PROPOSED FOOD STORE

APRIL 30, 2026 ISSUED FOR DEVELOPMENT PERMIT



LIST OF CONTACTS

ARCHITECTURAL

MALLEN GOWING BERZINS ARCHITECTURE INC.
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PH: (604)484-8285

AARON URION
Principal Architect
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PH: (604)484-8285

DEVELOPMENT MANAGER

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Suite 2000, Three Bentall Centre
595 Burrard Street
Vancouver, BC V6C 0E4

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Development Coordinator
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LANDSCAPE

DAVID STOYKO
2686 East 6th Avenue
Vancouver, BC, V5M 1R3

DAVID STOYKO
Landscape Architect
EMAIL: DAVID@DAVIDSTOYKO.COM
PH: (604)-720-0048

PROJECT LOCATION

CIVIC ADDRESS

T.B.D. 200ST TOWNSHIP OF LANGLEY
BC, V2Y 1Z6

LEGAL ADDRESS

LOT 2, SECTION 26, TOWNSHIP 8, NWD, PLAN
BCP37579 EXCEPT PLAN EPP42970

MGBA
MALLEN GOWING BERZINS
ARCHITECTURE INCORPORATED

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REGISTERED ARCHITECT
KONRAD ZAHARKO URION
PROVINCE OF BRITISH COLUMBIA
2026-04-30

PROJECT STATS SUMMARY

TABLE 1 SITE INFORMATION

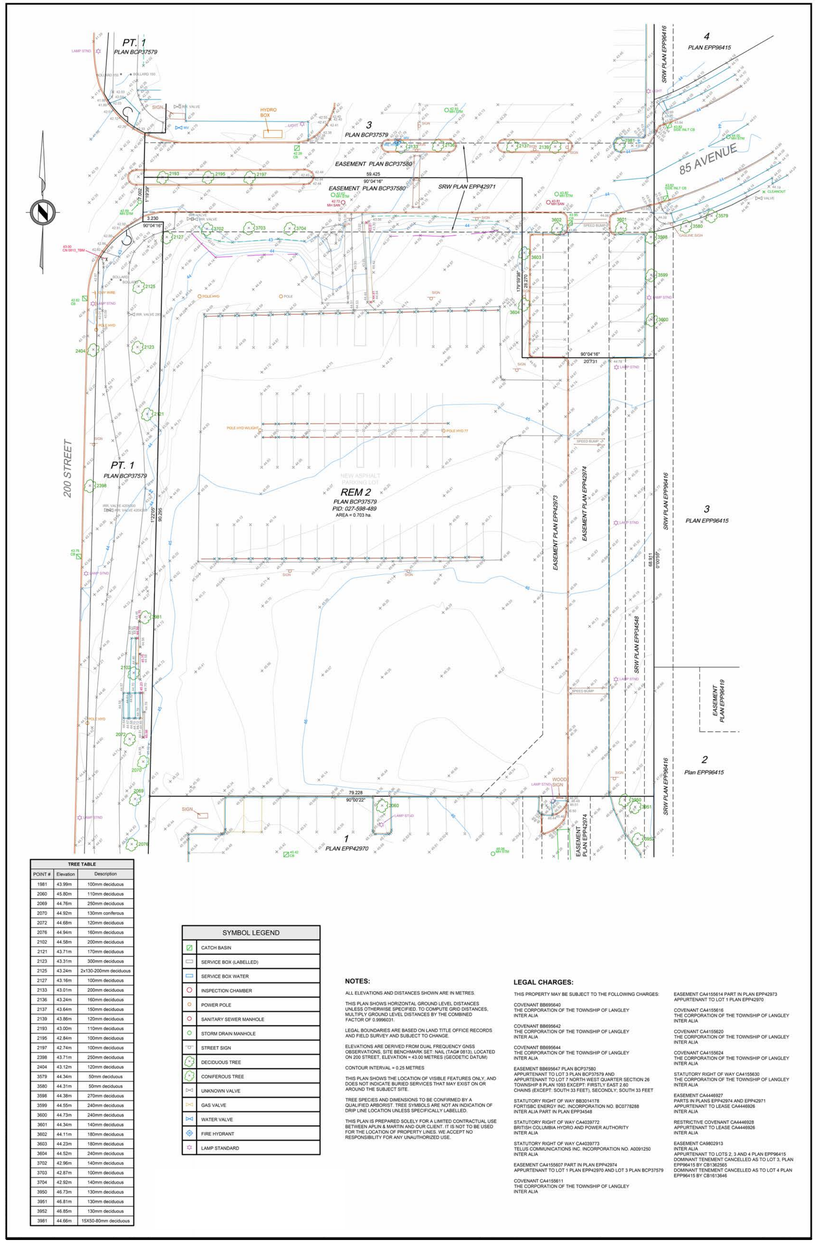
CIVIC ADDRESS	8500 200th STREET TOWNSHIP OF LANGLEY, BC	
LEGAL ADDRESS	LOT 2, SECTION 26, TOWNSHIP 8, NWD, PLAN BCP37579 EXCEPT PLAN EPP42970	
ZONING	C-18 Carvolth Business Park	
OCP NEIGHBOURHOOD PLAN	Carvolth Neighbourhood Plan	
EXISTING AREA PLAN	Office/Mixed Use I	
PROPOSED AREA PLAN	Office/Mixed Use II	
SITE AREA	7,028 m2	75,645 s.f.

