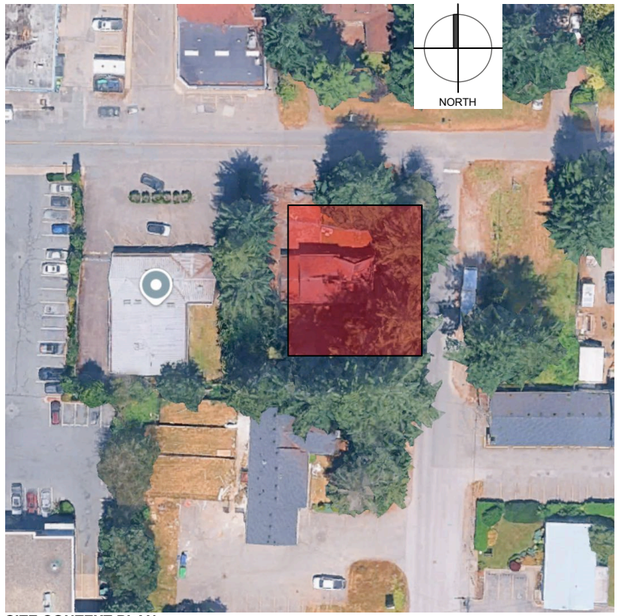


New Development For 20056 40A Avenue, Township of Langley, BC
Development Permit Application



KCC ARCHITECTURE

KCC Architecture & Design Ltd. kccarchitecture.com
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717



SITE CONTEXT PLAN

ARCHITECTURAL DRAWING LIST

A0.0	**COVER SHEET**
A1.0	**PROJECT DATA**
A2.0	**SITE PLAN**
A2.1	FIRE TRUCK ACCESS
A2.2	PROPERTY LINES
A3.0	**LEVEL 1 PLAN**
A3.1	ROOF PLAN
A4.0	**N & S ELEVATIONS**
A4.1	E & W ELEVATIONS
A5.0	**SECTIONS**
A5.1	STREET SECTION
A6.0	**ISO VIEW**
A6.1	ISO VIEW
A6.2	ISO VIEW
A6.3	ISO VIEW
A7.0	**FINISHES BOARD**

SITE DATA

CIVIC ADDRESS

20056 40A AVENUE, TOWNSHIP OF LANGLEY, BC

LEGAL DESCRIPTION

LOT 58 SECTION 35 TOWNSHIP-7 NWD PLAN 38490
PID 003-452-336

ZONING

COMMUNITY COMMERCIAL ZONE C-2

SITE AREA

GROSS SITE	13,154.47	SF	1,222.09	SM
ROAD DEDICATION	1,660.88	SF	154.30	SM
NET SITE (DEVELOPABLE AREA)	**11,493.59**	**SF**	**1,067.79**	**SM**

BUILDING FOOTPRINT

4,981.54	**SF**	**462.80**	**SM**

GROSS FLOOR AREA

LEVEL 1				
UNIT 1	1,590.17	SF	147.73	SM
UNIT 2	1,590.17	SF	147.73	SM
UNIT 3	1,467.63	SF	136.35	SM
SUBTOTAL RETAIL/OFFICE	**4,647.97**	**SF**	**431.81**	**SM**
GARBAGE & RECYCLING	151.42	SF	14.07	SM
ELECTRICAL	92.76	SF	8.62	SM
MECHANICAL	89.39	SF	8.30	SM
SUBTOTAL	**4,981.54**	**SF**	**462.80**	**SM**
GRAND TOTAL	**4,981.54**	**SF**	**462.80**	**SM**

DENSITY (FAR)

PERMITTED	1.0
PROVIDED	**0.43**

LOT COVERAGE

PERMITTED	40%	
PROVIDED	43%	VARIANCE PROPOSED

BUILDING HEIGHT

PERMITTED	12M	(39.37 FT)
PROVIDED	**4.57M**	**(15 FT)**

BUILDING SETBACKS

FRONT YARD (40 AVENUE)		
	0M	PERMITTED
	0M	PROVIDED
REAR YARD (SOUTH)		
	3M	PERMITTED
	3M	PROVIDED
SIDE YARD (WEST)		
	0M	PERMITTED
	0M	PROVIDED
SIDE YARD (EAST) (200B STREET)		
	0M	PERMITTED
	0M	PROVIDED

(1) side yard setback shall be 7.5 m or 0.0 m if the said side yard abuts land which is designated Commercial, Mixed Employment or Industrial in the OCP.

STANDARD PARKING REQUIREMENTS

OFFICE AND/OR RETAIL = 1 SPACE PER 35 SM G.F.A.	431.81	SM	/35 =	12.34
TOTAL REQUIRED			(12)	**12.34**
STANDARD PROVIDED				8
SMALL PROVIDED				3
ACCESSIBLE PROVIDED				1
TOTAL PROVIDED				**12**

ACCESSIBLE PARKING REQUIREMENTS

IF MORE THAN 12 SPACES 2% ARE REQUIRED	
ACCESSIBLE REQUIRED	**1**
(50% OF ACCESSIBLE PARKING SPACES MUST BE PROVIDED AS VAN-ACCESSIBLE PARKING APACES)	
TOTAL PROVIDED	**1**

