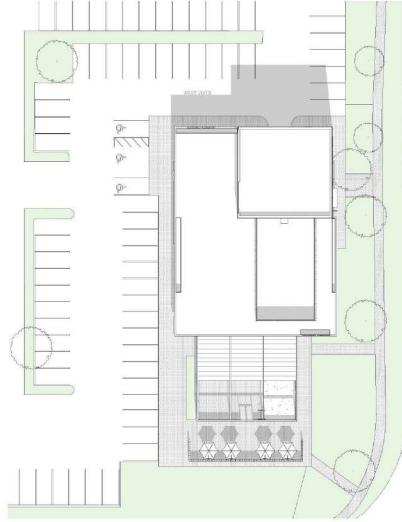
status	reviewed
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Proposed
Average Grade

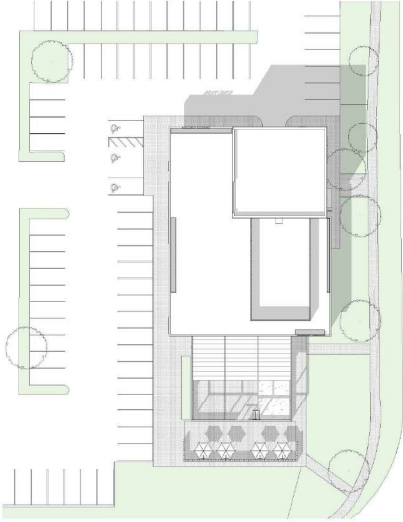
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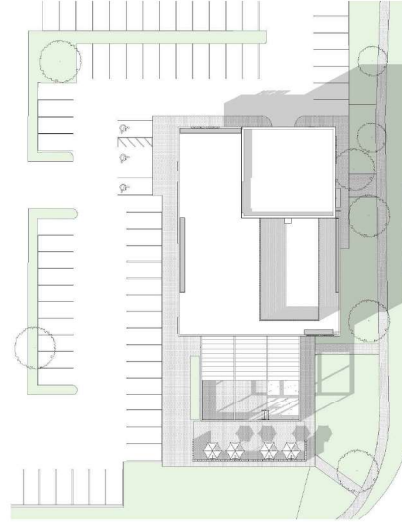
1 Shadow Study Spring Equinox 10am



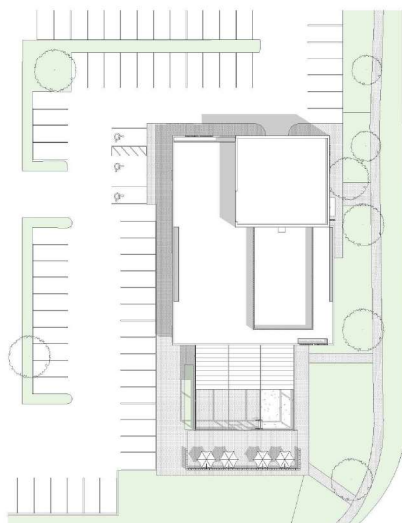
2 Shadow Study Spring Equinox 12pm



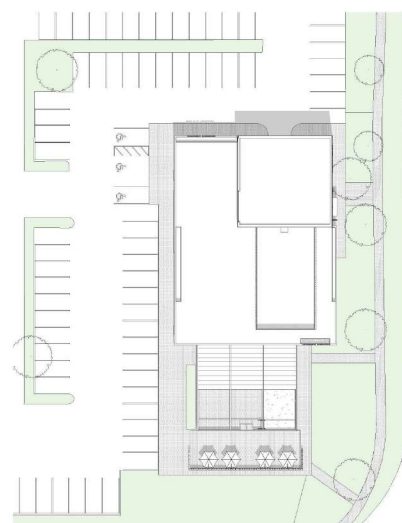
3 Shadow Study Spring Equinox 2pm



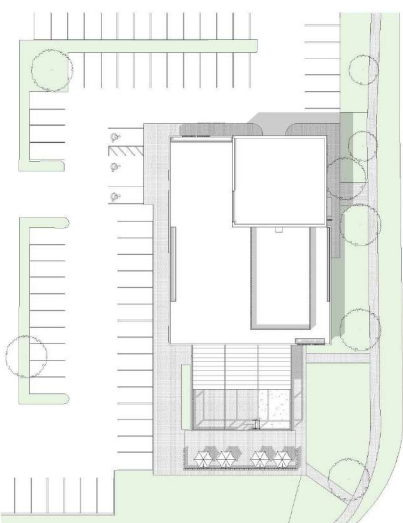
4 Shadow Study Spring Equinox 4pm



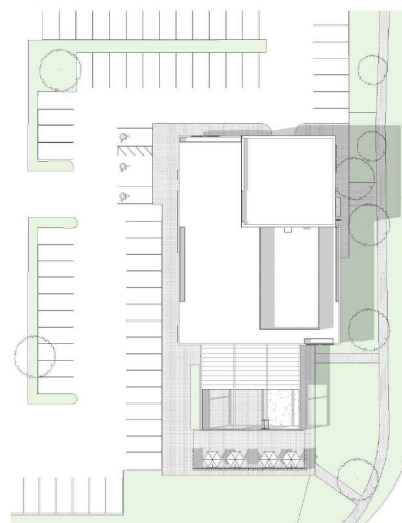
5 Shadow Study Summer Solstice 10am



6 Shadow Study Summer Solstice 12pm



7 Shadow Study Summer Solstice 2pm



8 Shadow Study Summer Solstice 4pm

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Date	Issue Notes
2022-05-08	Issued for Development Permit
2022-05-13	Issued for Landlord Review
2022-05-18	Issued for Building Review
2022-11-18	Issued for Development Permit Resubmission

No.	Date	Revision Notes
1	2022-05-08	DP Revision 1
2	2022-05-13	DP Revision 2
3	2022-05-18	DP Revision 3
4	2022-05-18	DP Revision 4

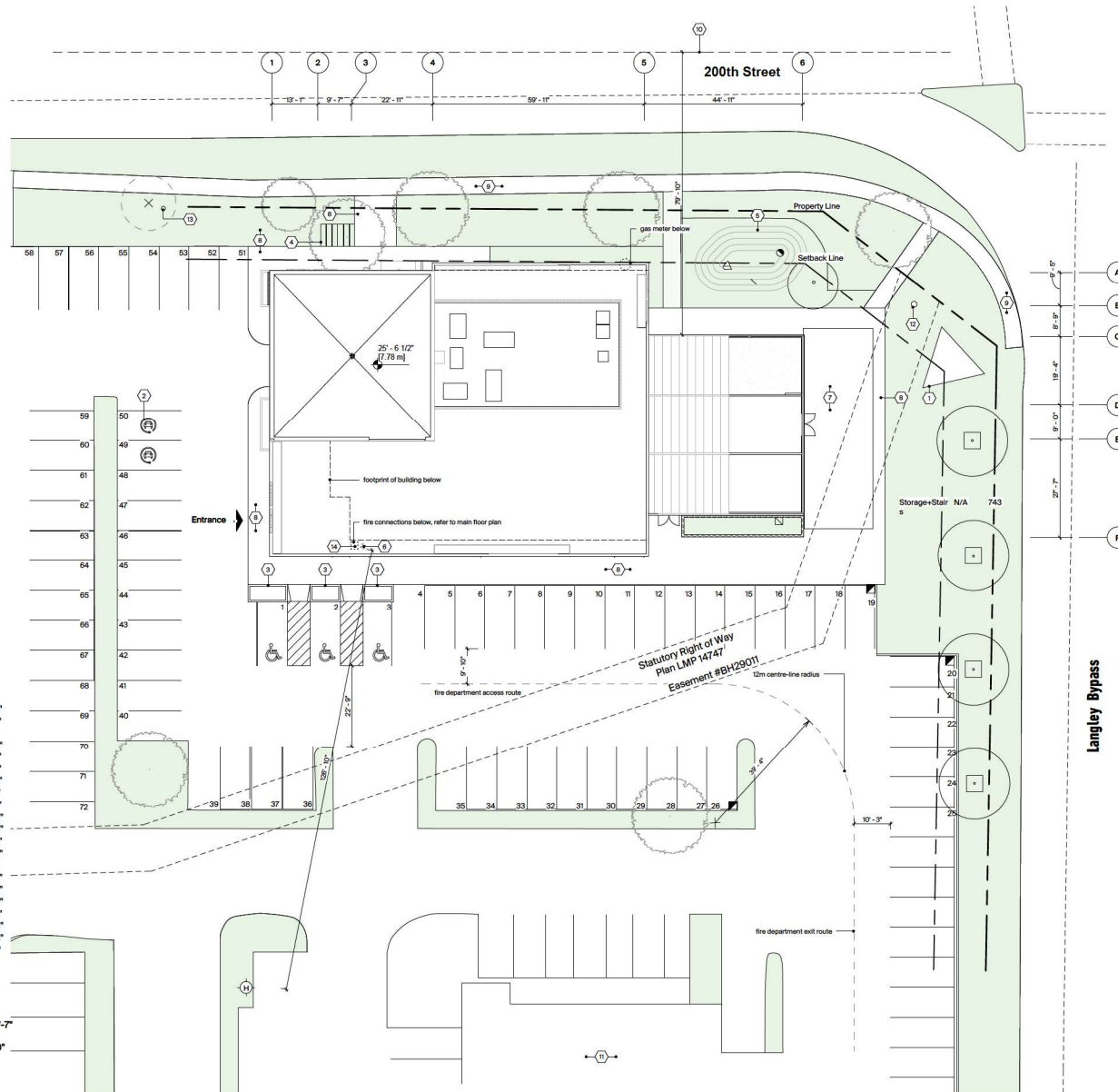
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KTWB
King Taps Willowbrook

