

BOOTH NEIGHBOURHOOD COMMERCIAL VILLAGE

REZONING MASTERPLAN

200 STREET & 32 AVE, TOWNSHIP OF LANGLEY

REZONING APPLICATION

21 JUNE 2024



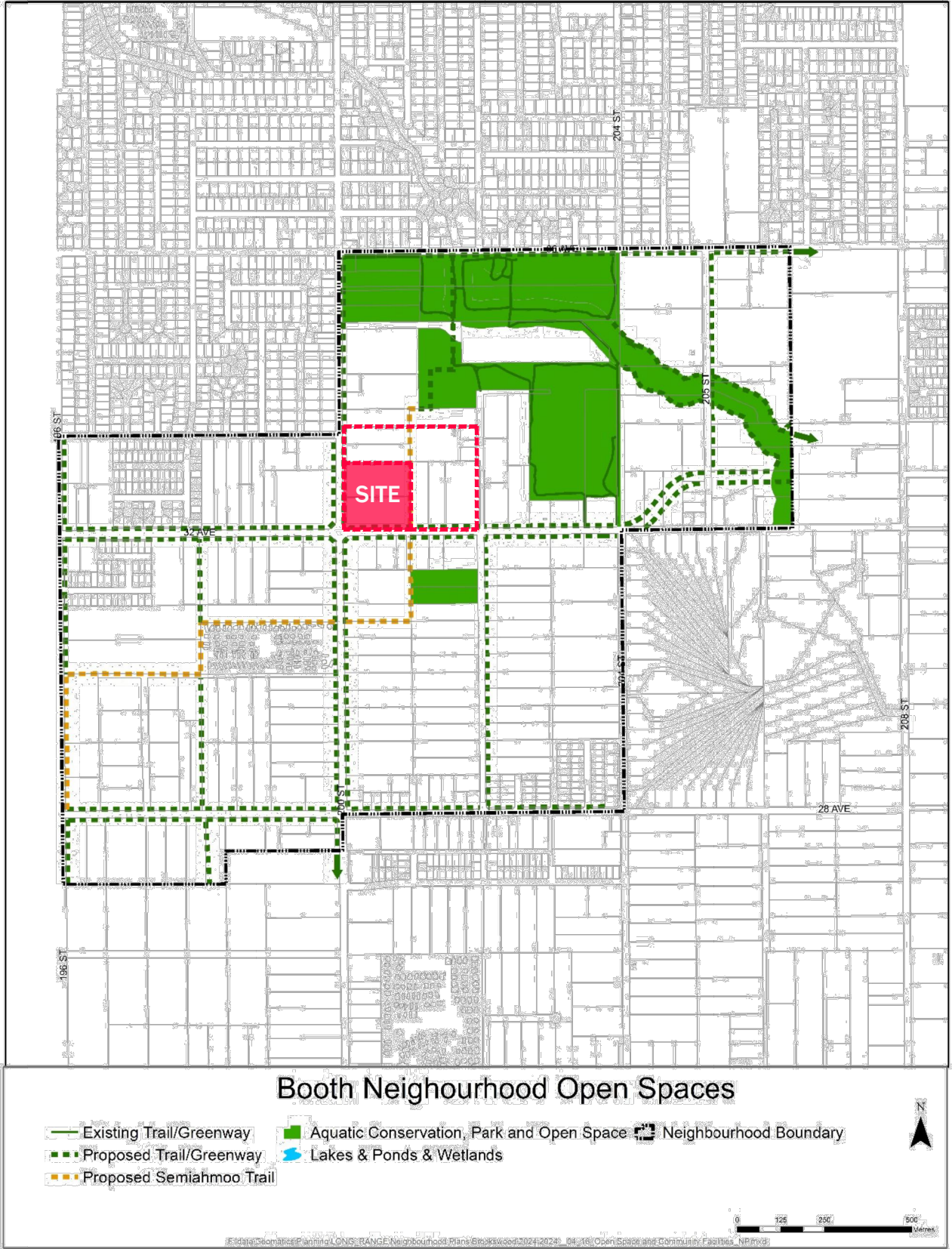
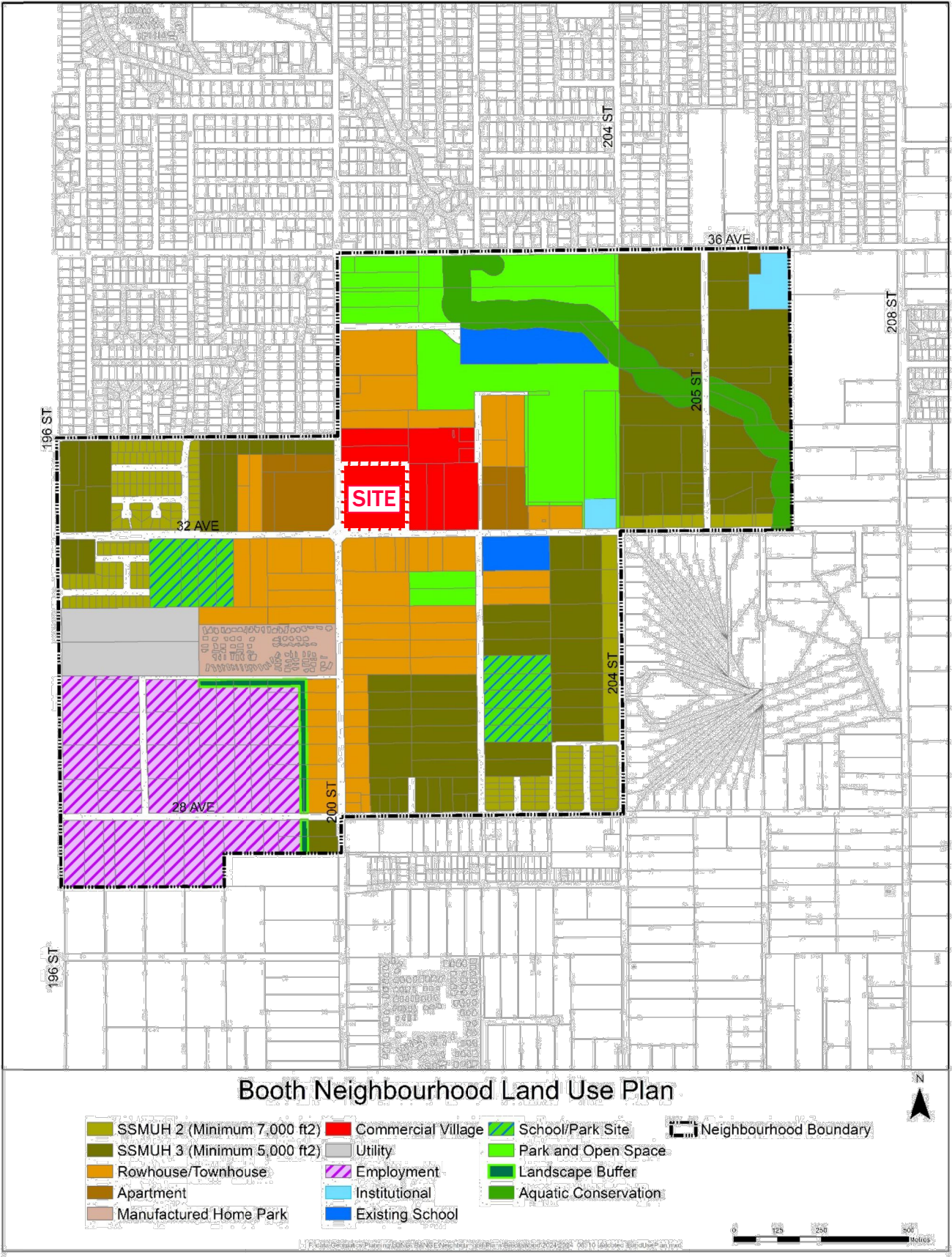
**JIM PATTISON
DEVELOPMENTS**