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

PROVIDED	**0**

CLIENT

JAS OBEROI GROUP
DEVELOPER

Office: 778 994 7450
Email: jo@jasoberoi.ca

ARCHITECT

KARLA CASTELLANOS Architect AIBC AAA
KCC ARCHITECTURE AND DESIGN LTD

Office: 866 382 4717 ext. 1
Email: kcastellanos@kccarchitecture.com

CIVIL

ROD GONZALEZ P.Eng
HUB ENGINEERING INC

Office: 604 501 1625
Email: rod@hub-inc.com

LANDSCAPE

SCOTT WATSON
AMR SYSTEMS LTD

Office: 604 402 0031
Email: scott@amrsystems.ca

ARBORIST

MIKE FADUM P.Eng
MIKE FADUM AND ASSOCIATES

Office: 778 593 0300
Email: mfadum@fadum.ca

SURVEYOR

LAKHJOT S.GREWAL P.Eng
GREWAL & ASSOCIATES PROFESSIONAL LAND SURVEYORS

Office: 604 597 8567
Email: Office@GrewalSurveys.com

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NO.	DATE	ISSUANCE
1	2025 09 18	ISSUED FOR DP
2	2026 03 30	RE-ISSUED FOR DP

JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

PROJECT DATA

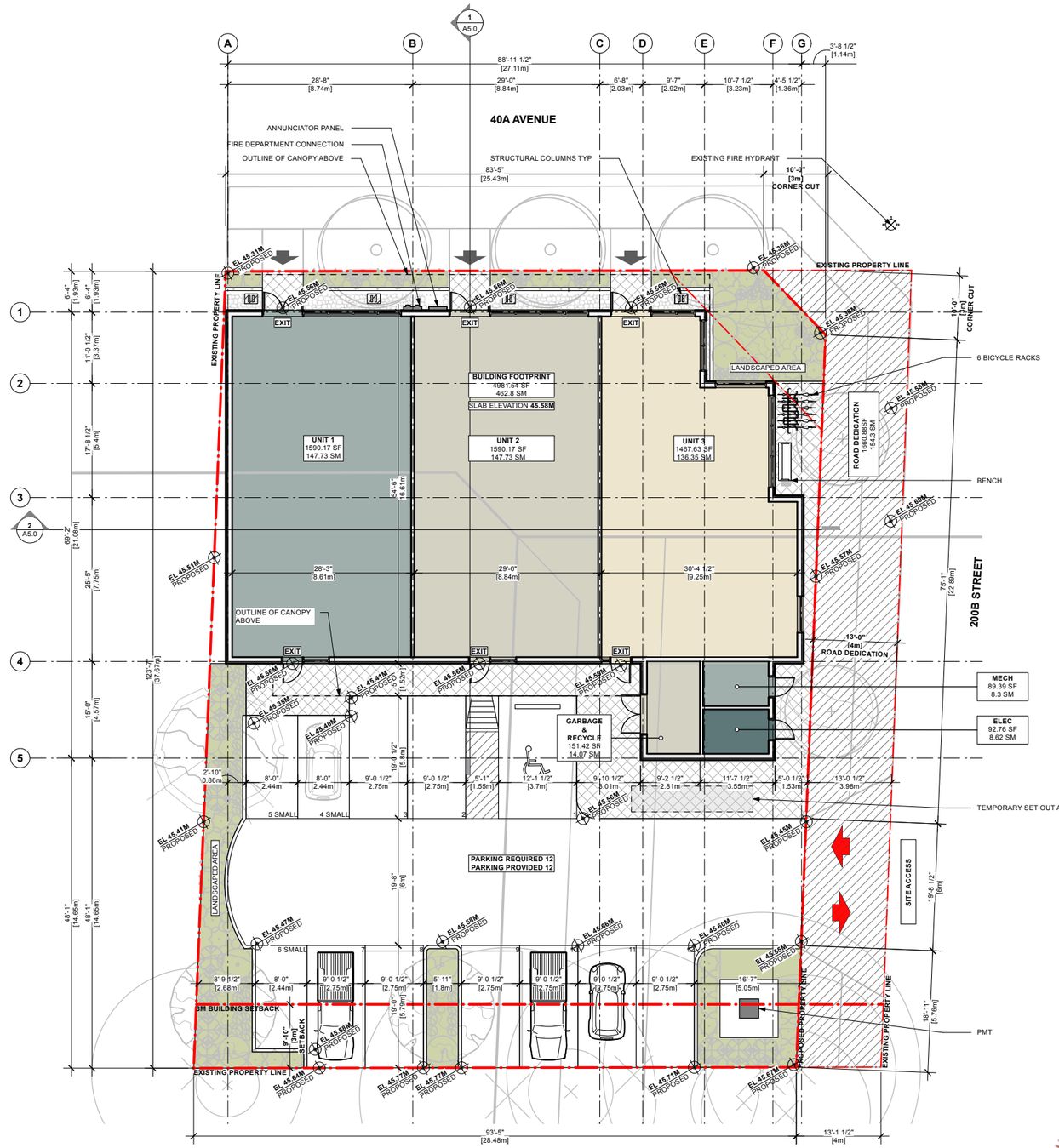
REGISTERED ARCHITECT KARLA CASTELLANOS BRITISH COLUMBIA
2026-04-29

A 1.0

KCC ARCHITECTURE

DRAWN: CF
CHECKED: KC
SCALE: N/A
FILE: 2503

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NO.	DATE	ISSUANCE
1	2025 09 18	ISSUED FOR DP
2	2026 02 12	ISSUED FOR REVIEW
3	2026 02 17	ISSUED FOR REVIEW
4	2026 03 27	ISSUED FOR COORDINATION
5	2026 03 30	RE-ISSUED FOR DP

JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langley, BC

SITE PLAN

REGISTERED ARCHITECT KARLA CAROLINE KRAUSE BRITISH COLUMBIA

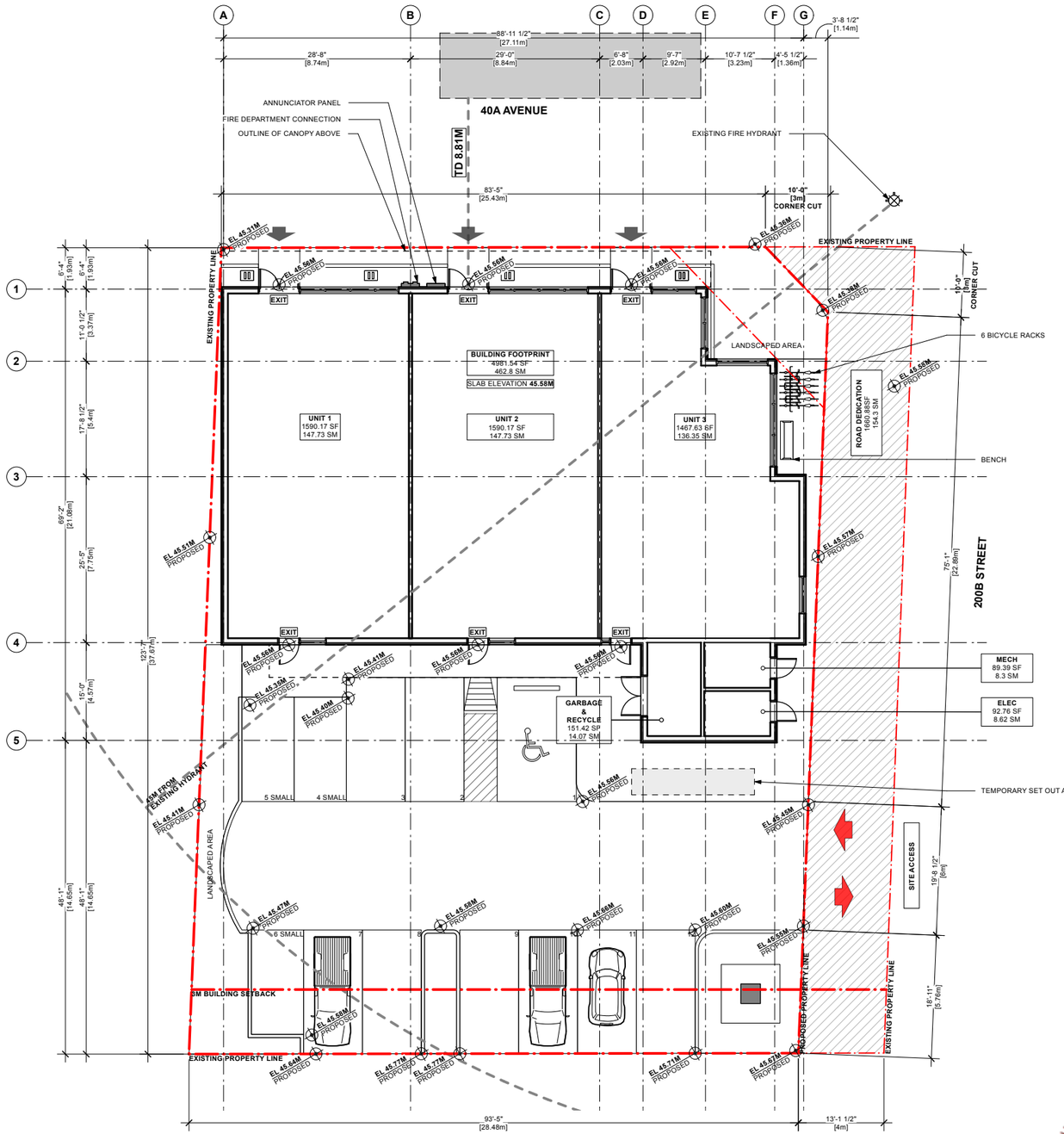
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A 2.0

KCC ARCHITECTURE

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CHECKED: KC
SCALE: 1''=20'0''
FILE: 2503

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3	2026 03 30	RE-ISSUED FOR DP

JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langley, BC

FIRE TRUCK ACCESS

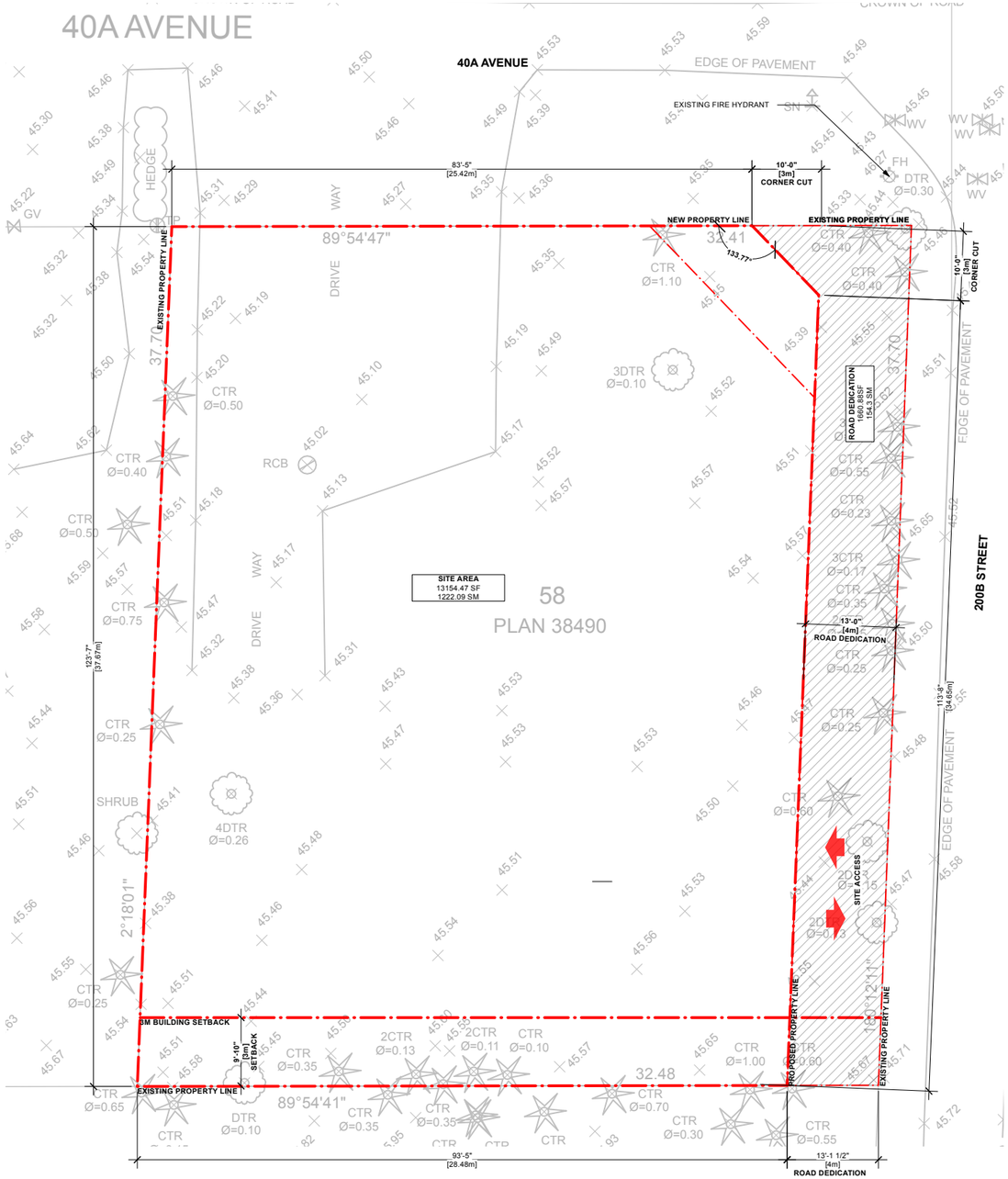
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REGISTERED ARCHITECT
MARIA CAROLINA FLORES
BRITISH COLUMBIA
2026-04-29

KCC ARCHITECTURE

DRAWN: CF
CHECKED: KC
SCALE: 1''=20'0''
FILE: 2503

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NORTH

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JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