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Langley BC V2Y 1A2

scale	drawn by
KTS	DM
status	reviewed by
DP	RSA

Shadow Study



1 Site Plan
1/16" = 1'-0"

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Date: 2022-05-09
Issued for Development Permit
2022-05-13
Issued for Building Permit
2022-05-18
Issued for Building Permit
2022-05-19
Issued for Development Permit Revision

No.	Date	Revision Notes
1	2022-05-09	DP Revision 1
2	2022-05-13	DP Revision 2
3	2022-05-18	DP Revision 3
4	2022-05-19	DP Revision 4

RSA AW
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KTWB
King Taps Willowbrook

6141 200 St
Langley BC V2Y 1A2

scale As Indicated
status DP
drawn by DM
reviewed by RSA

Proposed Site Plan

A1.00

Required Bylaw Parking
Required by Zoning Bylaw 3 stalls per 93m² (1001.0711)
(7500 / 1001.07) x 3 = 23 stalls
Required by LL 5.5 stalls per 1000 ft² (7.5 x 5.5) = 42 stalls
Required by Zoning Bylaw 5% (of provided stalls) for accessible 42 x 0.05 = 2 stalls

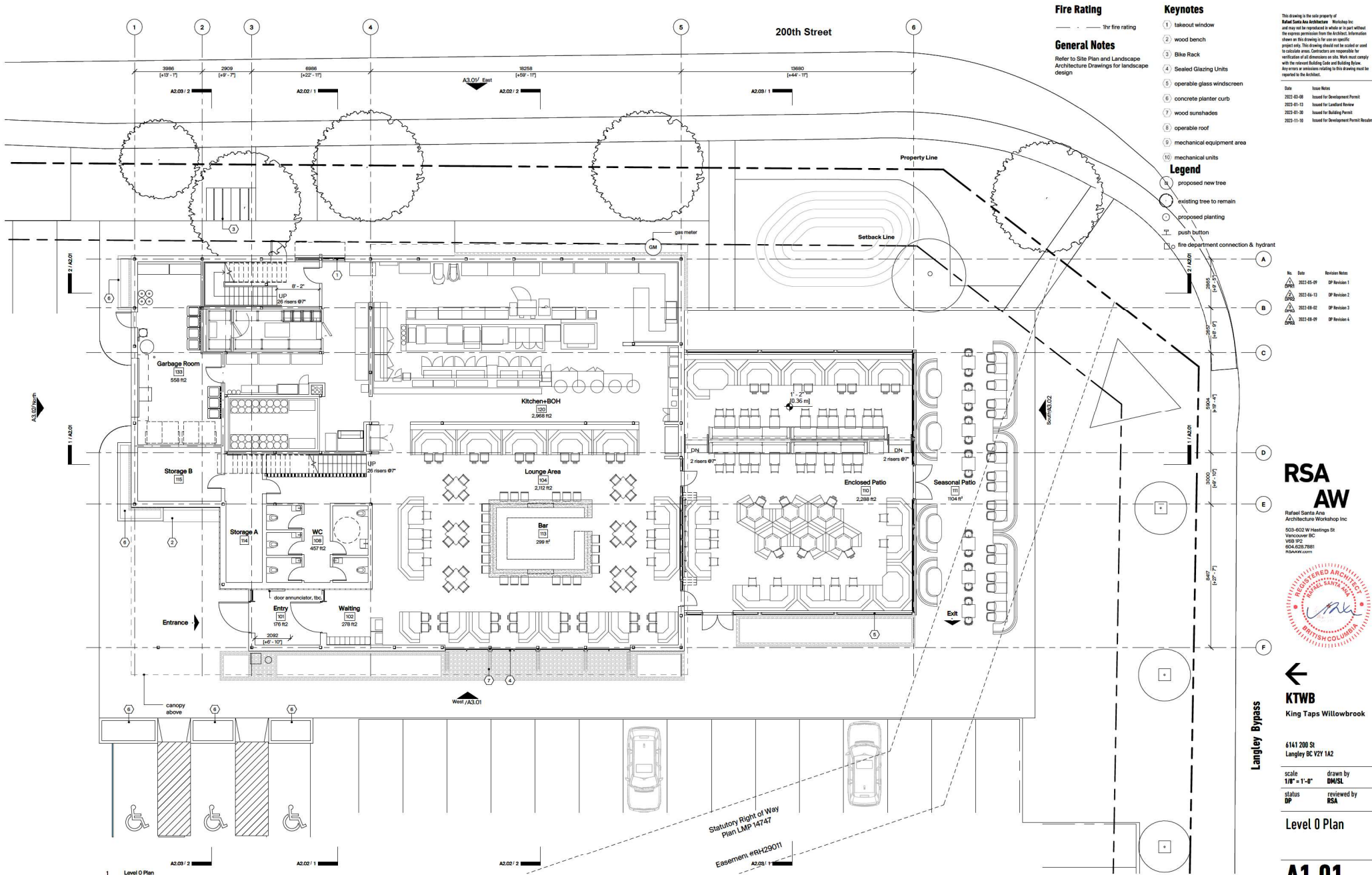
Existing Parking

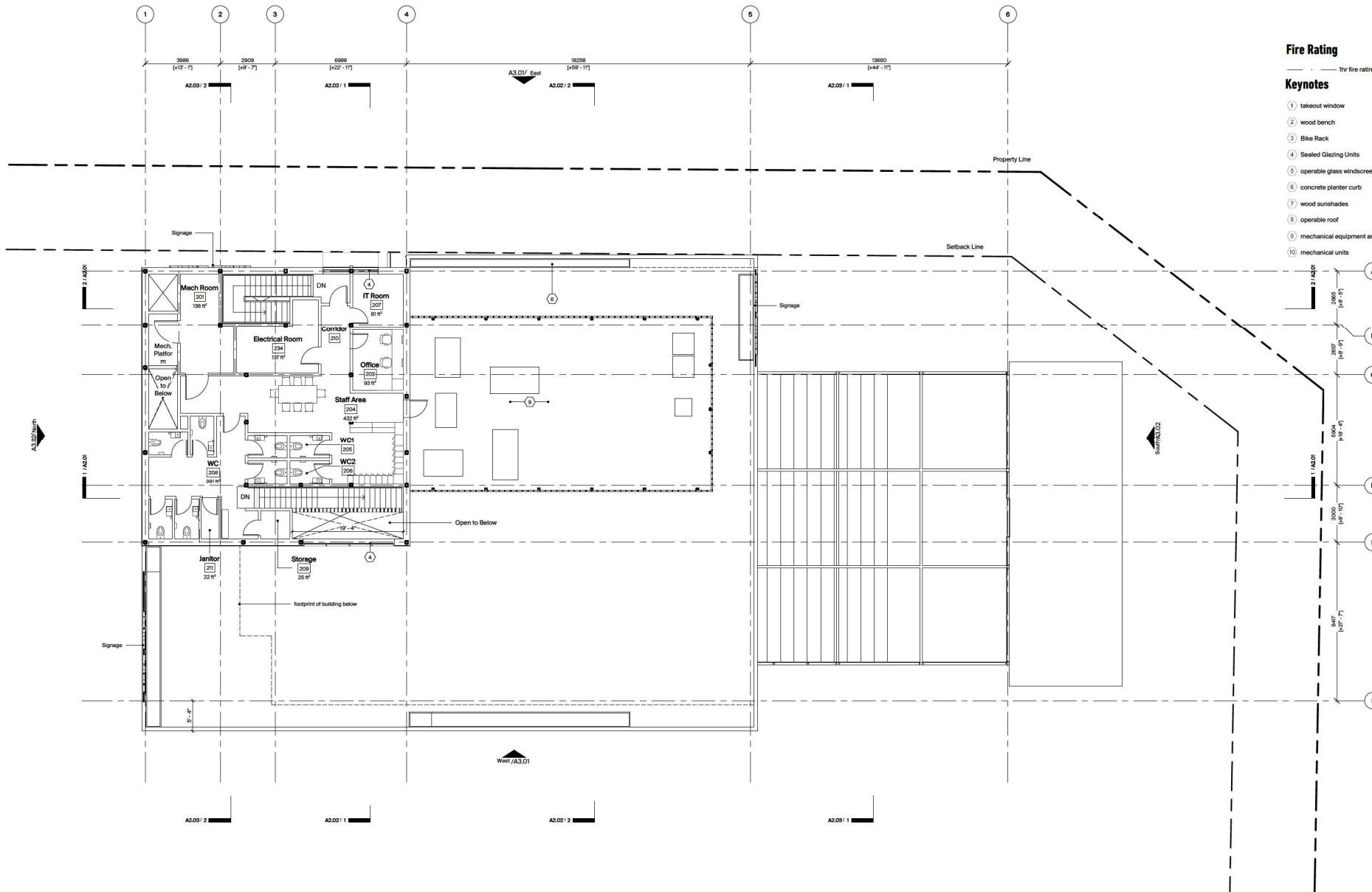
Regular Stalls	54
Accessible	2
Total Provided:	56

Proposed Parking

Regular Stalls	67
Accessible	3
EV Parking	2
Total Provided:	72

Bicycle Parking 6





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Date: 2022-05-09