RH Architects Inc.

Unit 10, 120 Powell Street, Vancouver, BC Canada V6A 1G1
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5. Enable development that is solar optimized, highly walkable, and supportive of other modes of active transportation, thereby assisting in the reduction of greenhouse gas emissions and improving energy efficiency.

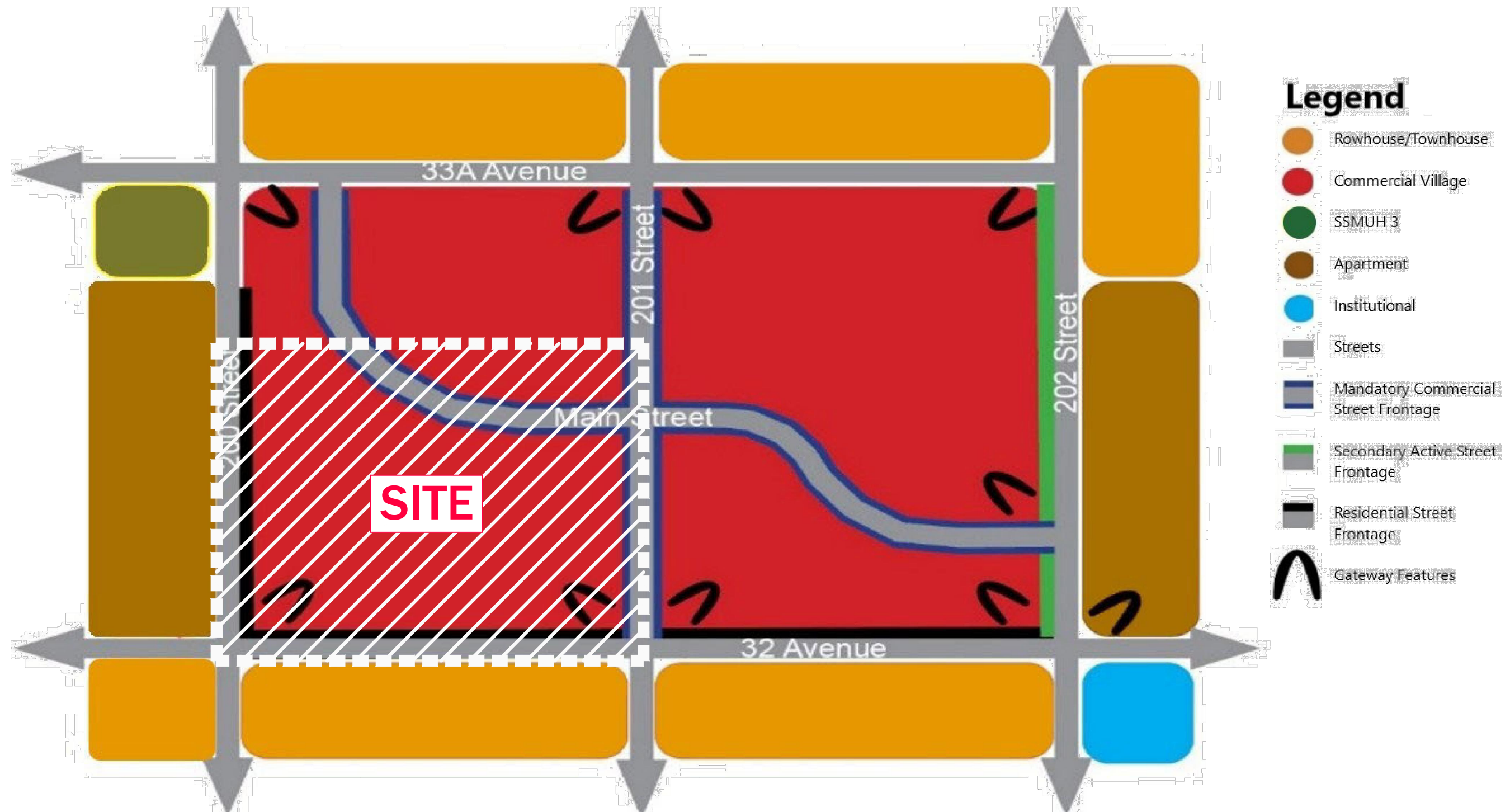
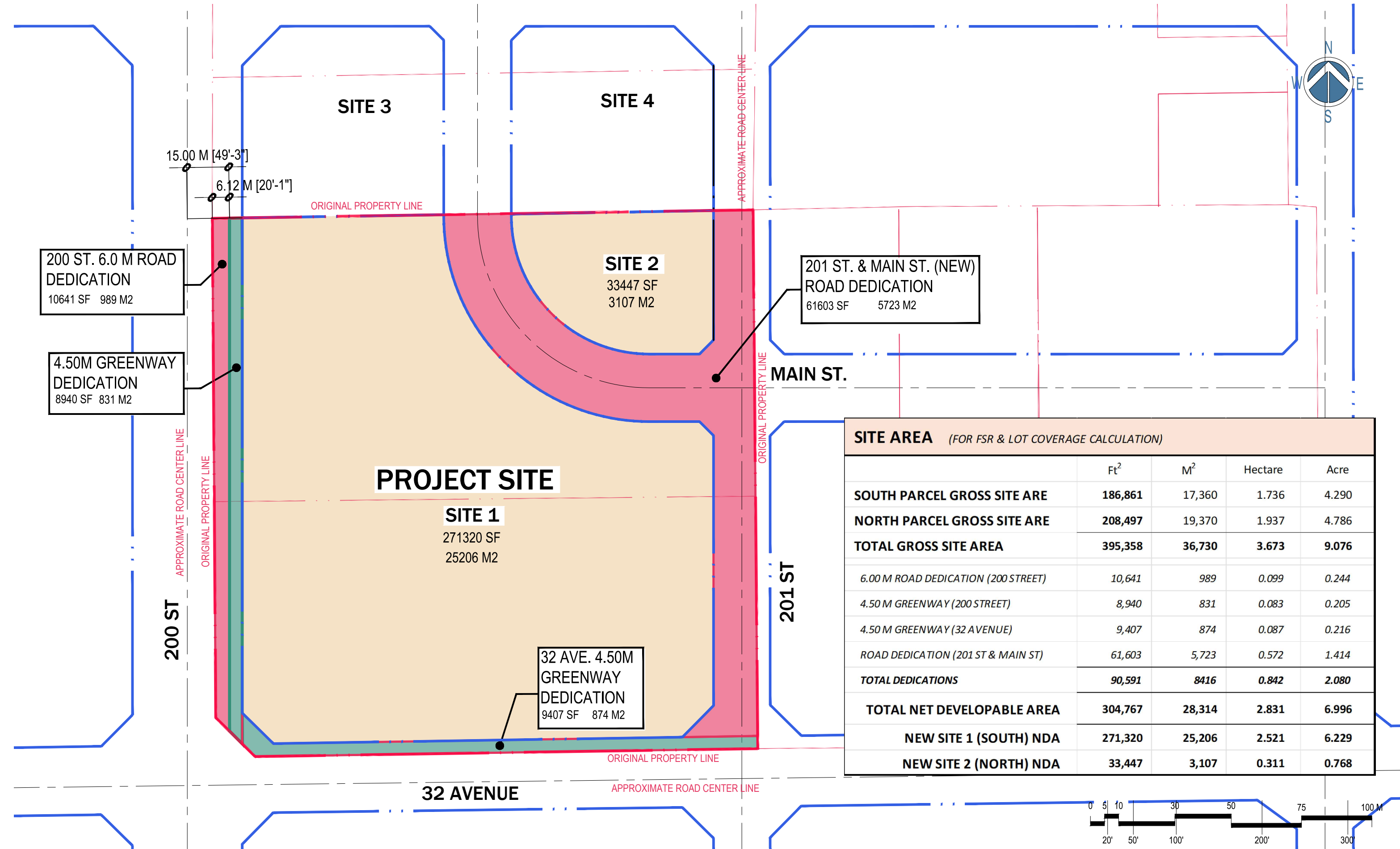
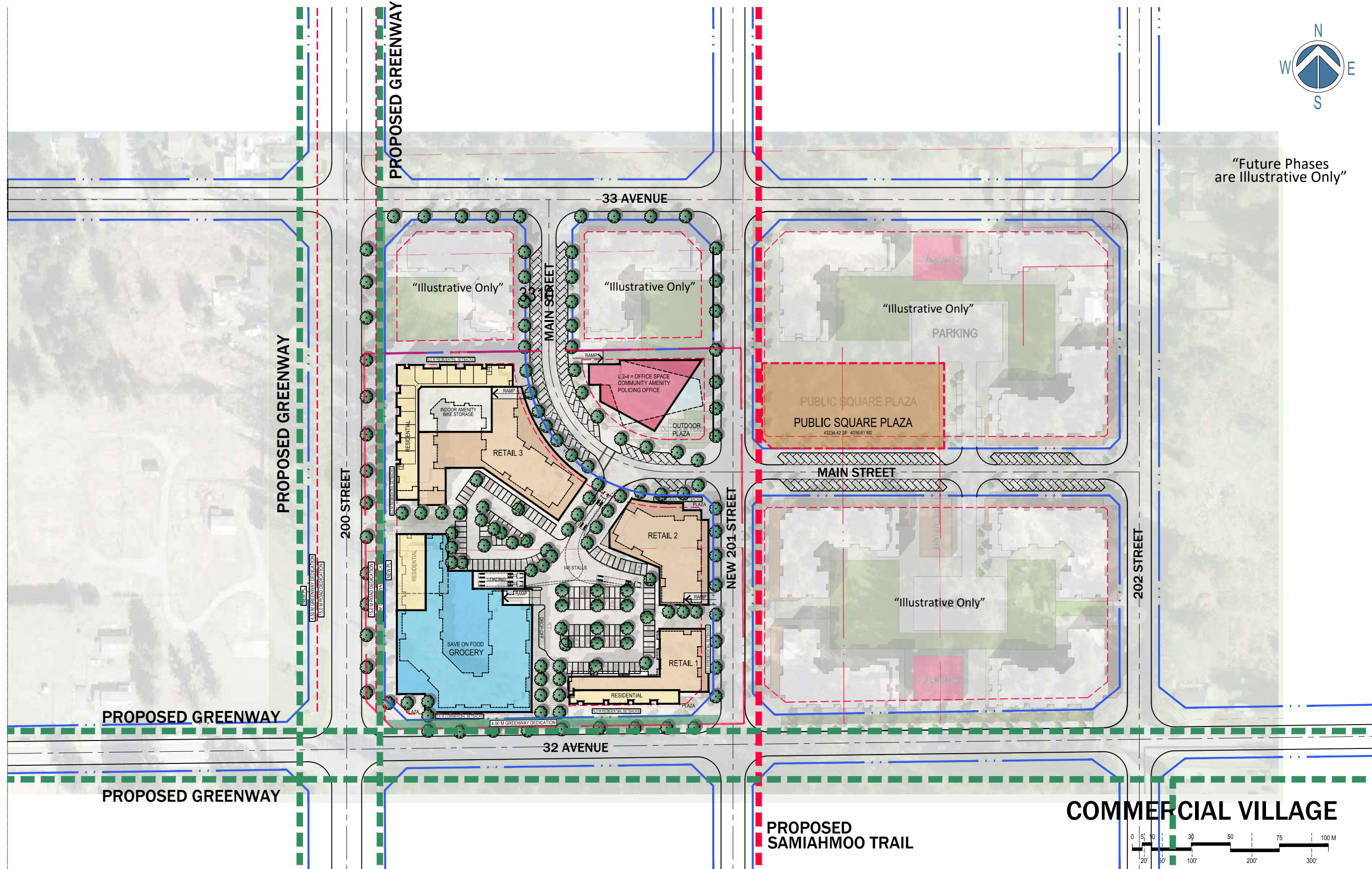