PROPERTY LINES

A 2.2

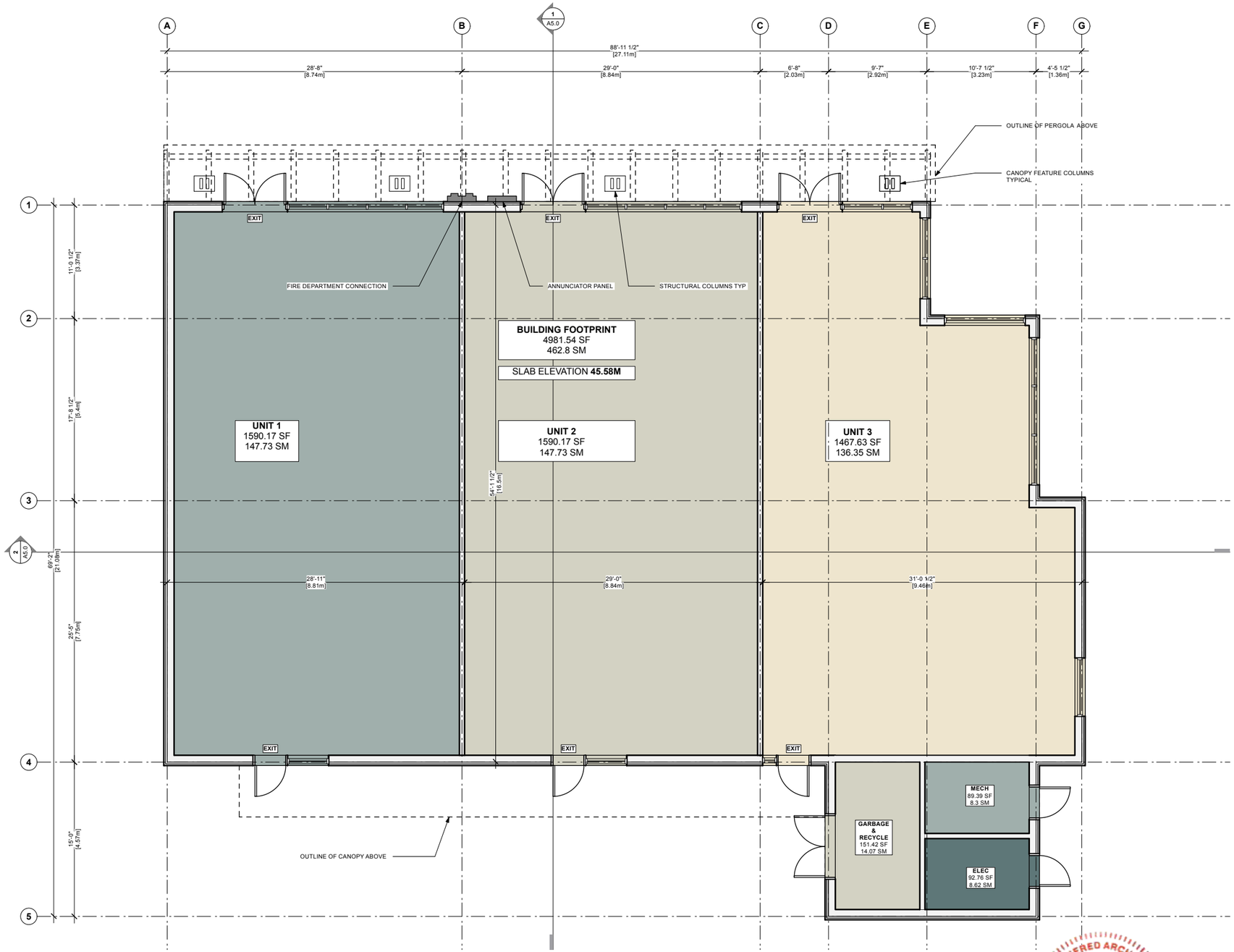
REGISTERED ARCHITECT MARIA CAROLINA FERNANDEZ BRITISH COLUMBIA

2026-04-29

KCC ARCHITECTURE

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CHECKED: KC
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1	2025 09 18	ISSUED FOR DP
2	2026 03 26	ISSUED FOR COORDINATION
3	2026 03 30	RE-ISSUED FOR DP

JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

LEVEL 1

REGISTERED ARCHITECT
KARLA CASTELLANOS
BRITISH COLUMBIA

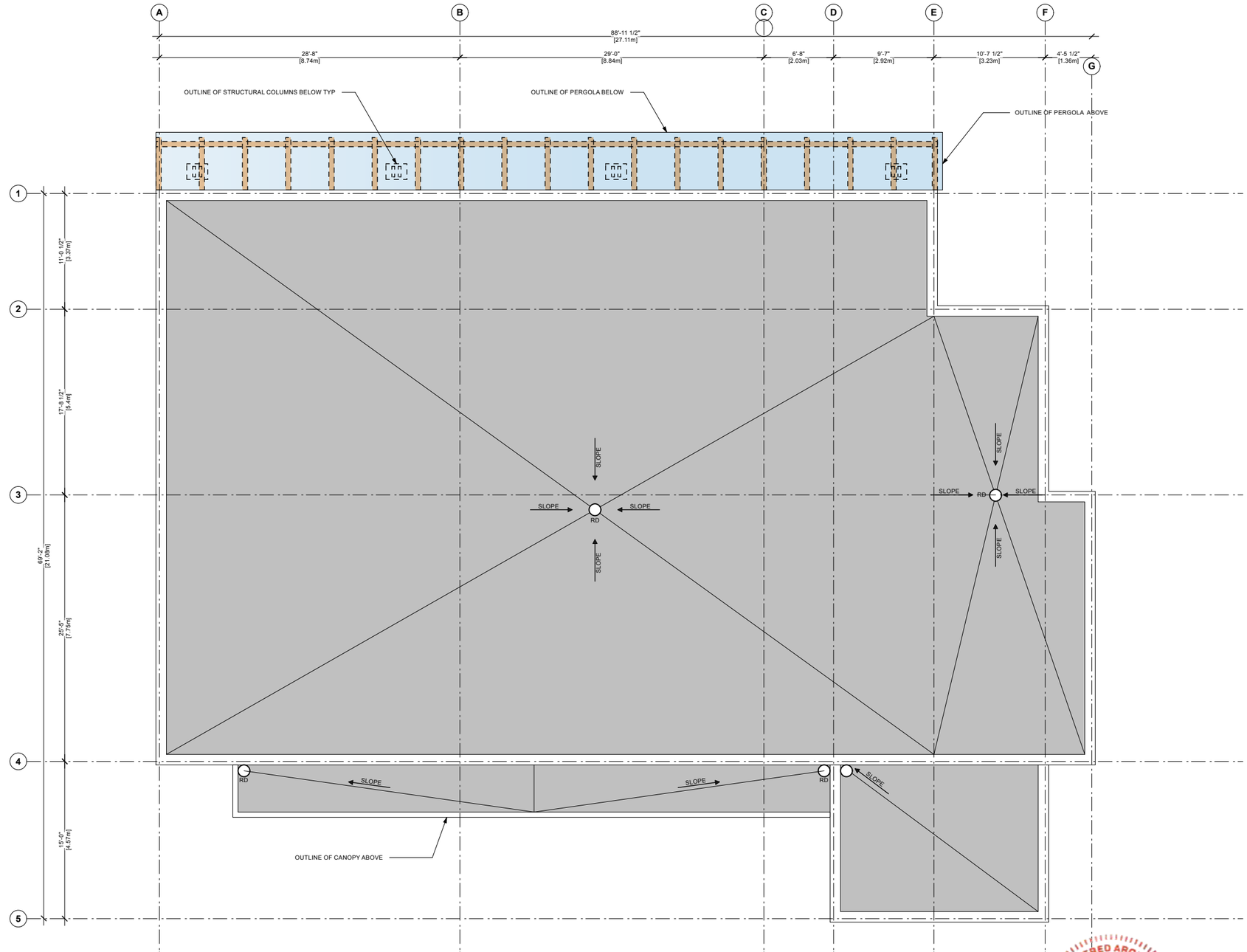
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KCC ARCHITECTURE

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FILE: 2503

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JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