Issued For: Development Permit
2022-05-13: Issued for Landfill Review
2022-05-18: Issued for Building Permit
2022-11-18: Issued for Development Permit Resolution

No.	Date	Revision Notes
1	2022-05-09	DP Revision 1
2	2022-05-13	DP Revision 2
3	2022-05-18	DP Revision 3
4	2022-05-18	DP Revision 4

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 RSA@AW.com



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 King Taps Willowbrook

6141 200 St
 Langley BC V2Y 1A2

scale 1/8" = 1'-0" drawn by DM
 status DP reviewed by RSA

Level 2 Plan

A1.02

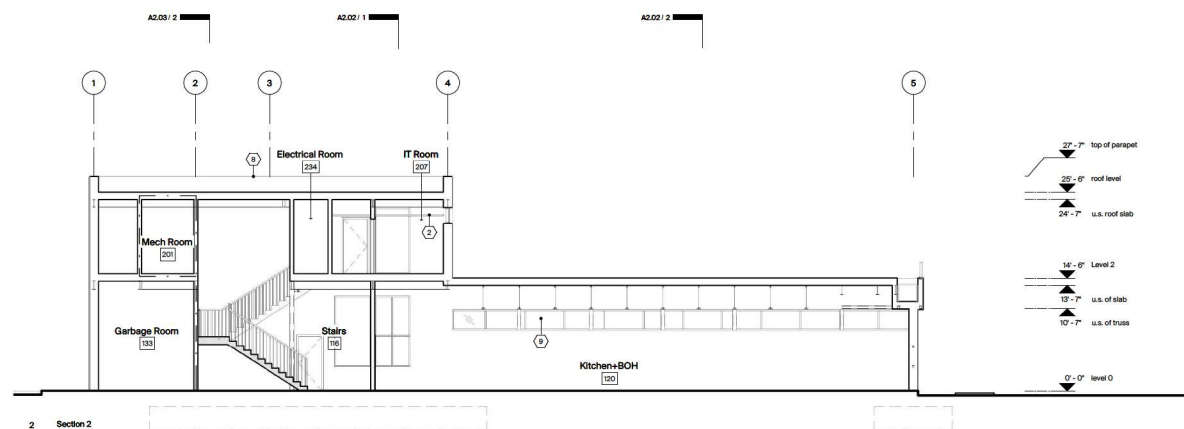
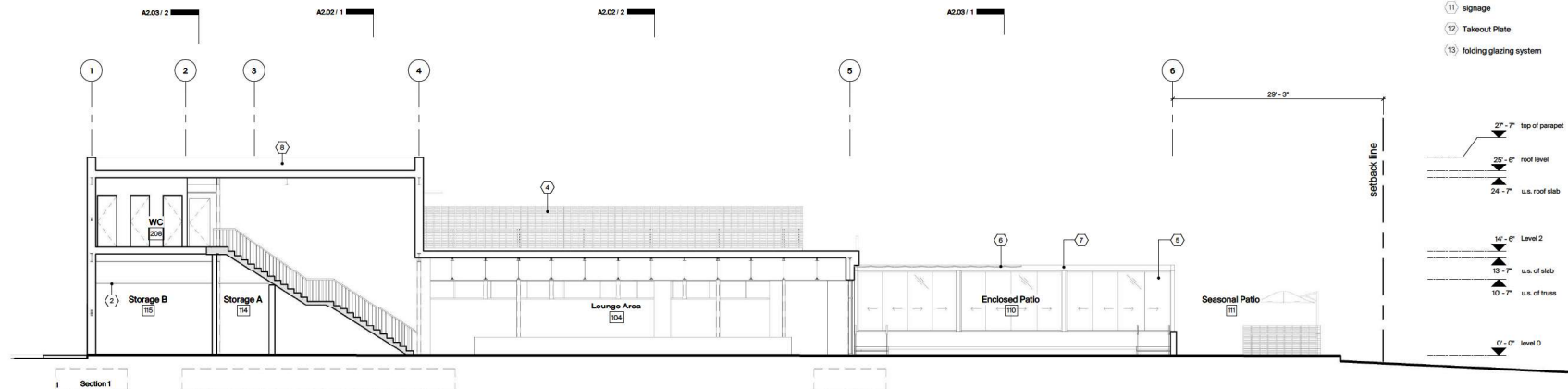
Keynotes

- 1 Spandrel Panel
- 2 ceiling
- 3 Railing
- 4 Screen
- 5 operable glass windscreen
- 6 retractable cover
- 7 runners
- 8 Parapet
- 9 Sealed Glazing Units
- 10 fiber cement panel
- 11 signage
- 12 Takeout Plate
- 13 folding glazing system

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Date	Issue Notes
2022-05-08	Issued for Development Permit
2022-01-13	Issued for Landfill Review
2022-01-10	Issued for Building Permit
2022-11-10	Issued for Development Permit Rezoning

No.	Date	Revision Notes
1	2022-05-08	DP Revision 1
2	2022-01-13	DP Revision 2
3	2022-08-02	DP Revision 3
4	2022-08-08	DP Revision 4