Figure 3.1: Booth Town Centre Street Frontage Types



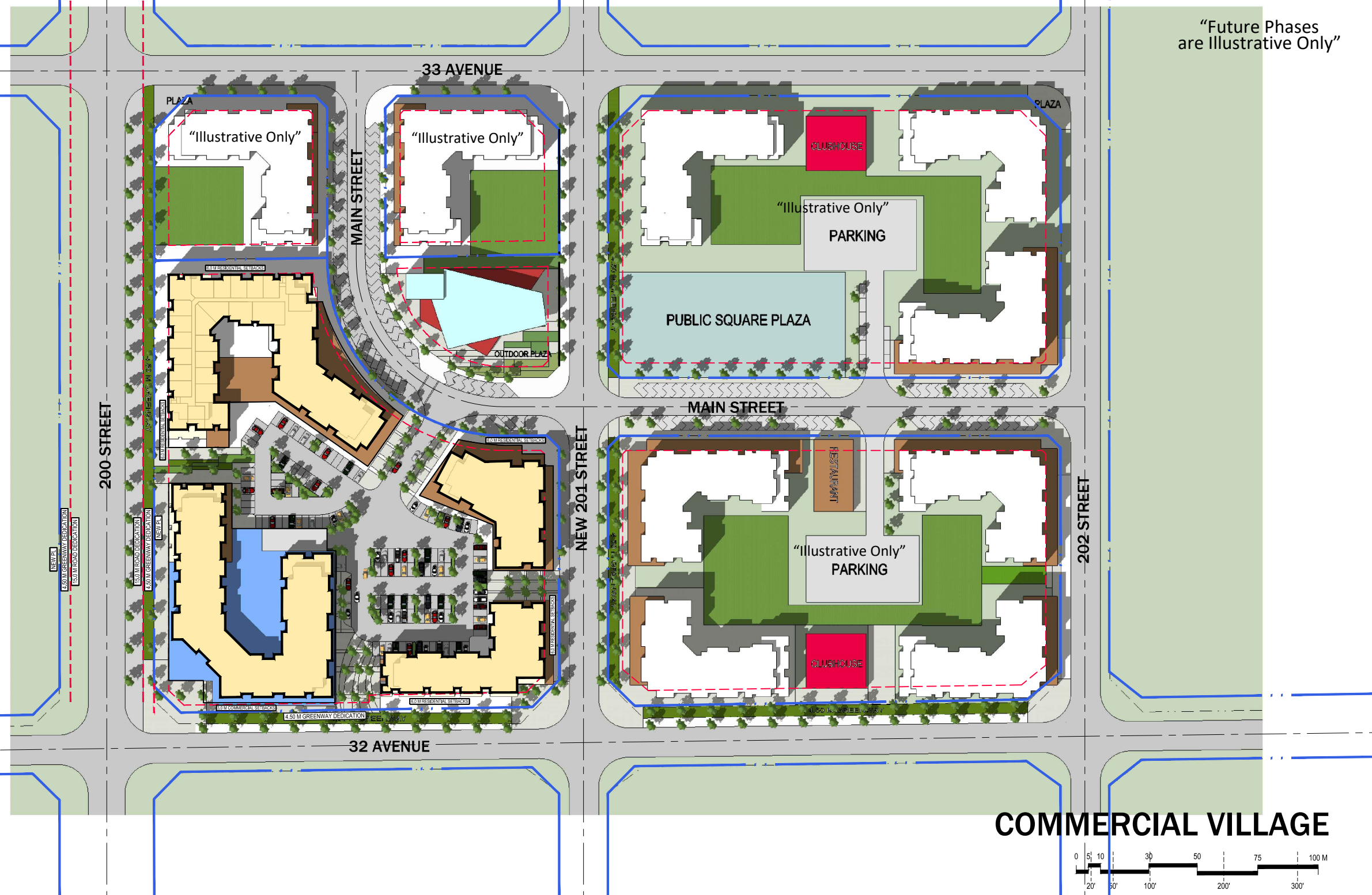


"Future Phases
are Illustrative Only"