TABLE 2 ZONING COMPLIANCE

SETBACKS	*REQUIRED*	*PROPOSED*
FRONT YARD (West - 200th Street)	0.0m	1.60m
REAR YARD (East - Adjacent lot)	0.0m	18.50m
EXTERIOR SIDE YARD (South - 84 Avenue)	0.0m	1.50m
INTERIOR SIDE YARD (North - Adjacent lot)	0.0m	23.20m
BUILDING HEIGHT	*PERMITTED*	*PROPOSED*
From avg. finished grade to higher parapet	15.0m	8.16m
GROSS AREA		
PERMITTED	17,569 m2	189,113 s.f.
PROPOSED	2,100 m2	22,600 s.f.
DENSITY		
FAR - PERMITTED		FAR 2.50
FAR - PROPOSED		FAR 0.30
SITE COVERAGE		
PERMITTED	40% 2,811 m2	30,258 s.f.
PROPOSED	30% 2,100 m2	22,600 s.f.

TABLE 3 PARKING STATS

PARKING		
REQUIRED - RETAIL	1 Stall / 35m2 Gross Floor Area	60 Stalls
PROVIDED		69 Stalls
STALLS PER 1,000 s.f. GLA		3.05 Stalls
LOADING		
REQUIRED - COMMERCIAL USE	Min. 1 space for buildings > 500 m2	1 Space
PROVIDED		2 Spaces



TREE TABLE		
POINT #	Elevation	Description
1881	43.89m	100mm deciduous
2060	45.80m	110mm deciduous
2069	44.76m	250mm deciduous
2070	44.92m	130mm coniferous
2072	44.68m	120mm deciduous
2076	44.94m	160mm deciduous
2102	44.58m	220mm deciduous
2121	43.71m	175mm deciduous
2123	43.31m	300mm deciduous
2125	43.24m	2x100-200mm deciduous
2127	43.16m	120mm deciduous
2133	43.01m	200mm deciduous
2136	43.24m	160mm deciduous
2137	43.64m	150mm deciduous
2139	43.86m	120mm deciduous
2193	43.00m	110mm deciduous
2195	42.84m	100mm deciduous
2197	42.74m	160mm deciduous
2398	43.71m	200mm deciduous
2404	43.12m	120mm deciduous
3079	44.34m	50mm deciduous
3680	44.31m	50mm deciduous
3598	44.38m	270mm deciduous
3599	44.55m	240mm deciduous
3600	44.73m	240mm deciduous
3601	44.34m	140mm deciduous
3602	44.11m	180mm deciduous
3603	44.23m	180mm deciduous
3604	44.52m	240mm deciduous
3702	42.96m	140mm deciduous
3703	42.87m	100mm deciduous
3704	42.92m	140mm deciduous
3950	46.73m	130mm deciduous
3951	46.81m	130mm deciduous
3952	46.85m	130mm deciduous
3981	44.86m	10/450-80mm deciduous

SYMBOL LEGEND
CATCH BASIN
SERVICE BOX (LABELLED)
SERVICE BOX WATER
INSPECTION CHAMBER
POWER POLE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
STREET SIGN
DECIDUOUS TREE
CONIFEROUS TREE
UNKNOWN VALVE
GAS VALVE
WATER VALVE
FIRE HYDRANT
LAMP STANDARD

NOTES:

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.9996031

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY AND SUBJECT TO CHANGE.

ELEVATIONS ARE DERIVED FROM DUAL FREQUENCY GNSS OBSERVATIONS. SITE BENCHMARK SET: MAL (ITAGA 081U), LOCATED ON 200 STREET, ELEVATION = 43.00 METRES (GEODETIC DATUM)

CONTOUR INTERVAL = 0.25 METRES

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN APLIN & MARTIN AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

LEGAL CHARGES:

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING CHARGES:

COVENANT BB695640
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
INTER ALIA

COVENANT BB695642
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
INTER ALIA

COVENANT BB695644
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
INTER ALIA

EASEMENT BB695647 PLAN BCP37580
APPURTENANT TO LOT 3 PLAN BCP37579 AND
APPURTENANT TO LOT 7 NORTH WEST QUARTER SECTION 26
TOWNSHIP 8 PLAN 1093 EXCEPT: FIRSTLY EAST 2.60
CHAINS (EXCEPT: SOUTH 33 FEET), SECONDLY: SOUTH 33 FEET

STATUTORY RIGHT OF WAY BB3014178
FORTISBC ENERGY INC. INCORPORATION NO. BC0778268
INTER ALIA PART IN PLAN EPP43458

STATUTORY RIGHT OF WAY CA4035772
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
INTER ALIA

STATUTORY RIGHT OF WAY CA4035773
TELUS COMMUNICATIONS INC. INCORPORATION NO. A0091250
INTER ALIA

EASEMENT CA4135907 PART IN PLAN EPP42974
APPURTENANT TO LOT 1 PLAN EPP42970 AND LOT 3 PLAN BCP37579

COVENANT CA4135911
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
INTER ALIA

EASEMENT CA4155614 PART IN PLAN EPP42973
APPURTENANT TO LOT 1 PLAN EPP42970

COVENANT CA4155616
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
INTER ALIA

COVENANT CA4155620
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
INTER ALIA

COVENANT CA4155624
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
INTER ALIA

STATUTORY RIGHT OF WAY CA4155630
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
INTER ALIA

EASEMENT CA4446927
PARTS IN PLANS EPP42974 AND EPP42971
APPURTENANT TO LEASE CA4446928
INTER ALIA

RESTRICTIVE COVENANT CA4446928
APPURTENANT TO LEASE CA4446926
INTER ALIA

EASEMENT CA4802913
INTER ALIA
APPURTENANT TO LOTS 2, 3 AND 4 PLAN EPP96415
DOMINANT TENEMENT CANCELLED AS TO LOT 3, PLAN EPP96415 BY CB1813042
DOMINANT TENEMENT CANCELLED AS TO LOT 4 PLAN EPP96415 BY CB1813846