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scale
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DM
status
DP reviewed by
RSA

Sections

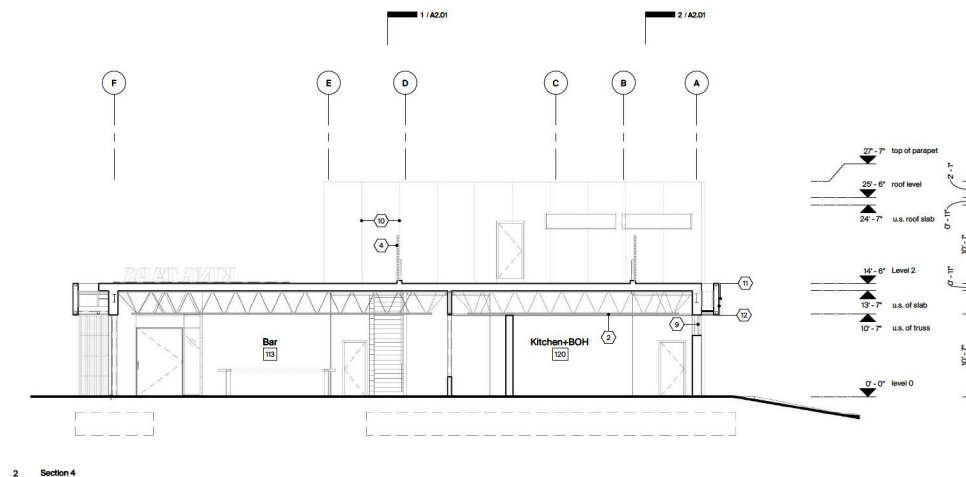
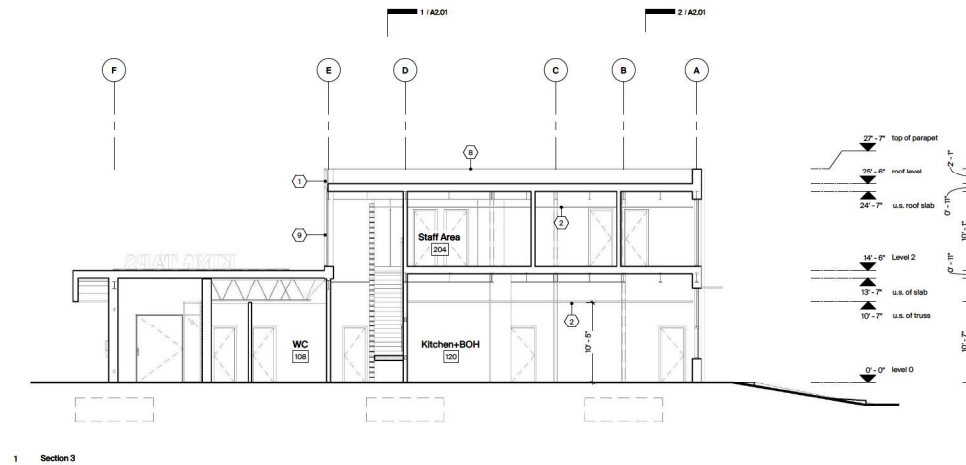
A2.01

Keynotes

- 1 Spandrel Panel
- 2 ceiling
- 3 Railing
- 4 Screen
- 5 operable glass windscreen
- 6 retractable cover
- 7 runners
- 8 Parapet
- 9 Sealed Glazing Units
- 10 fiber cement panel
- 11 signage
- 12 Takeout Plate
- 13 folding glazing system

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Date	Issue Notes
2022-05-08	Issued for Development Permit
2022-01-13	Issued for Landmark Review
2022-01-10	Issued for Building Permit
2022-11-10	Issued for Development Permit Resubmission



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scale
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DM

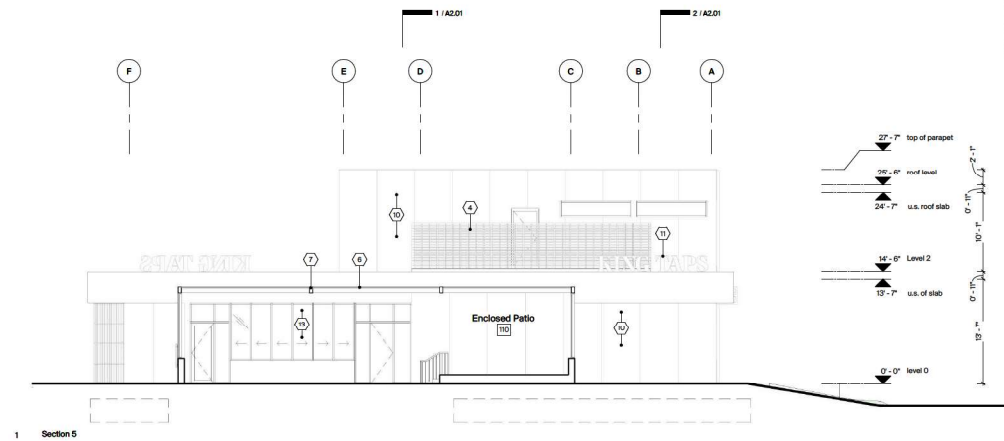
status
DP reviewed by
RSA

Sections

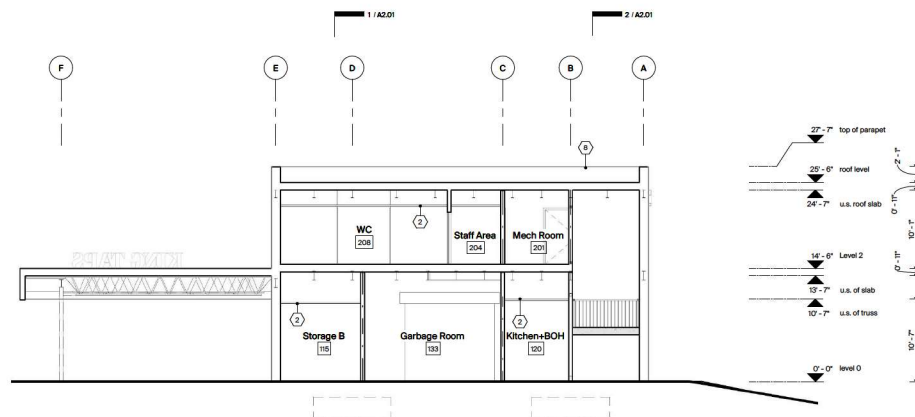
A2.02

Keynotes

- 1 Spandrel Panel
- 2 ceiling
- 3 Railing
- 4 Screen
- 5 operable glass windscreen
- 6 retractable cover
- 7 runners
- 8 Parapet
- 9 Sealed Glazing Units
- 10 fiber cement panel
- 11 signage
- 12 Takeout Plate
- 13 folding glazing system



1 Section 5



2 Section 6

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No.	Date	Revision Notes
1	2022-05-09	DP Revision 1
2	2022-06-13	DP Revision 2
3	2022-08-02	DP Revision 3
4	2022-08-09	DP Revision 4