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COMMERCIAL VILLAGE



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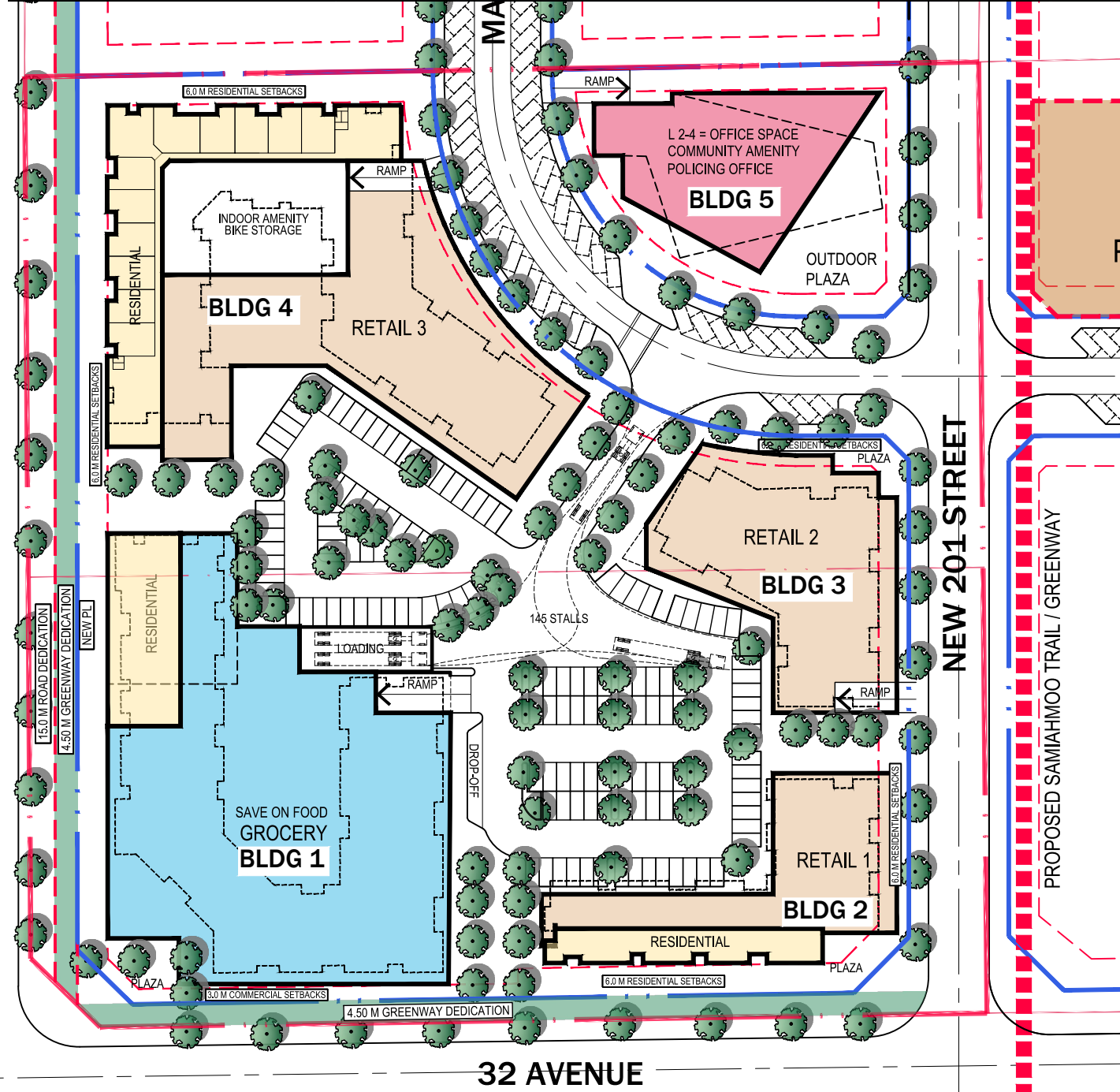
PROJECT:
MIXED-USE RESIDENTIAL
200th St & 32nd Ave, Township of Langley

DRAWING TITLE :
SITEPLAN LEVEL 2



DATABASE: 2319 SITEPLAN
PROJECT NO: 2319
DATE: 21 JUNE 2024
SCALE: 1:1800 M

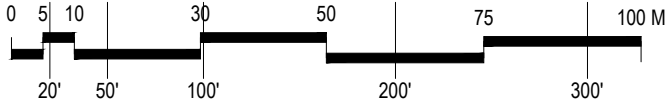
	Building 1			Building 2		Building 3		Building 4		Building 5			Community Amenity Bldg	Community Policing Office	Net Site Area (Ft ²)	FSR	
	Grocery (Ft ²)	Retail (Ft ²)	Bldg 1A (Res)	Retail (Ft ²)	Bldg 2 (Res)	Retail 2 (Ft ²)	Residential (Ft ²)	Retail (Ft ²)	Residential (Ft ²)	Municipal 'satellite' Community Bldg (Ft ²)	Office (Ft ²)	Total(Ft ²)	(Ft ²)	(Ft ²)		Floor Area (Ft ²) (For FSR)	
Level 6			32,500		15,000		12,000		32,000			91,500					
Level 5			34,500		17,000		14,200		34,500			100,200					
Level 4			34,500		17,000		14,200		34,500		10,000	110,200					
Level 3			34,500		17,000		14,200		34,500		10,000	110,200					
Level 2			6,500		6,400		14,200		13,500	6,400	7,900	54,900				Site 2 33,447	
Level 1	48,000		6,500	13,500	6,400	20,000	1,000	25,000	13,500	13,200	500	147,600	17,300	2,300			
	48,000	0	149,000	13,500	78,800	20,000	69,800	25,000	162,500	19,600	28,400	614,600		19,600		304,767	595,000
Total (Ft ²)	197,000			92,300		89,800		187,500		48,000			FSR Exclusions				
Approx # of Units (850 Ft ² net average unit size)	143			72		69		163				447					