ROOF PLAN

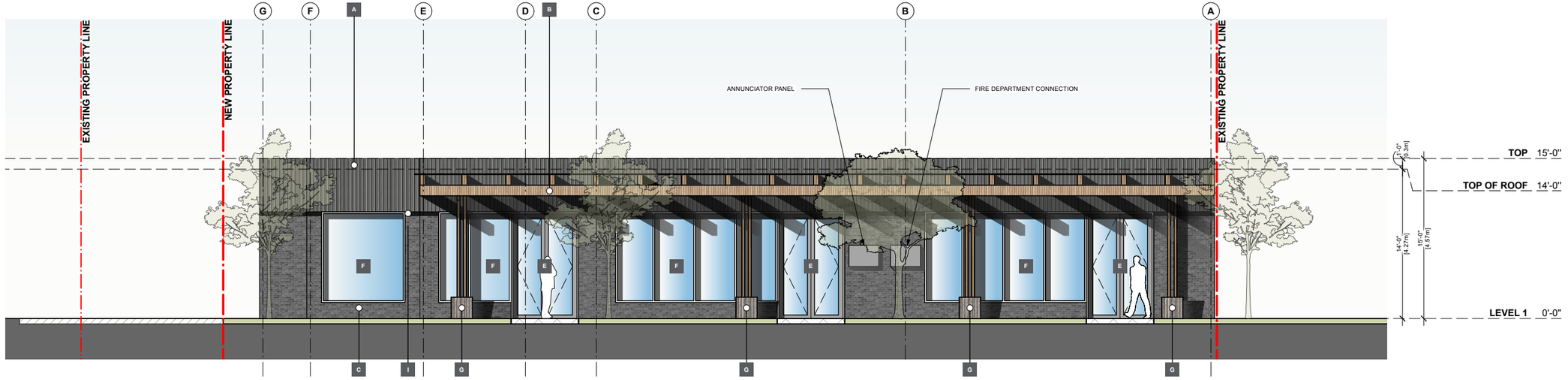


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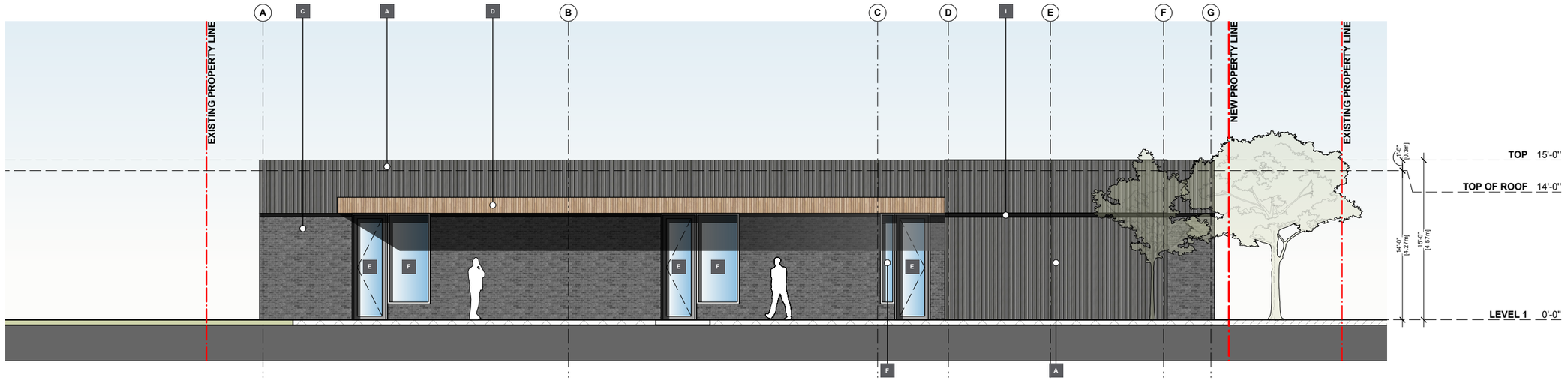
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FILE: 2503

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1 NORTH ELEVATION
3/32"=1'0"



2 SOUTH ELEVATION
3/32"=1'0"

MATERIAL LEGEND

A	CORRUGATED STEEL PANEL	E	GLASS DOOR	I	PREFINISHED METAL FLASHING
B	WOOD PLANKS - PERGOLA	F	STEEL FRAME WINDOW		
C	215 RUSTIC BRICK	G	CONCRETE JOINTLESS		
D	CANOPY	H	STEEL FRAME DOOR		

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JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

N&S ELEVATIONS

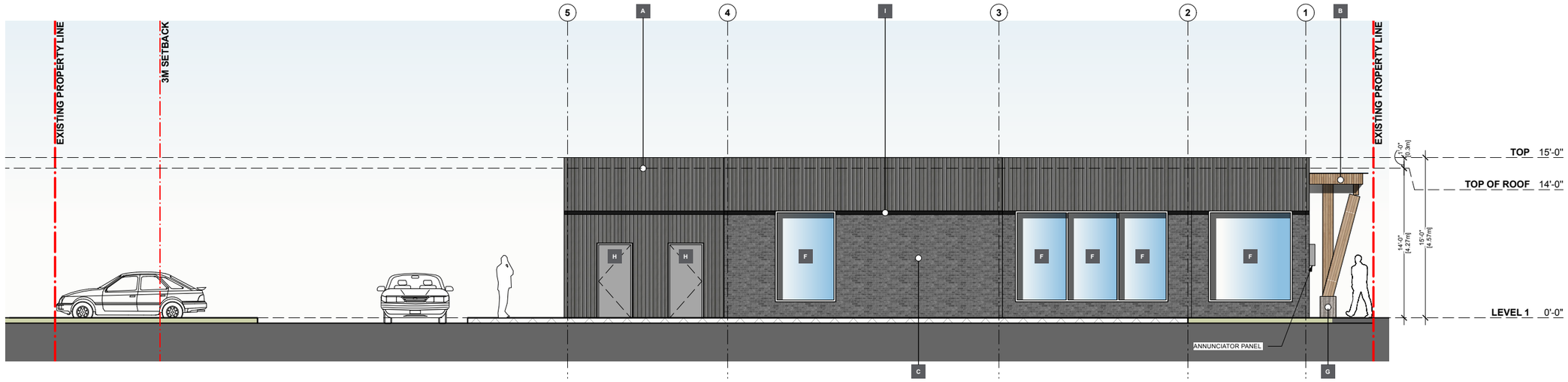
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REGISTERED ARCHITECT
KARLA CAMILLA CARRILLO
BRITISH COLUMBIA
2026-04-29