1 DP.002 TOPOGRAPHIC SURVEY PLAN - FOR REFERENCE ONLY
NOT TO SCALE

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300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA
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MGBA.COM INFO@MGBA.COM T: 604.484.8285

REGISTERED ARCHITECT IN KONRAD CANARSKO BRITISH COLUMBIA
2026-04-30
CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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PROJECT:
WESGROUP
PROPOSED FOOD STORE
200 ST,
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

SHEET TITLE:
SITE STATS & SURVEY

PLOT DATE: APRIL 30, 2026
SCALE: 12" = 1'-0"
PROJECT NO: 25237
DRAWING NO: DP.002
REVISION



20077 84 Ave Langley Twp, British Columbia



8411 200 St, Langley Twp, BC V2Y 0E7



KEY PLAN NOT TO SCALE

8500 200th ST. LANGLEY TOWNSHIP



20080 84 Ave Langley Twp, British Columbia



8411 200 St, Langley Twp, BC V2Y 0E7



20037 84 Ave, Langley Twp, BC V2Y 2B9



20078A 85 Ave, Langley Twp, BC V2Y 3Z2



8590 200 St, Langley Twp, BC V2Y 2B9



20065 85 Ave, Langley Twp, BC V2Y 3Y4



8506 200 St, Langley Twp, BC V2Y 0M1



8590 200 St, Langley Twp, BC V2Y 2B9



20065 85 Ave, Langley Twp, BC V2Y 3Y4

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REGISTERED ARCHITECT
KONRAD KANARKO URBAN
PROVINCE OF BRITISH COLUMBIA
2026-04-30

CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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PROJECT:

WESGROUP
PROPOSED FOOD STORE

200 ST.
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

SHEET TITLE:

SITE LOCATION

PLOT DATE: APRIL 30, 2026
PROJECT NO: 25237
SCALE: 1" = 1'-0"
DRAWING NO.: DP.003
REVISION:



RIVER DISTRICT BY WESGROUP, 8550 River District Crossing, Vancouver, BC



BREWERY DISTRICT BY WESGROUP, 200 E Columbia St, New Wesminster, BC



LANGLEY CITY SQUARE BY WESGROUP, 19860 - 19898 Langley Bypass, Langley, BC



RIVER DISTRICT BY WESGROUP, 8550 River District Crossing, Vancouver, BC



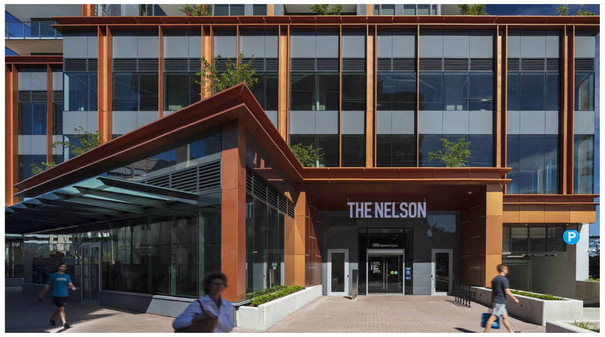
BREWERY DISTRICT BY WESGROUP, 200 E Columbia St, New Wesminster, BC



LANGLEY CITY SQUARE BY WESGROUP, 19860 - 19898 Langley Bypass, Langley, BC



RIVER DISTRICT BY WESGROUP, 8550 River District Crossing, Vancouver, BC



BREWERY DISTRICT BY WESGROUP, 200 E Columbia St, New Wesminster, BC



LANGLEY CITY SQUARE BY WESGROUP, 19860 - 19898 Langley Bypass, Langley, BC



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BREWERY DISTRICT BY WESGROUP, 200 E Columbia St, New Wesminster, BC



LANGLEY CITY SQUARE BY WESGROUP, 19860 - 19898 Langley Bypass, Langley, BC

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REGISTERED ARCHITECT IN KONRAD CANARKO UNION BRITISH COLUMBIA
2026-04-30

CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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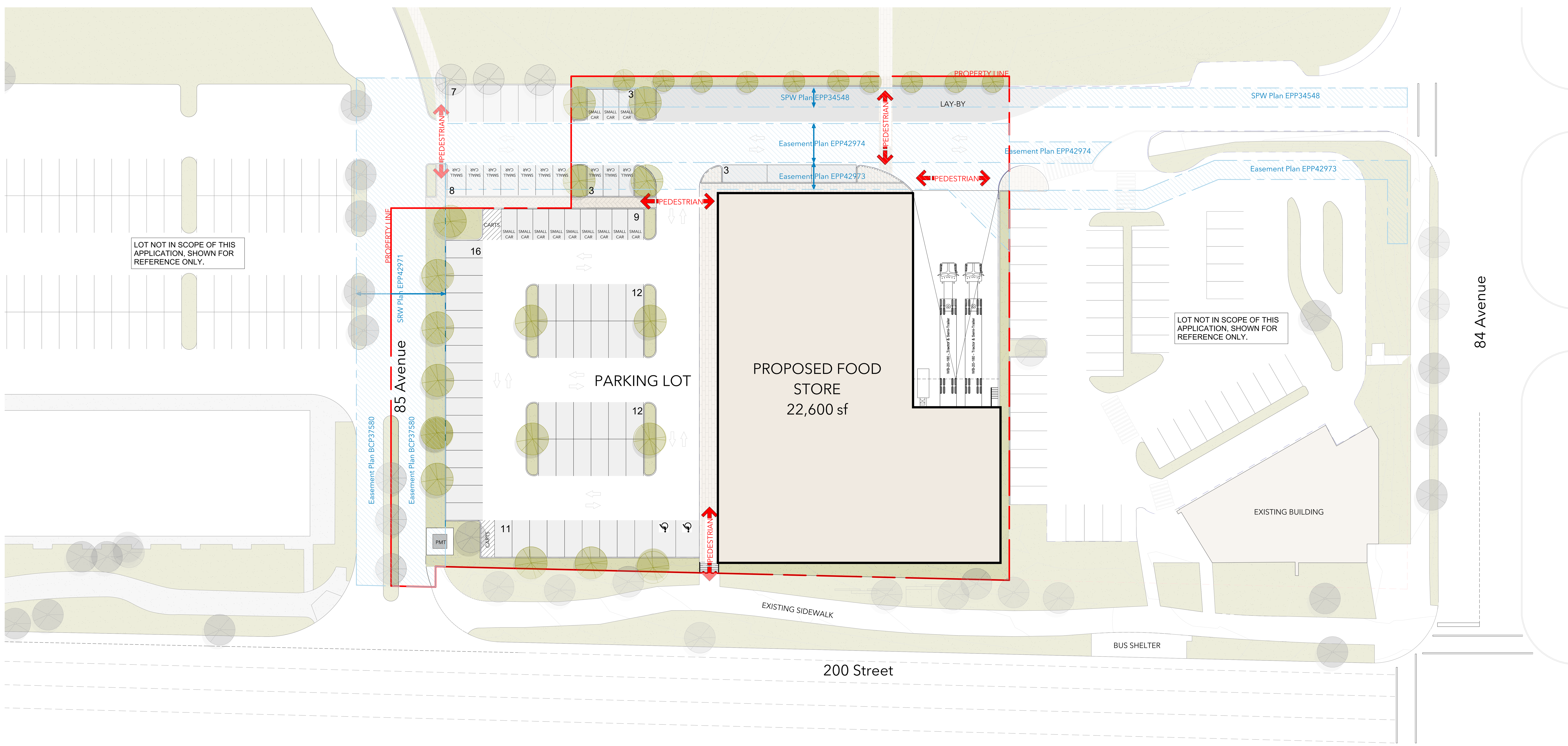
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PROJECT:
WESGROUP
PROPOSED FOOD STORE

200 ST.
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

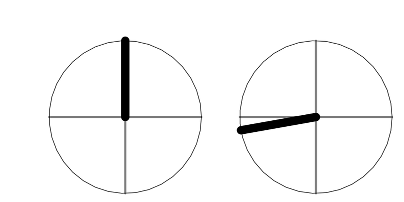
SHEET TITLE:
WESGROUP DESIGN PRECEDENTS

PLOT DATE: APRIL 30, 2026
SCALE: 1" = 1'-0"
PROJECT NO: 25237
DRAWING NO.: DP.004
REVISION:



1 DP.100 CONTEXT PLAN

SCALE: 1 : 350



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LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EASEMENT AREA
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- EXISTING TREES
- PROPOSED TREES

REGISTERED ARCHITECT
AARON KONRAD ZAHARKO URION
BRITISH COLUMBIA
2026-04-30

CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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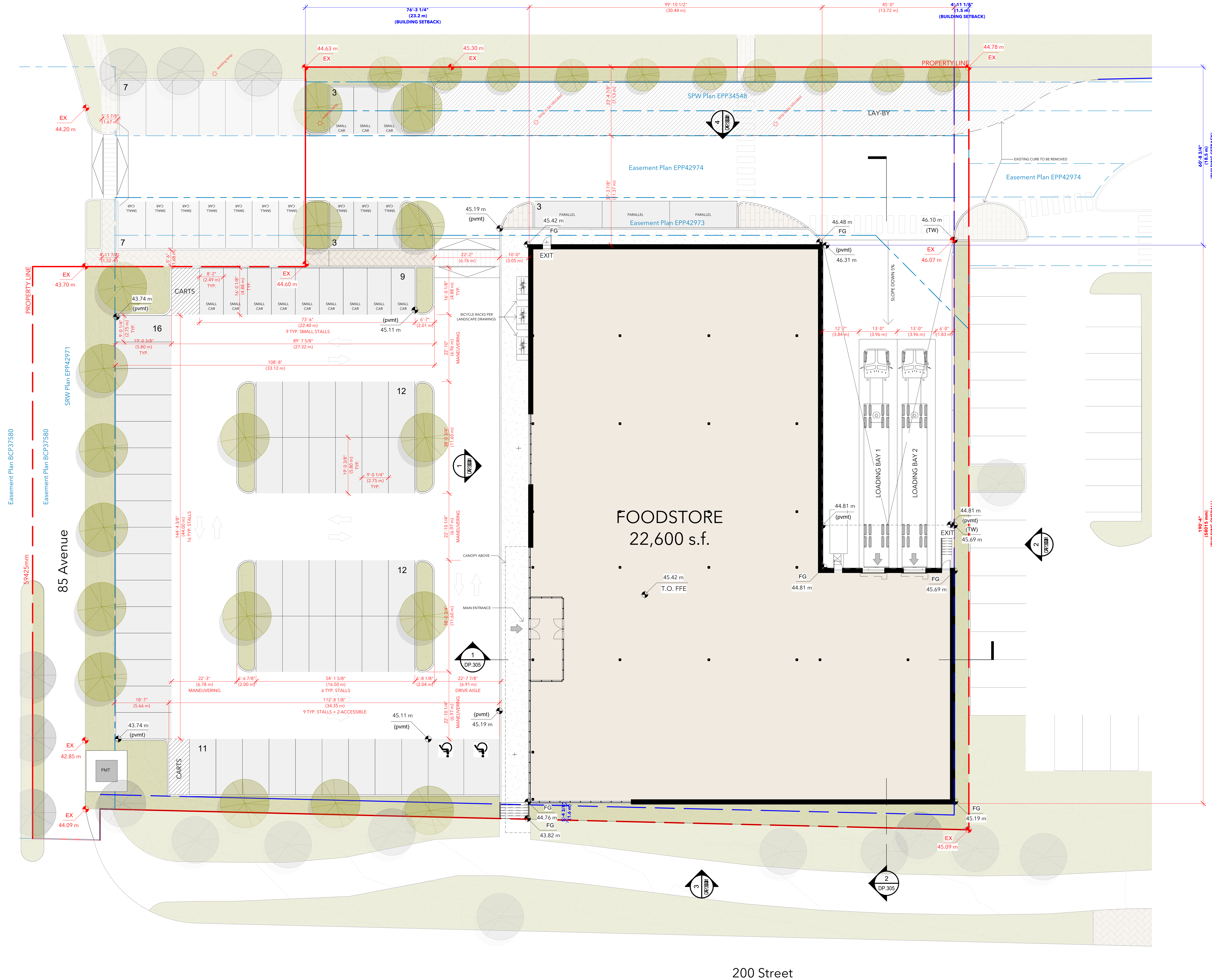
WESGROUP
PROPOSED FOOD STORE