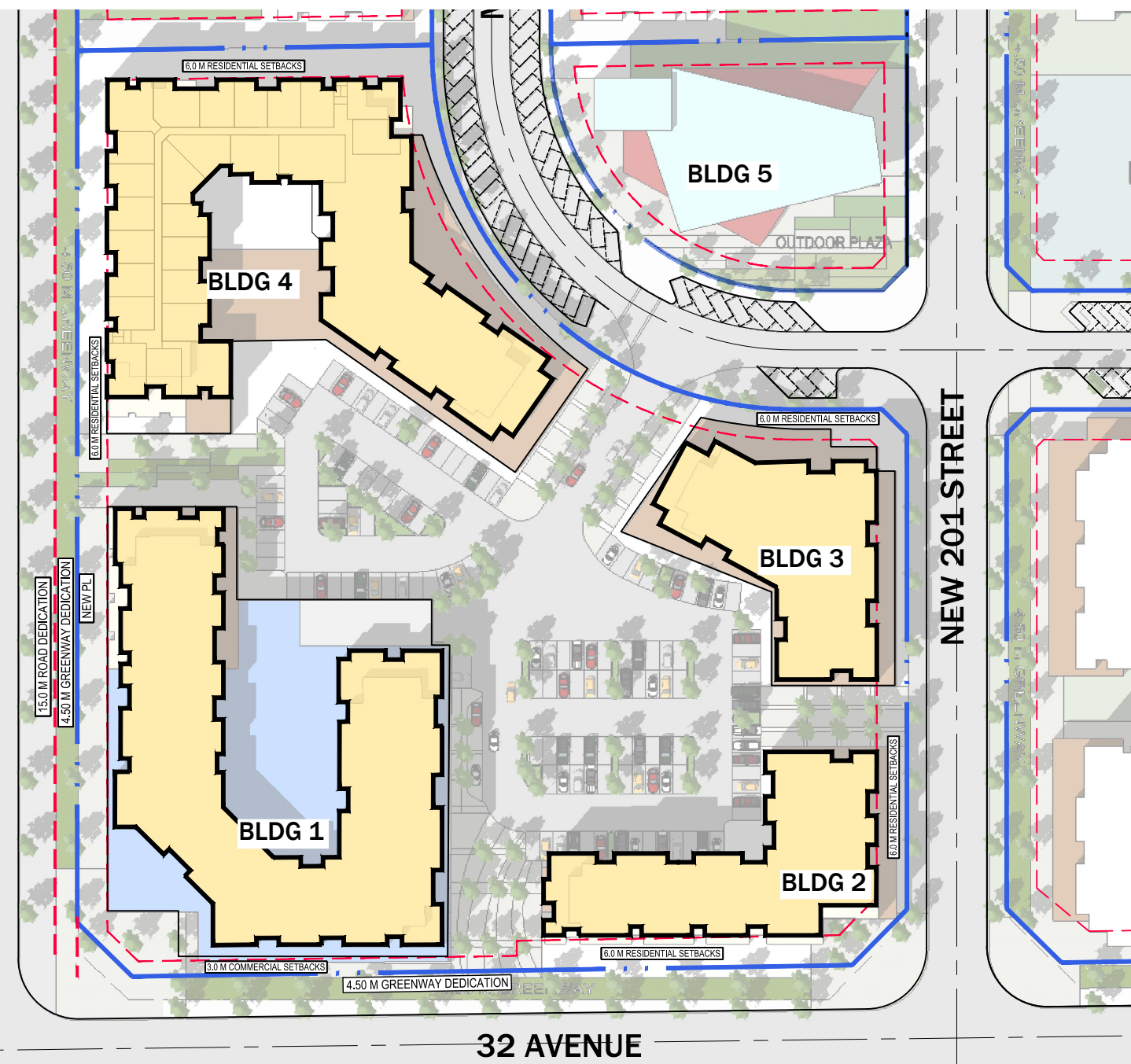
SUMMARY (SOUTHWEST QUADRANT)			FUTURE		BNP TARGET	
	SF	M ²	SF	M2	SF	M ²
RESIDENTAIL	460,100	42,745				
GROCERY	48,000	4,459			48,440	4,500
RETAIL	58,500	5,435	123,500	11,474	182,000	16,908
OFFICE SPACE	28,400	2,638	17,100	1,589	45,500	4,227
MUNICIPAL 'SATELLITE'	17,300	1,607			17,220	1,600
COMMUNITY POLICING	2,300	214				
TOTAL GFA	614,600	57,098				

	GROSS FLOOR AREA		NET SITE AREA		FSR	LOT COVERAGE	
	SF	M2	SF	M2		Bldg Coverage SF	%
SITE 1	566,600	52,639	271,320	25,206	2.09	149,152	0.55
SITE 2	28,400	2,638	33,447	3,107	0.85	14,796	0.44
	595,000	55,277	304,767	28,314	1.95		

Site 1 Age-Friendly Amenity Area (AFAA)						
# of Units	Required <i>6.0 m2/unit for first 186 units + 4.0 m² (43.05 Ft²)/unit beyond 186 units</i>		Provided			
				M ²	Ft ²	%
			Indoor	687	7,400	32%
			Outdoor	1,477	15,900	68%
447	2,160 m2	23,252 sf2		2,165	23,300	