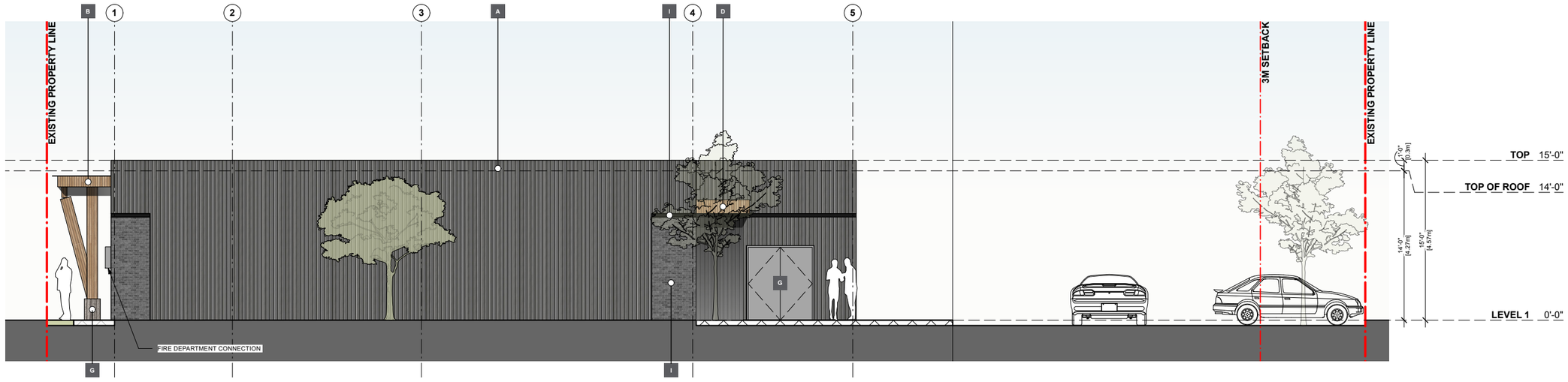
KCC ARCHITECTURE

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SCALE: 3/32"=1'0"
FILE: 2503

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1 **WEST ELEVATION**
3/32"=1'0"



2 **EAST ELEVATION**
3/32"=1'0"

MATERIAL LEGEND

A	CORRUGATED STEEL PANEL	E	GLASS DOOR	I	PREFINISHED METAL FLASHING
B	WOOD PLANKS - PERGOLA	F	STEEL FRAME WINDOW		
C	215 RUSTIC BRICK	G	CONCRETE JOINTLESS		
D	CANOPY	H	STEEL FRAME DOOR		

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JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