200 ST.
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

SHEET TITLE:

CONTEXT PLAN

PLOT DATE: APRIL 30, 2026
PROJECT NO.: 25237
SCALE: As indicated
DRAWING NO.: DP.100
REVISION:



1 DP.101 SITE PLAN
SCALE: 1 : 200

PROJECT NORTH
TRUE NORTH

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LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EASEMENT AREA
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- EXISTING TREES
- PROPOSED TREES

REGISTERED ARCHITECT AARON KONRAD ZAHARKO URION BRITISH COLUMBIA 2026-04-30

CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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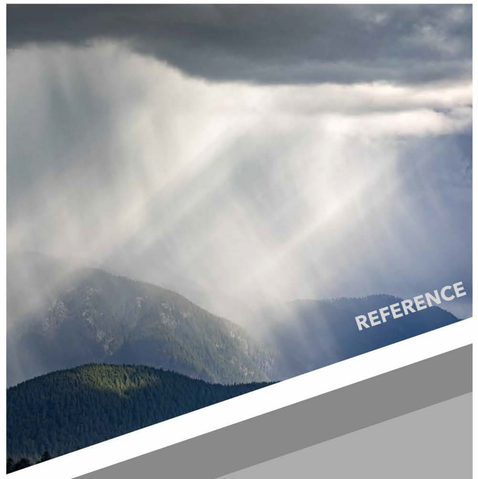
PROJECT:
WESGROUP
PROPOSED FOOD STORE
200 ST.
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

SHEET TITLE:
SITE PLAN

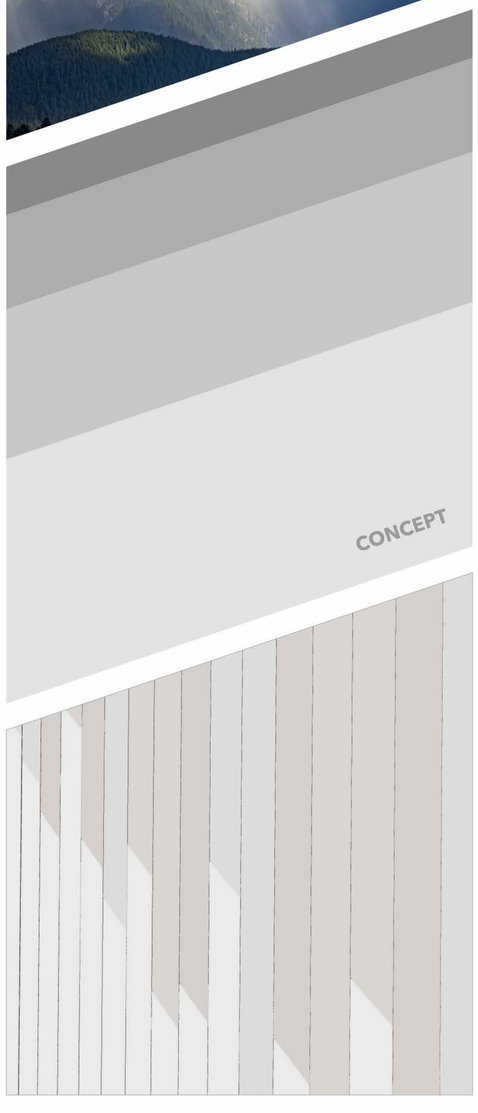
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PROJECT NO. 25237
SCALE: As indicated
DRAWING NO. DP.101
REVISION