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status DP reviewed by RSA

Sections

A2.03

Keynotes

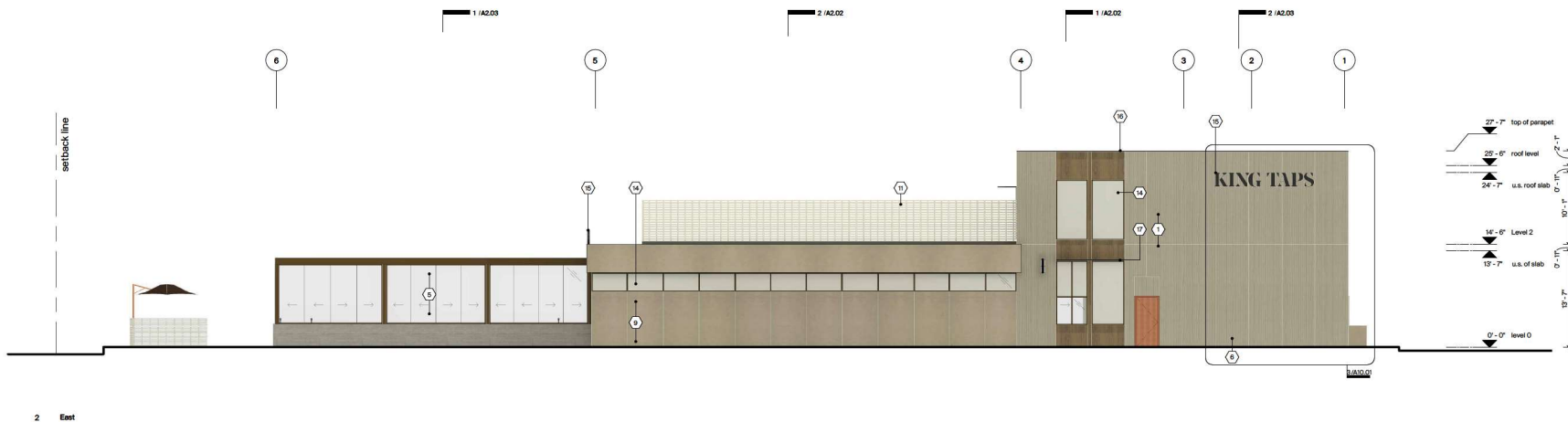
- | | | |
|-----------------------------|-------------------------------|-----------------|
| 1 Fiber Cement Panel | 8 Operable Roof | 15 Signage |
| 2 Wood Bench | 9 Soft Cement Panel | 16 Parapet Cap |
| 3 Bike Rack | 10 Cement Tile | 17 Canopy Blade |
| 4 Sealed Glazing Units | 11 Screen | 18 Rolling Door |
| 5 Operable Glass Windscreen | 12 Fire Department Connection | |
| 6 Concrete Planter Curb | 13 Fire Department Lockbox | |
| 7 Wood Sunshades | 14 Spandrel Panel | |

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Date: Issued For:
2022-05-09 Issued for Development Permit
2022-01-13 Issued for Landfill Review
2022-01-10 Issued for Building Permit
2022-11-10 Issued for Development Permit Resolution



No.	Date	Revision Notes
1	2022-05-09	DP Revision 1
2	2022-01-13	DP Revision 2
3	2022-01-10	DP Revision 3
4	2022-01-10	DP Revision 4



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scale 1/8" = 1'-0" drawn by DM
status DP reviewed by RSA

Elevations

A3.01

Keynotes

- 1 Fiber Cement Panel

2 Wood Bench

3 Bike Rack

4 Sealed Glazing Units

5 Operable Glass Windscreen

6 Concrete Planter Curb

7 Wood Sunshades

8 Operable Roof

9 Soft Cement Panel

10 Cement Tile

11 Screen

12 Fire Department Connection

13 Fire Department Lockbox

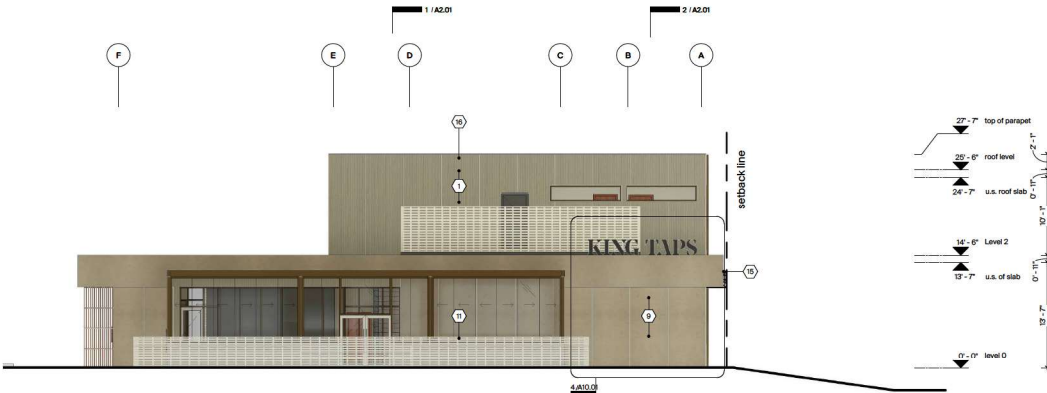
14 Spandrel Panel

15 Signage

16 Parapet Cap

17 Canopy Blade

18 Rolling Door



1 South



2 North

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Date	Issue Notes
2022-05-09	Issued for Development Permit
2022-05-13	Issued for Landmark Review
2022-05-18	Issued for Building Permit
2022-11-18	Issued for Development Permit Resolution

No.	Date	Revision Notes
001	2022-05-09	DP Revision 1
002	2022-05-13	DP Revision 2
003	2022-05-18	DP Revision 3
004	2022-05-18	DP Revision 4

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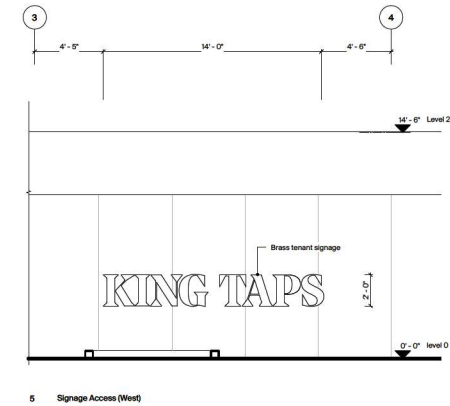
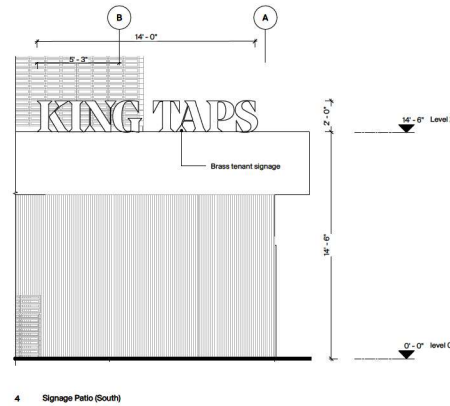
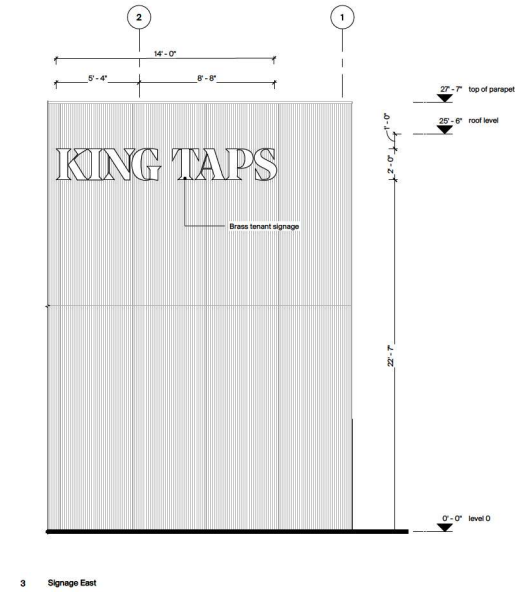
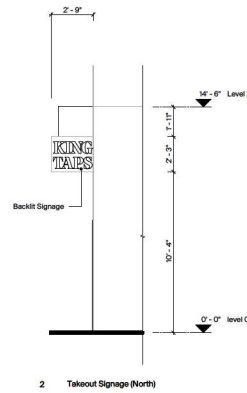
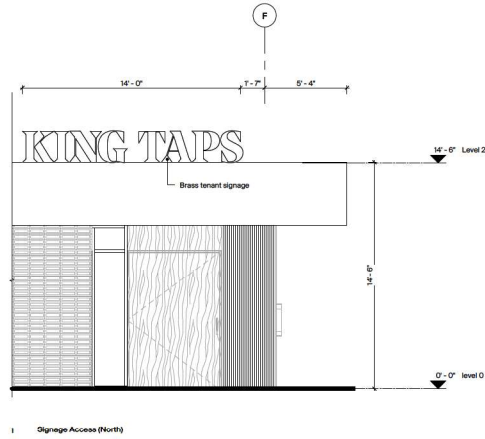
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status DP reviewed by RSA

