



# 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

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## RECOMMENDATION:

THAT this report be received for information.

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## PURPOSE OF REPORT:

To consider a Development Permit application by Valley Properties Ltd. for the development of a 1,094 m<sup>2</sup> 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:**

<b>Applicant &amp; Owner:</b>	Valley Properties Ltd.
<b>Civic Address:</b>	6141 200 Street
<b>Legal Description:</b>	Lot B, Section 10, Township 8, New Westminster District, Plan 84272
<b>Site Area:</b>	4.7 hectares (11.7 acres)
<b>Gross Floor Area (CRU):</b>	1,094.35 m <sup>2</sup> (11,779.6 ft <sup>2</sup> )
<b>Floor Area Ratio (Total):</b>	0.23
<b>Lot Coverage (Total):</b>	23%
<b>Total Parking Required (Full Property)</b>	352 spaces (including 18 h/c spaces)
<b>Total Parking Provided (Full Property):</b>	637 spaces (including 18 h/c spaces)
<b>Parking Required (Restaurant Only):</b>	35 spaces (including 2 h/c spaces)
<b>Parking Provided (Near Restaurant):</b>	72 spaces (including 3 h/c spaces)
<b>OCP Designation:</b>	Service Commercial
<b>Zoning:</b>	C2 Service Commercial
<b>Development Cost Charges:</b>	\$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:



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Anton Metalnikov, RPP, MCIP  
Planner

Concurrence:



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

Concurrence:



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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.