FORM INFLUENCE

REFERENCE



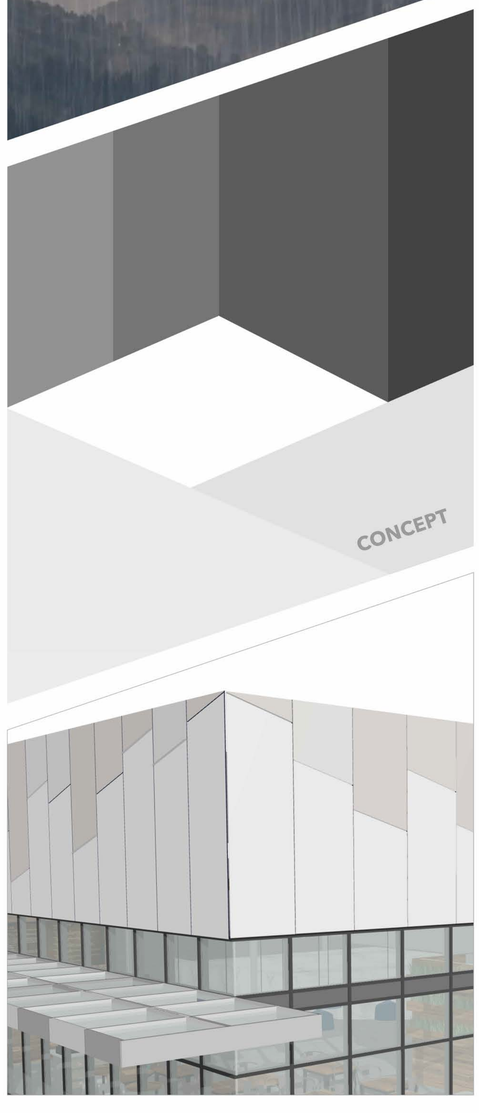
CONCEPT



PROPOSED



CONCEPT



PROPOSED

REFERENCE



CONCEPT



PROPOSED

COLOUR CONCEPT

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MGBA.COM INFO@MGBA.COM T: 604.484.8285

REGISTERED ARCHITECT IVAN KONRAD CARANKO URION PROVINCE OF BRITISH COLUMBIA
2026-04-30

CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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PROJECT:
WESGROUP
PROPOSED FOOD STORE

200 ST,
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

SHEET TITLE:
DESIGN PRECEDENTS

PLOT DATE:	PROJECT NO.
APRIL 30, 2026	25237
SCALE:	
DRAWING NO.	REVISION
DP.300a	



THE FACADE EMULATES THE VIEWS OF THE NORTH SHORE, REFLECTING THE RHYTHM OF THE NORTH WEST PEAKS.



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MALLEN GOWING BERZINS
ARCHITECTURE INCORPORATED

ARCHITECTURE + INTERIOR DESIGN

300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA
1725 GOVERNMENT STREET, VICTORIA, BC, CA

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REGISTERED ARCHITECT
KAZUYUKI KONRAD KANAMORI
PROVINCE OF BRITISH COLUMBIA
2026-04-30

CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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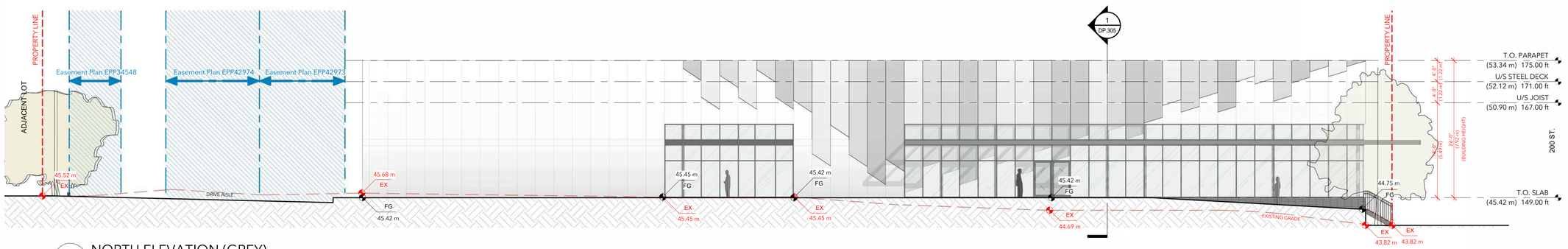
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PROJECT:
WESGROUP
PROPOSED FOOD STORE

200 ST,
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

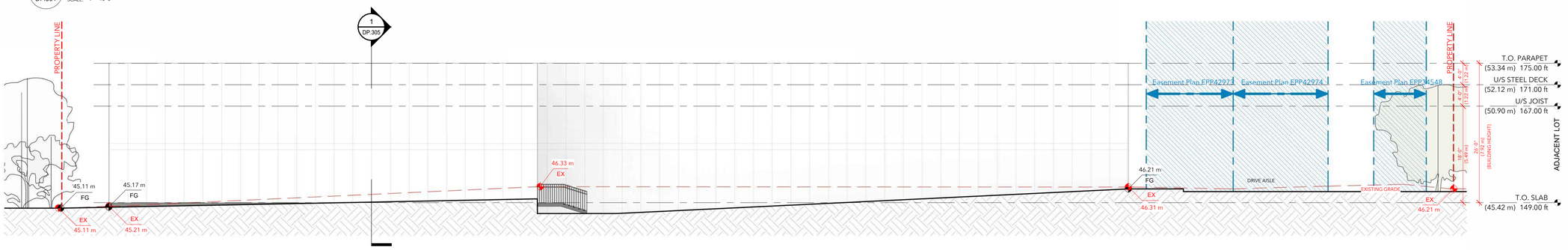
SHEET TITLE:
NORTH SHORE
MOUNTAIN IMAGERY

PLOT DATE: APRIL 30, 2026
SCALE: 12" = 1'-0"
PROJECT NO: 25237
DRAWING NO: DP.300b
REVISION:



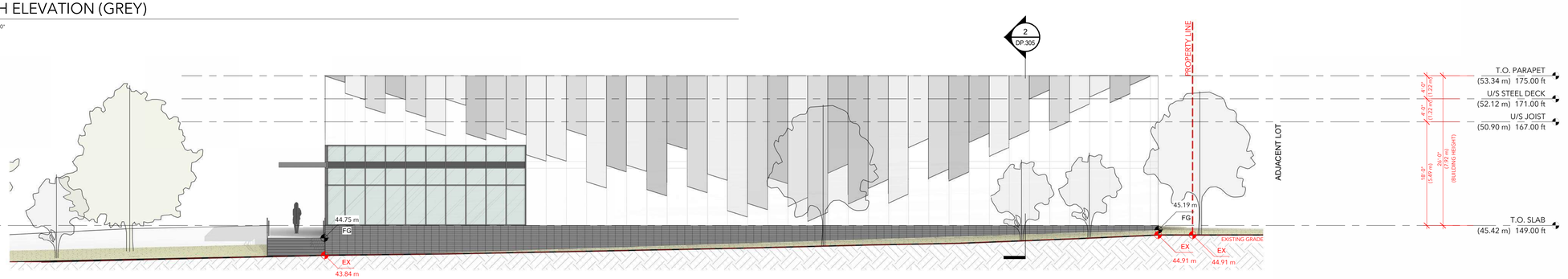
1 DP.301 NORTH ELEVATION (GREY)