Elevations

A3.02



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Date	Issue Notes
2022-05-08	Issued for Development Permit
2022-05-13	Issued for Landmark Review
2022-05-18	Issued for Building Permit
2022-11-18	Issued for Development Permit Resubmission

No.	Date	Revision Notes
1	2022-05-08	DP Revision 1
2	2022-05-13	DP Revision 2
3	2022-05-18	DP Revision 3
4	2022-05-18	DP Revision 4

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scale = 1/4" = 1'-0"
drawn by
status
DP
reviewed by
RSA

Signage
Proposal

A10.01



WOOD SLAT BENCHES



SAWCUT CONCRETE



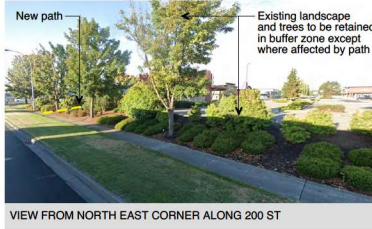
BIKE RACKS



VIEW FROM SOUTH



VIEW FROM SOUTH EAST CORNER ALONG 200 ST



VIEW FROM NORTH EAST CORNER ALONG 200 ST



VIEW FROM SOUTH EAST CORNER ALONG 200 ST



EVERGREEN GROUNDCOVERS



AROMATIC PLANTS



GRASS WITH WINTER INTEREST



SHRUBS WITH WINTER INTEREST



NATIVE PLANTS



TOUGH EVERGREENS



FLOWERING EVERGREENS

LANDSCAPE DRAWING LIST

L0.0	COVER SHEET
L0.1	SITE PLAN
L0.1B	PLANTING PLAN
L0.2	SECTIONS
L0.3	DETAILS

LANDSCAPE NOTES

1. For all grading information - REFER TO CIVIL.
2. For zoning, vicinity map and legal information - REFER TO ARCHITECTURAL.
3. For the dimensioned Site Plan - REFER TO ARCHITECTURAL.
4. For all layout and centreline information - REFER TO ARCHITECTURAL and CIVIL.
5. Lighting to be at safety levels with accent lighting in key areas - REFER TO ELECTRICAL.

IRRIGATION NOTES

1. Irrigation to be provided for all 'Soft Landscape Areas' shown on the drawing.
2. Irrigated areas to be installed as a design build irrigation system from the stub outs provided. Provide submittals of design to consultant at least one week prior to installation and as-built drawing within one month of substantial performance.
3. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.

PLANTING NOTES

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian. Landscape Standard.
2. Plant sizes and related container classes are specified according to the Current Edition of the Canadian. Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. All trees to be staked in accordance with CNLA Standards.
4. Tree caliper shall be a minimum of 6cm.

PLANT LIST

TREES

SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	Stock/spacing
	1	Acer platanoides	Norway Maple	2" Cal. B&B
	4	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" Cal. Specimen
	1	Cercis canadensis	Eastern Redbud	2" Cal. Specimen

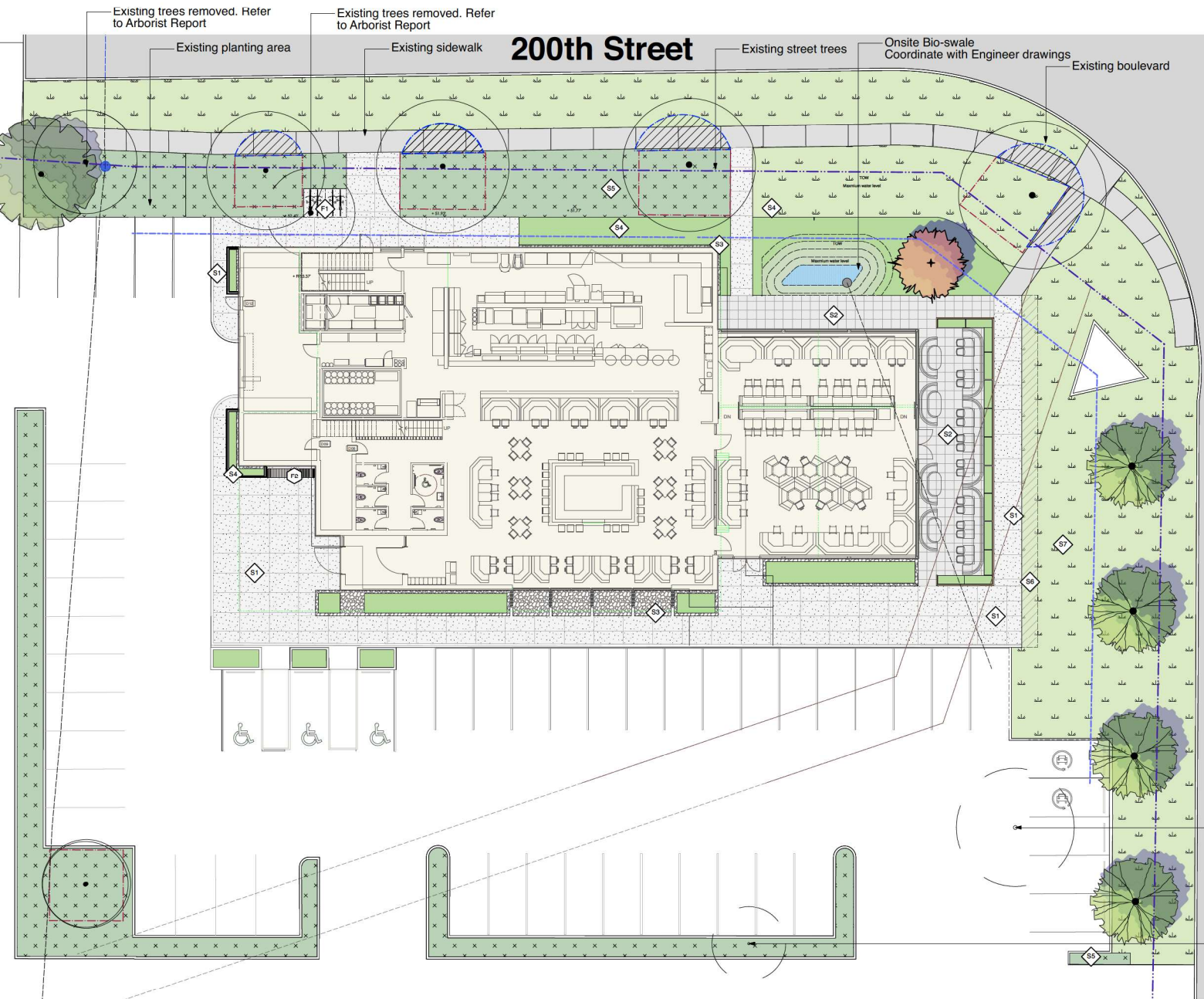
RENNIALS & GROUNDCOVERS

SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	Stock/spacing
Ag	17	Azalea x 'Girard's Pleasant White'	Girard's Pleasant White Azalea	#2 pot / 24" O.C.
Bw	156	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot / 18" O.C.
cl	151	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#5 pot
Cb	2	Callicarpa bodinieri	Profusion Beautyberry	#5 pot
fc	143	Fragaria chiloensis	Beach Strawberry	10cm Pot 18" O.C.
il	67	Iris sibirica	Siberian Iris	#1 pot / 12" O.C.
je	37	Junos effusus	Soft Common Rush	#1 pot / 12" O.C.
Pl	20	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#3 pot / 24" O.C.
Ro	44	Rosmarinus officinalis	Rosemary	#2 pot / 24" O.C.
so	36	Schoenoplectus acutus	Common Tule	#1 pot / 12" O.C.
Vo	10	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#2 pot / 30" O.C.