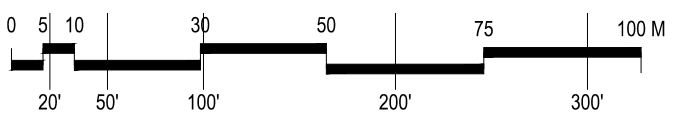
	Building 1			Building 2		Building 3		Building 4		Building 5			Community Amenity Bldg	Community Policing Office	Net Site Area (Ft ²)	FSR	
	Grocery (Ft ²)	Retail (Ft ²)	Bldg 1A (Res)	Retail (Ft ²)	Bldg 2 (Res)	Retail 2 (Ft ²)	Residential (Ft ²)	Retail (Ft ²)	Residential (Ft ²)	Municipal 'satellite' Community Bldg (Ft ²)	Office (Ft ²)	Total(Ft ²)	(Ft ²)	(Ft ²)		Floor Area (Ft ²) (For FSR)	
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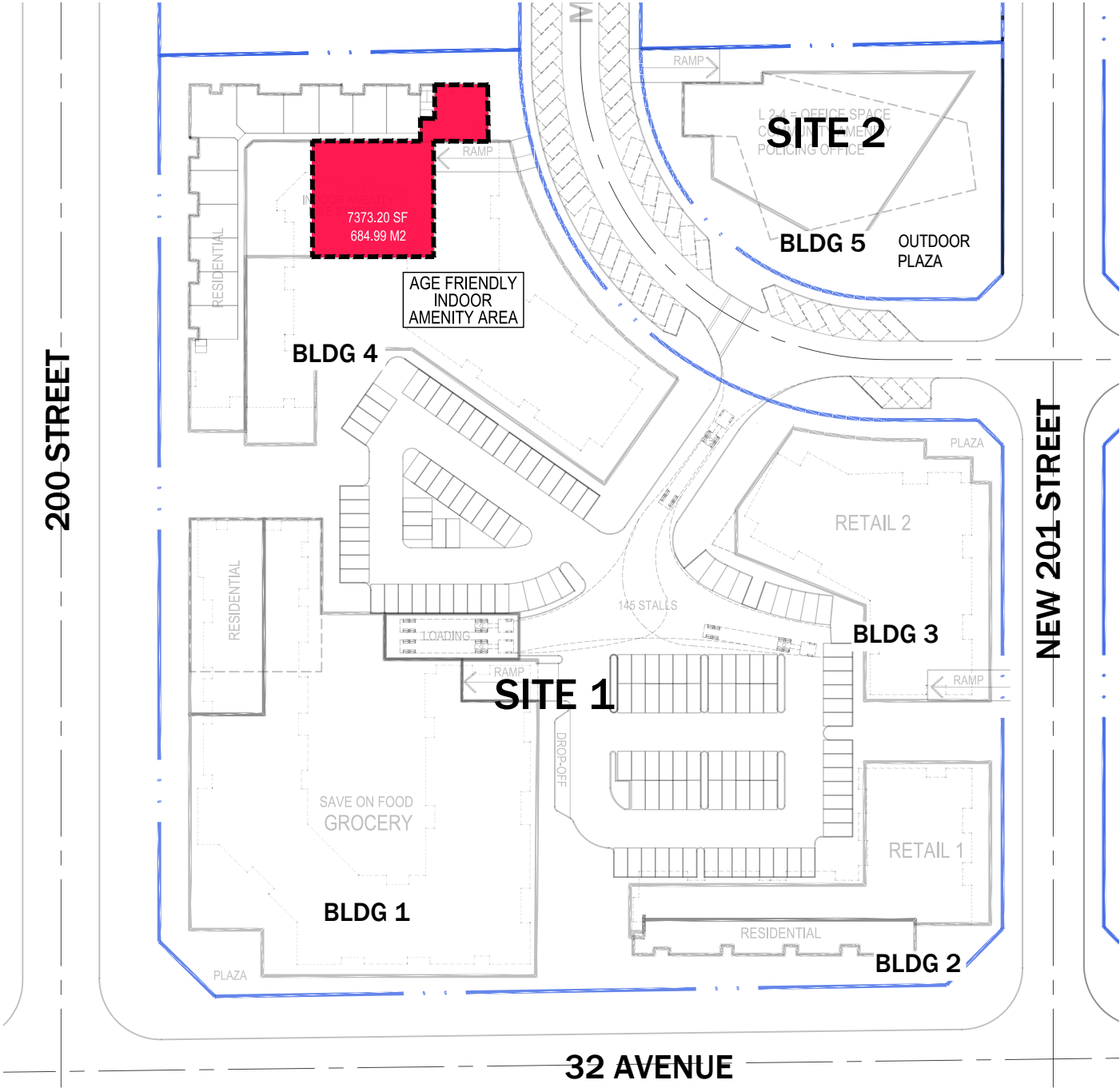
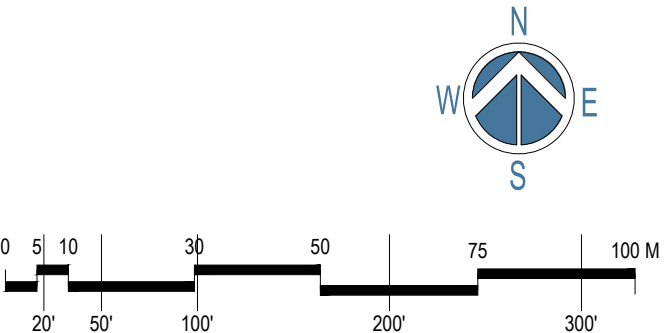
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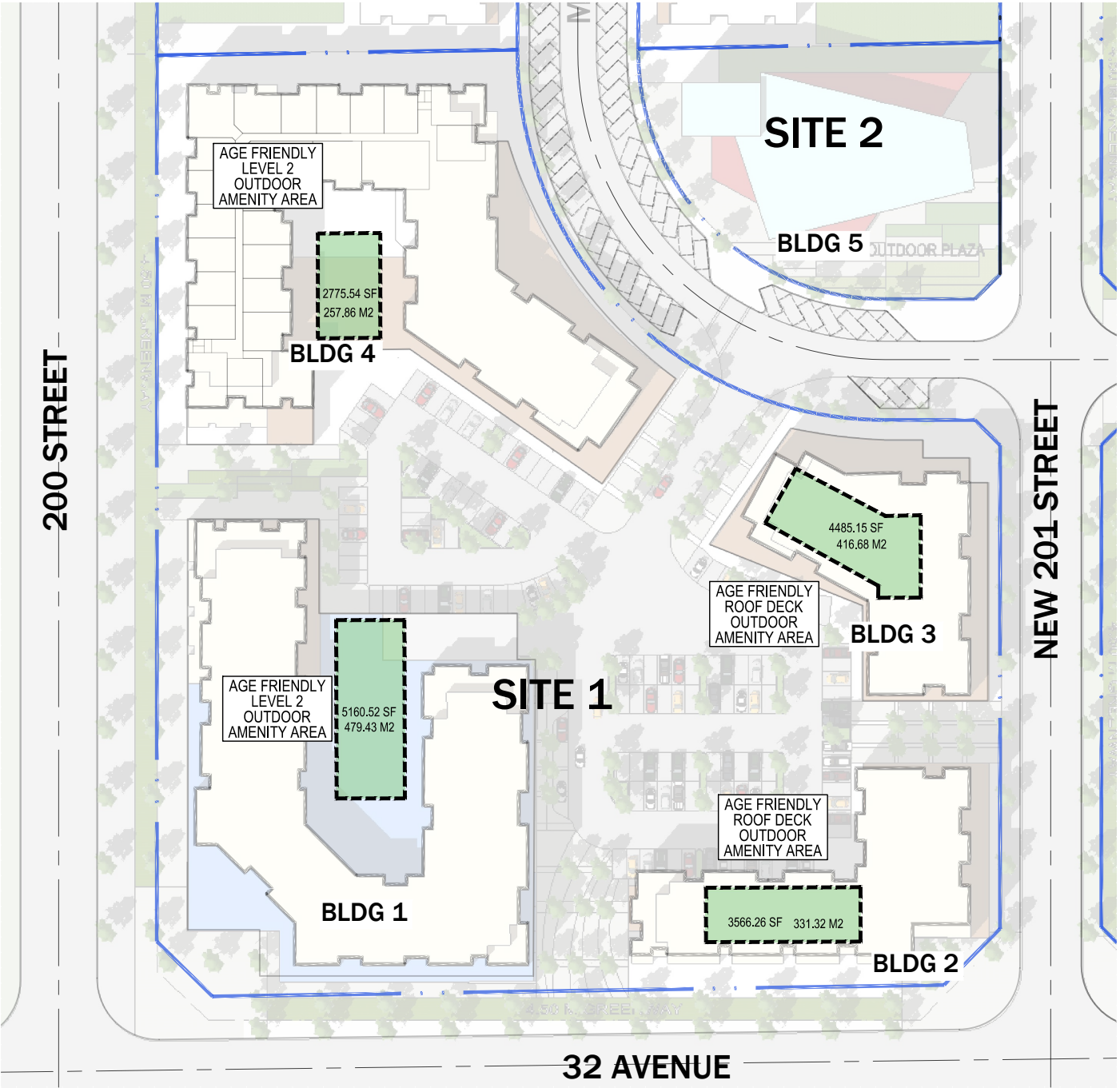
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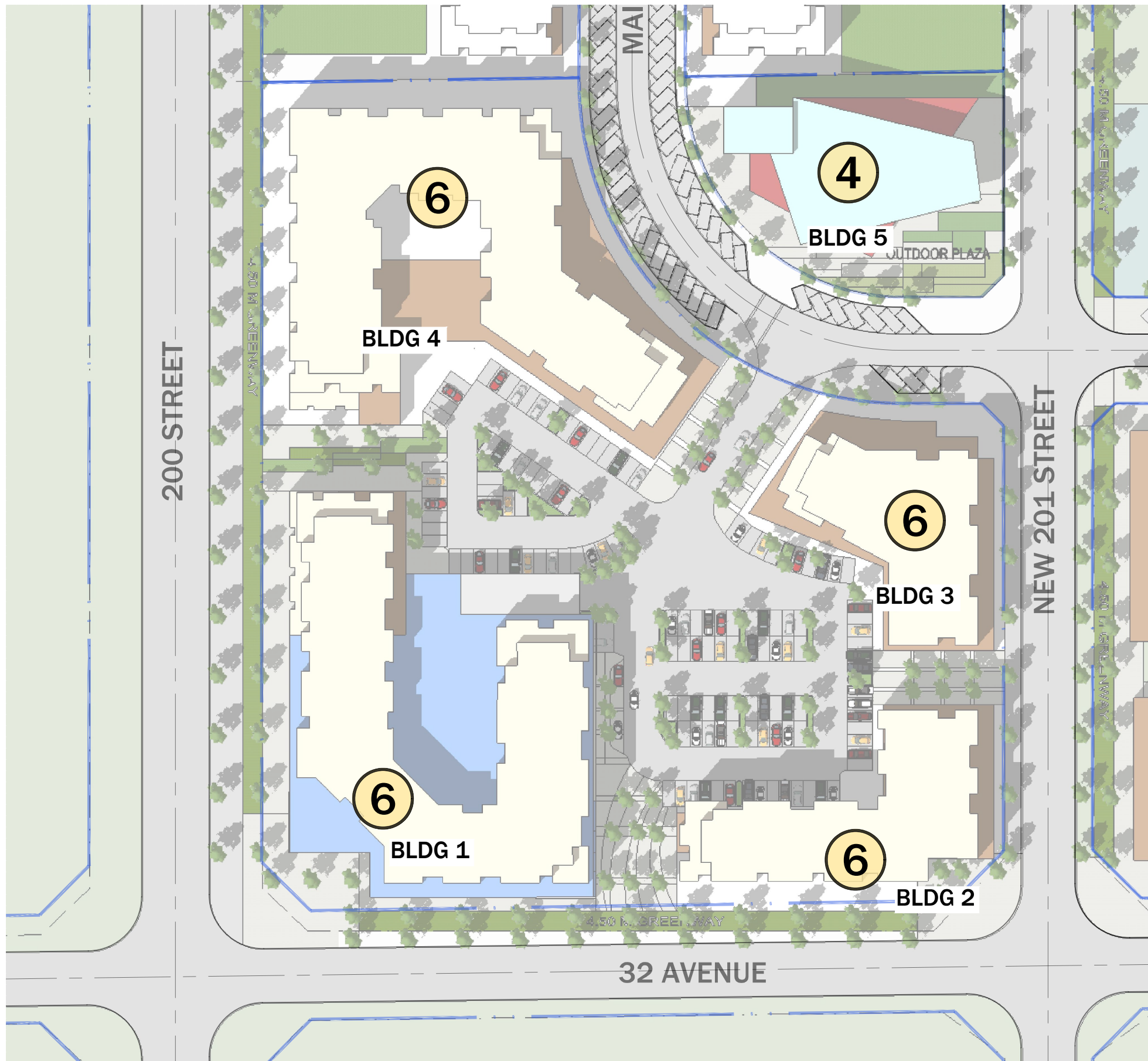
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447	2,160 m ²	23,252 sf ²		2,165	23,300	



LEVEL 1



LEVEL 2 / ROOF DECK



- ④ MAX 4 STOREY (18.0 M)
- ⑥ MAX 6 STOREY (24.0 M)



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AERIAL NW CORNER



AERIAL SW CORNER



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PROJECT:
MIXED-USE RESIDENTIAL
200th St & 32nd Ave, Township of Langley

DRAWING TITLE :
JPD SITE - 3D MASSING



DATABASE: 2319 SITEPLAN
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AERIAL NE CORNER



AERIAL SE CORNER



AERIAL VIEW - LOOKING NORTH



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 200th St & 32nd Ave, Township of Langley

DRAWING TITLE :
JPD SITE - 3D MASSING



DATABASE: 2215 SITEPLAN
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STREETVIEW - MAIN STREET LOOKING WEST



STREETVIEW - SW CORNER PLAZA (200 ST & 32 AVE.)

CONCEPTUAL 3D MASSING



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