SCALE: 1" = 10'-0"



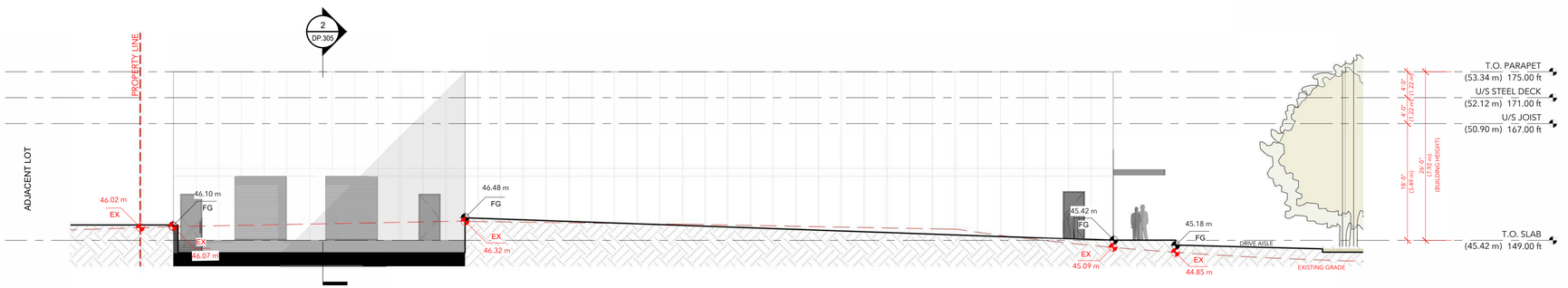
2 DP.301 SOUTH ELEVATION (GREY)

SCALE: 1" = 10'-0"



3 DP.301 WEST ELEVATION (GREY)

SCALE: 1" = 10'-0"



4 DP.301 EAST ELEVATION (GREY)

SCALE: 1" = 10'-0"

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ARCHITECTURE + INTERIOR DESIGN
300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA
1725 GOVERNMENT STREET, VICTORIA, BC, CA
MGBA.COM INFO@MGBA.COM T: 604.484.8285

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EASEMENT AREA
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- EXISTING TREES
- PROPOSED TREES
- PG 00.00 m — PROPOSED GRADE
- 00.00 m EX — EXISTING GRADE

REGISTERED ARCHITECT
IN KONRAD KAMARKO UNION
PROVINCE OF BRITISH COLUMBIA
2026-04-30

CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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PROJECT:

WESGROUP
PROPOSED FOOD STORE

200 ST.
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

SHEET TITLE:

EXTERIOR ELEVATIONS - GREY

PLOT DATE:	PROJECT NO
APRIL 30, 2026	25237
SCALE: As indicated	
DRAWING NO.: DP.301	REVISION



1 DP.301a PERSPECTIVE VIEW - BUILDING FRONTAGE AT NORTH WEST CORNER (DAY TIME)

NOT TO SCALE

MGBA

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ARCHITECTURE + INTERIOR DESIGN

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REGISTERED ARCHITECT
KONRAD CAMARKO URION
PROVINCE OF BRITISH COLUMBIA
2026-04-30

CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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PROJECT:

WESGROUP
PROPOSED FOOD STORE

200 ST.
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

SHEET TITLE:

PERSPECTIVE VIEWS

PLOT DATE:	PROJECT NO.
APRIL 30, 2026	25237
SCALE:	
DRAWING NO.	REVISION
DP.301a	



1 DP.301b PERSPECTIVE VIEW - BUILDING FRONTAGE AT NORTH WEST CORNER (NIGHT TIME)
NOT TO SCALE

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REGISTERED ARCHITECT IVAN KONRAD CARANKO URION PROVINCE OF BRITISH COLUMBIA
2026-04-30

CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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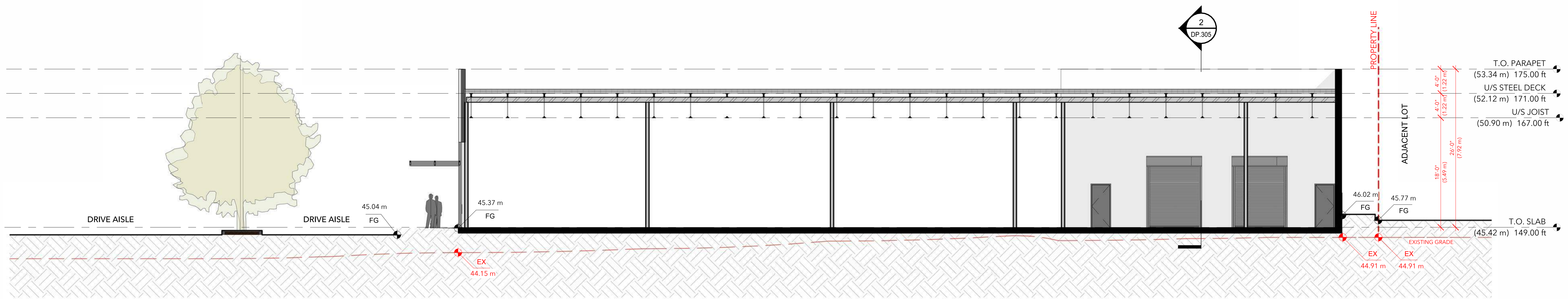
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PROJECT:
WESGROUP
PROPOSED FOOD STORE