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Date	Issue Name
22-05-04	ISSUE FOR DP
22-05-09	RESPONSE FOR DP COMMENTS
22-06-13	ADP MEETING
22-06-29	ADP SUBMISSION REVIEW
22-09-09	ISSUE FOR ADP
22-09-29	REVISED FOR CITY COMMENTS
23-11-14	REVISED FOR DP





Material Legend	
Key	Description
	CIP Integral Concrete Paving Colour: Natural Finish: Broom Finished Pattern: Saw cut as shown
	Hydrapressed Concrete Pavers Size: 24" x 24" x 2" Colour: Charcoal Finish: Textada Pattern: As shown Supplier: Abbotsford Concrete
	Drip Strip - Round river rock along building face - wherever softscape meets building
	New planting area
	Existing planting area
	New Lawn area
	Existing Lawn
Furniture	
Key	Description
	Bike Racks
	Wood slat bench

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22-05-04 ISSUE FOR DP
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22-06-13 ADP MEETING
22-06-29 ADP SUBMISSION REVIEW
22-09-09 ISSUE FOR ADP
22-09-29 REVISED FOR CITY COMMENTS
23-11-14 ISSUED FOR DP



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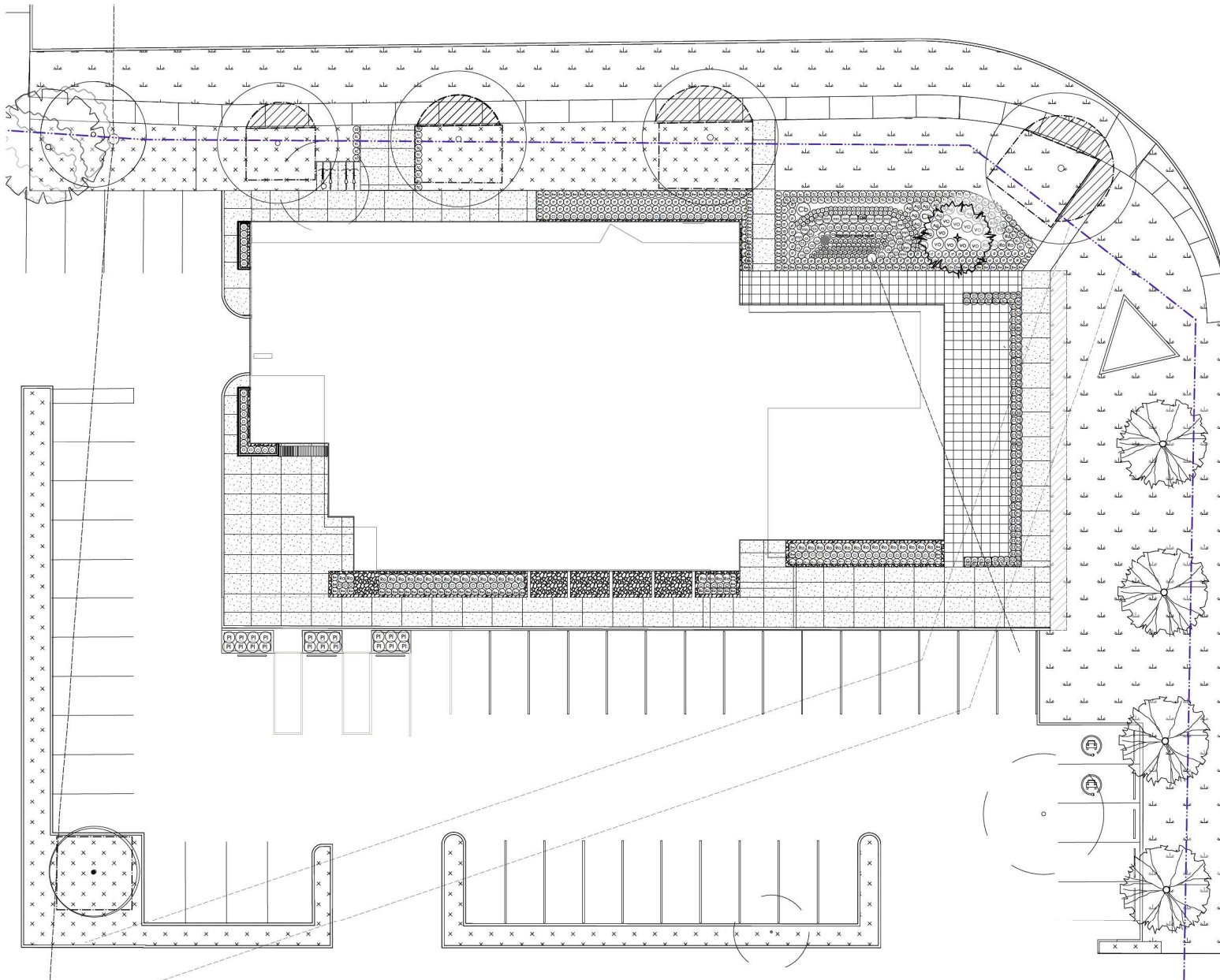
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King Taps Willowbrook

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Langley BC
V2Y 1A2
scale 3/32" = 1' 0"
status DP
drawn by AL/DC
reviewed by DC

SITE PLAN

L 0.1

200th Street



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Date	Issue Notes
22-05-04	ISSUE FOR DP
22-06-09	RESPONSE FOR DP COMMENTS
22-06-13	ADP MEETING
22-06-29	ADP SUBMISSION REVIEW
22-09-09	ISSUE FOR ADP
22-09-29	REVISED FOR CITY COMMENTS
23-11-14	ISSUED FOR DP



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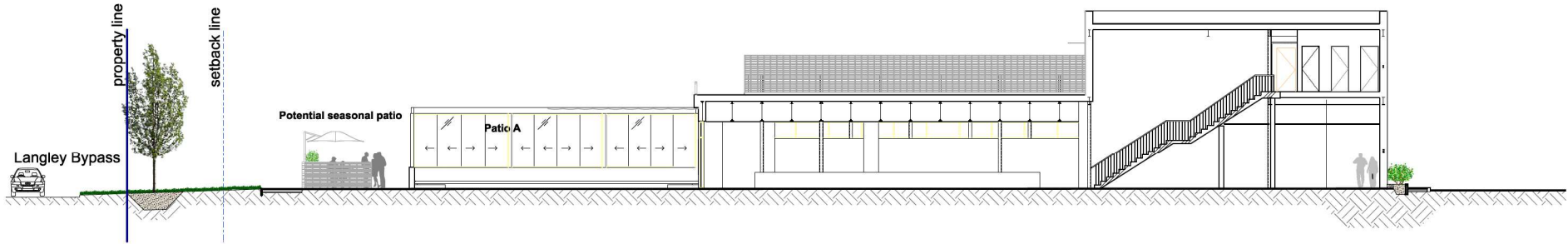
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3/32" = 1' 0"	AL/DC
status	reviewed by
DP	DC

PLANTING PLAN

L 0.1B

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Date	Issue Notes
22-03-04	ISSUE FOR DP
22-03-09	RESPONSE FOR DP COMMENTS
22-06-13	ADP MEETING
22-06-29	ADP SUBMISSION REVIEW
22-09-09	ISSUE FOR ADP
22-09-29	REVISED PER CITY COMMENTS
23-11-14	REVISED FOR DP