200 ST.
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

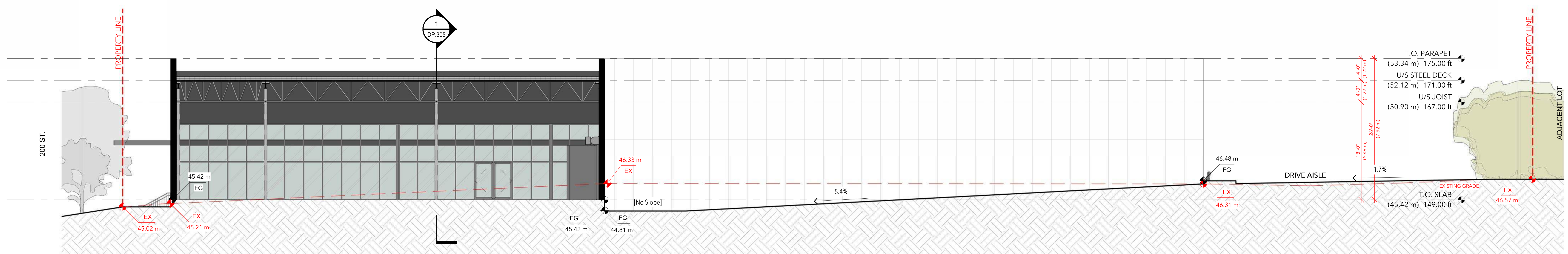
SHEET TITLE:
PERSPECTIVE VIEWS

PLOT DATE: APRIL 30, 2026
SCALE:
PROJECT NO. 25237
DRAWING NO. DP.301b
REVISION



1 DP.305 NORTH SOUTH ENTRANCE SECTION

SCALE: 1" = 10'-0"



2 DP.305 EAST WEST RAMP SECTION

SCALE: 1" = 10'-0"

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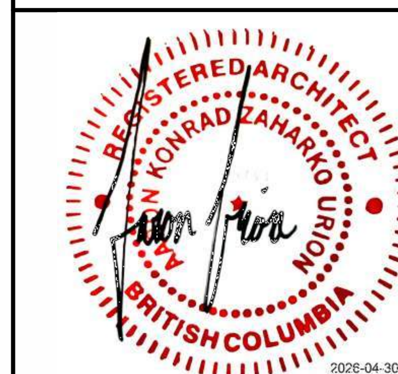
ARCHITECTURE + INTERIOR DESIGN

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1725 GOVERNMENT STREET, VICTORIA, BC, CA

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LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EASEMENT AREA
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- EXISTING TREES
- PROPOSED TREES
- PG 00.00 m PROPOSED GRADE
- 00.00 m EX EXISTING GRADE



CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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PROJECT:

WESGROUP
PROPOSED FOOD STORE

200 ST.
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

SHEET TITLE:

SECTIONS

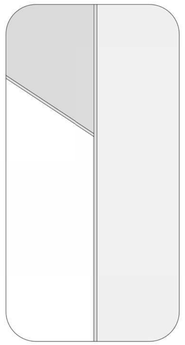
PLOT DATE: APRIL 30, 2026

PROJECT NO. 25237

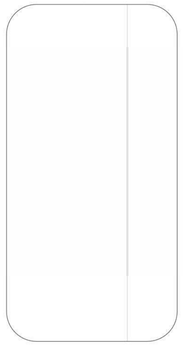
SCALE: As indicated

DRAWING NO. DP.305

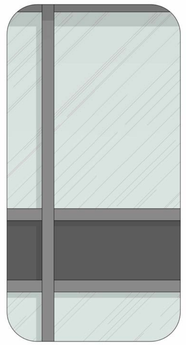
REVISION



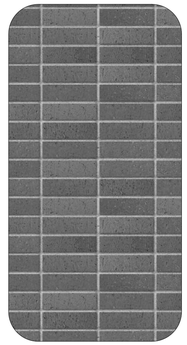
1 CLADDING PANEL SYSTEM
COLOUR: GRADIENT GREYS



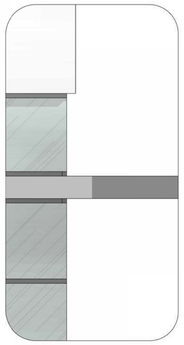
2 CLADDING PANEL SYSTEM
COLOUR: GRADIENT WHITES



3 GLAZING SYSTEM
FRAME COLOUR: BLACK



4 MASONRY BLOCK



5 GLASS CANOPY SYSTEM
FRAME COLOUR: GRADIENT GREYS



1 / DP.306 PERSPECTIVE VIEW - BUILDING FRONTAGE AT NORTH WEST CORNER (DAY TIME)
NOT TO SCALE

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1725 GOVERNMENT STREET, VICTORIA, BC, CA
MGBA.COM INFO@MGBA.COM T: 604.484.8285

REGISTERED ARCHITECT
KAI KONRAD KANARSKI URION
ARCHITECTS ASSOCIATION OF BRITISH COLUMBIA
2026-04-30

CERTIFIED PROFESSIONAL

REV	YYYY MM DD	DESCRIPTION	DR	RV

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PROJECT:
WESGROUP
PROPOSED FOOD STORE

200 ST.
TOWNSHIP OF LANGLEY, BC
V2Y 1Z6

SHEET TITLE:
MATERIAL BOARD

PLOT DATE: APRIL 30, 2026
PROJECT NO. 25237
SCALE: As indicated
DRAWING NO. DP.306
REVISION