A
L0.1 Section through western and eastern site
Scale: 1:96



100-100 West St. Vancouver, BC V6B 1A2
Tel: 604-683-7881 Fax: 604-683-7882

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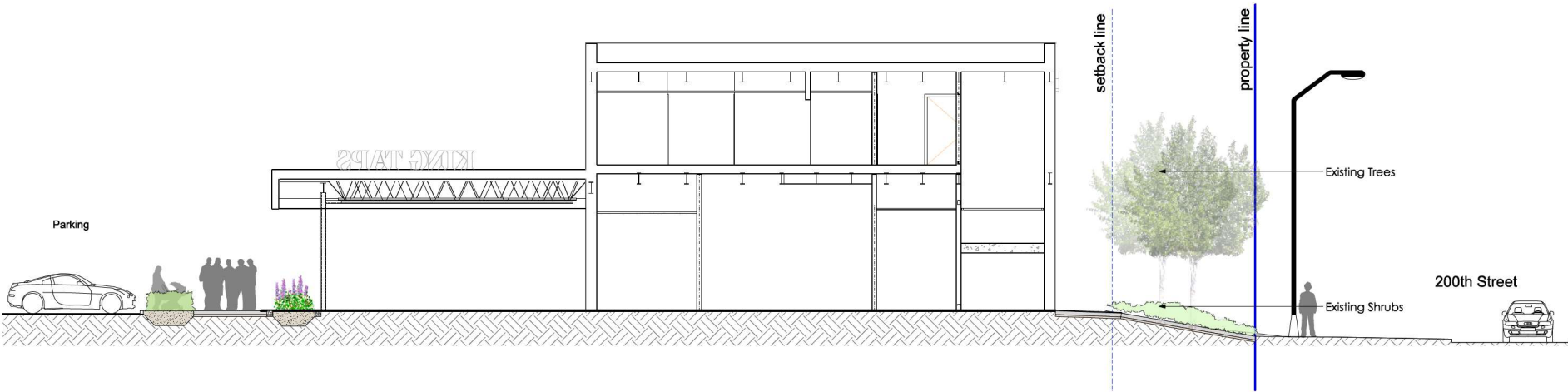
King Taps Willowbrook

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Langley BC
V2Y 1A2

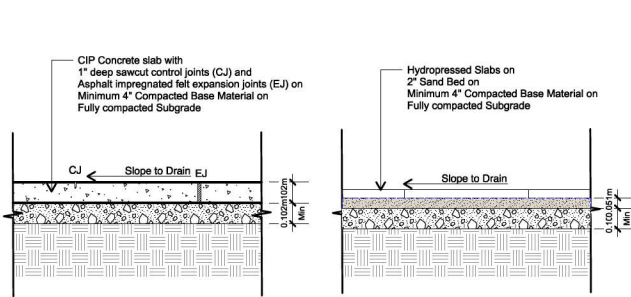
scale	drawn by
As indicated	AL/BC
status	reviewed by
DP	BC

SECTIONS

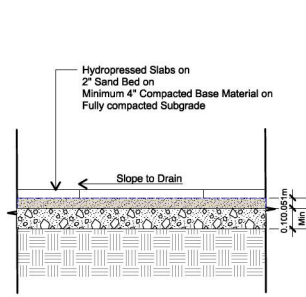
L 0.2



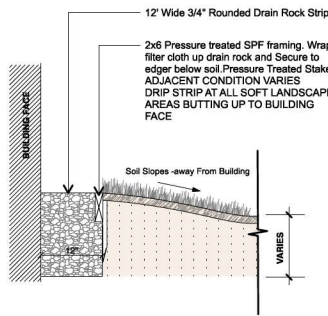
B
L0.1 Section through northern and southern site
Scale: 1:64



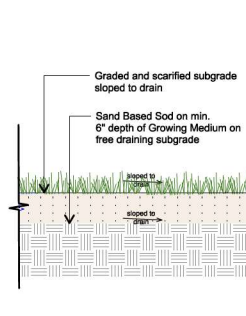
1 CIP CONCRETE -ON GRADE
Scale: 1:12



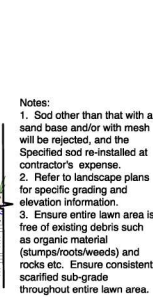
2 HYDROPPRESSED SLABS-ON GRADE
Scale: 1:12



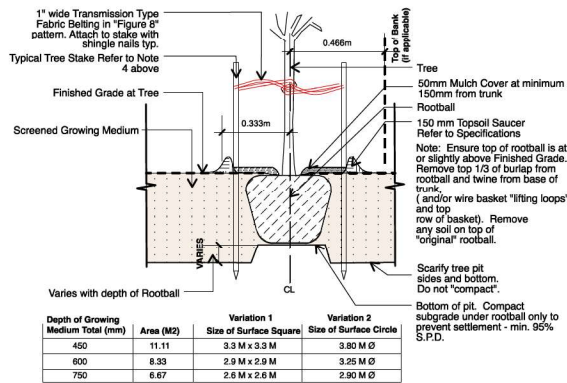
3 DRIP STRIP AT BUILDING FACE
Scale: 1:12



4 SOD LAWN -ON GRADE
Scale: 1:12

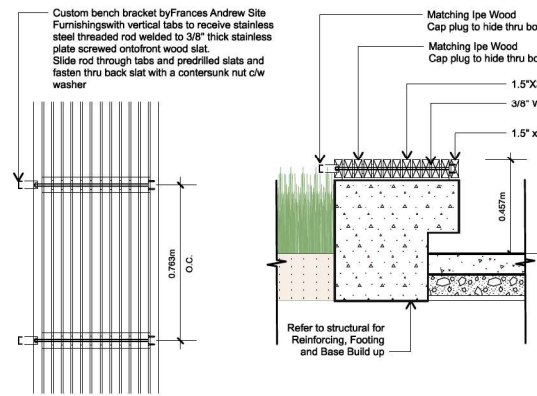


5 TYPICAL SHRUB PLANTING -ON GRADE
Scale: 1:12

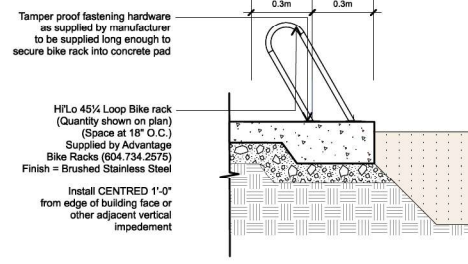


- General Notes:
- Do not cut Tree Leader.
 - Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
 - Ensure tree location does not conflict with Underground Services. "Call before digging".
 - All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
 - Provide min. 5 cubic meters of growing medium per tree.
 - Refer to Growing Medium Chart below for surface area depth of Growing Medium.

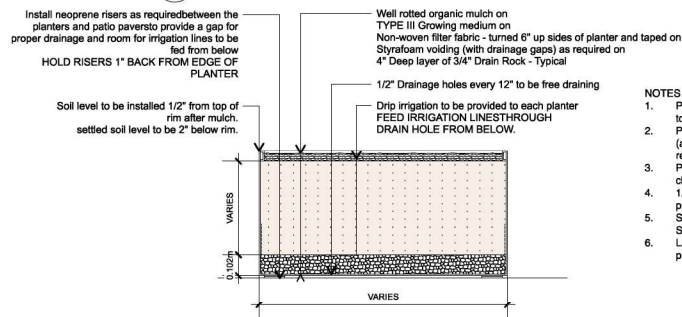
6 TYPICAL TREE PLANTING
Scale: 1:12



7 CUSTOM WOOD SLAT BENCH
Scale: 1:12



8 BIKE RACK MOUNTING -HORIZONTAL
Scale: 1:12



9 METAL PLANTER DETAIL
Scale: 1:12

NOTES

- Planters to be custom fabricated fiberglass or aluminum to dimensions shown. Provide a 1" x 2" rolled over rim.
- Planters to be gel coat painted (fiberglass) or powder coated (aluminum) to match architectural railings. RAL Colour to be reviewed by landscape architect and architect.
- Provide sample of railing colour and proposed RAL colour chip to consultant for review.
- 1/2" Holes (Minimum 4) for drainage / Irrigation to be provided in bottom prior to finish being applied.
- Soil level to be installed 1/2" from top of rim after mulch. Settled soil level to be 2" below rim.
- Larger planters to be internally braced to ensure planters do not deflect outward.

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Date: 22-05-04 Issue For DP
22-05-09 RESPONSE FOR RFP COMMENTS
22-06-13 ADP MEETING
22-06-29 ADP SUBMISSION REVIEW
22-07-09 ISSUE FOR ADP
22-08-29 REVISED PER CITY COMMENTS
23-11-14 REVISED FOR DP



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scale As indicated drawn by AL/RC
status DP reviewed by DC

L 0.3