E&W ELEVATIONS

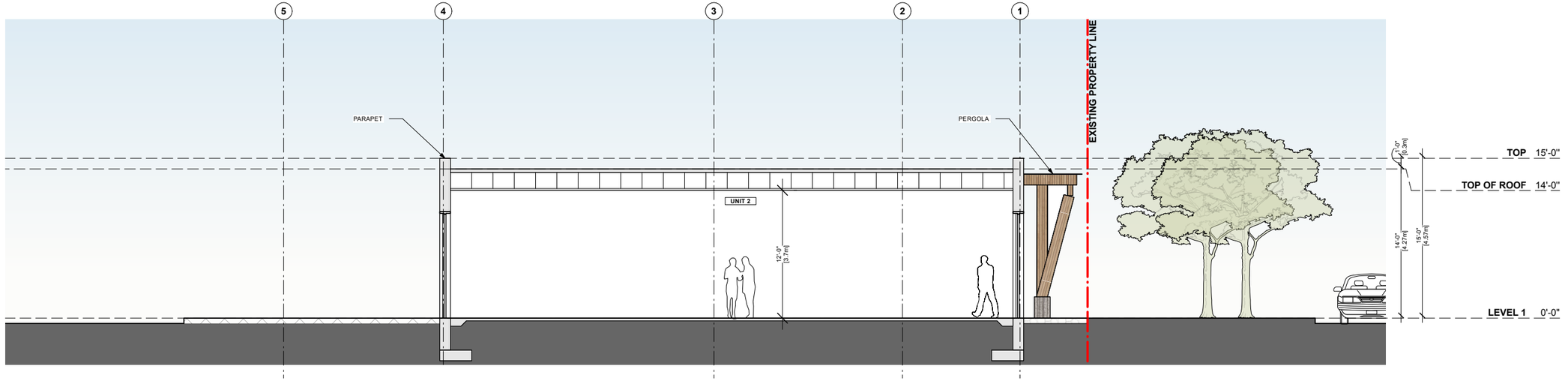
A 4.1

REGISTERED ARCHITECT
MARIA CAROLINA CASTELLANOS
BRITISH COLUMBIA
2026-04-29

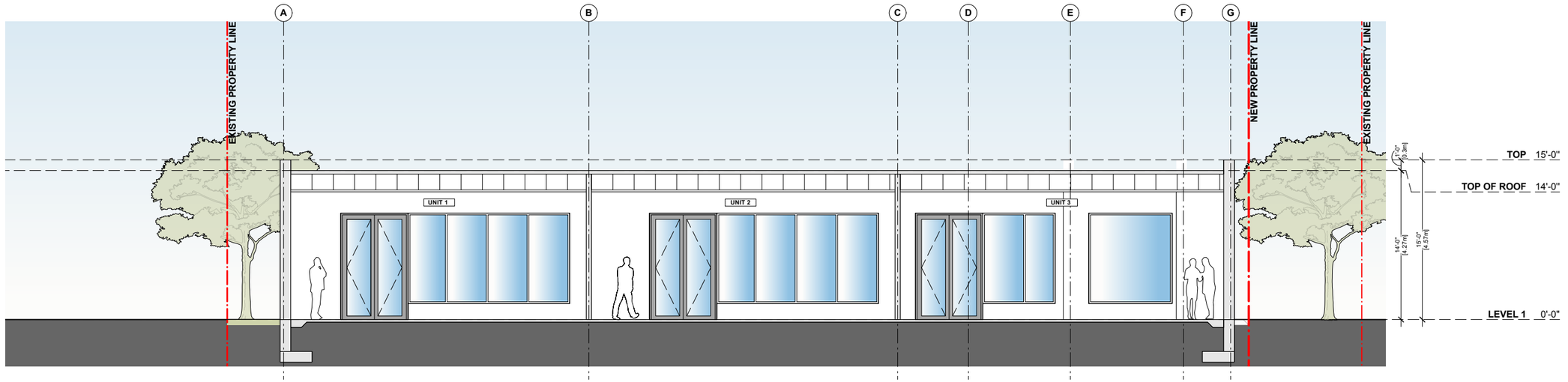
KCC ARCHITECTURE

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FILE: 2503

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1 **SECTION 1**
3/32"=1'0"



2 **SECTION 2**
3/32"=1'0"

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JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

SECTIONS



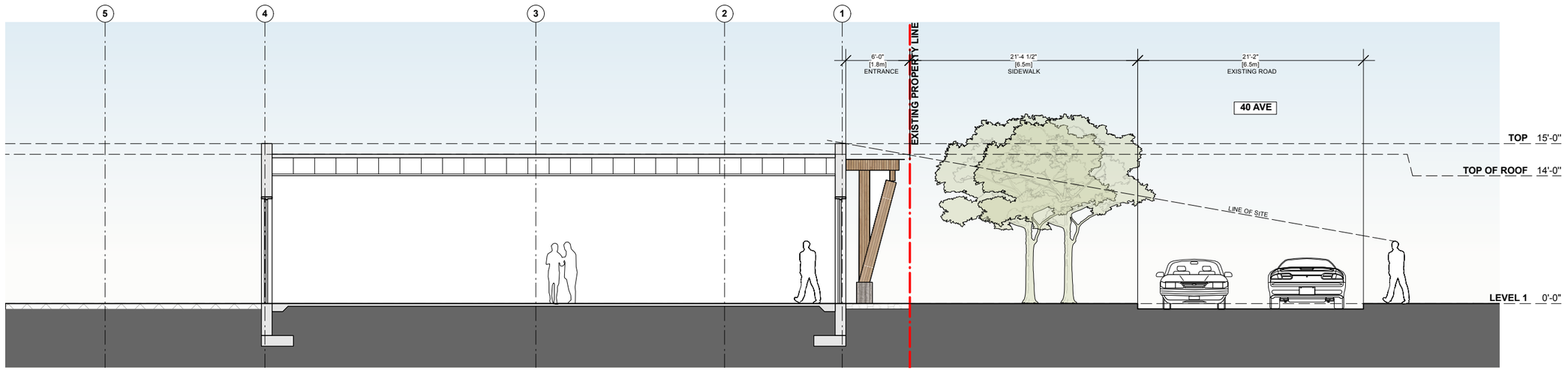
2026-04-29

A 5.0

KCC ARCHITECTURE

DRAWN: CF
CHECKED: KC
SCALE: 3/32"=1'0"
FILE: 2503

KCC Architecture & Design Ltd. kccarchitecture.com
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717



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NO.	DATE	ISSUANCE
1	2025 09 18	ISSUED FOR DP
2	2026 02 27	ISSUED FOR COORDINATION
3	2026 03 30	RE-ISSUED FOR DP

JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

STREET SECTIONS

A 5.1

REGISTERED ARCHITECT
KARLA CAMILLA CARRILLO
BRITISH COLUMBIA

2026-04-29

KCC ARCHITECTURE

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JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

ISO VIEWS

REGISTERED ARCHITECT
KARLA CAMPBELL
BRITISH COLUMBIA
2026-04-29

A 6.0

KCC ARCHITECTURE

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PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

ISO VIEWS

REGISTERED ARCHITECT
KARLA CASTELLANOS
BRITISH COLUMBIA
2026-04-29

A 6.1

DRAWN: CF
CHECKED: KC
SCALE: N/A
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KCC ARCHITECTURE
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PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

ISO VIEWS

REGISTERED ARCHITECT
KARLA CASTELLANOS
BRITISH COLUMBIA
2026-04-29

A 6.2

KCC ARCHITECTURE

DRAWN: CF
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FILE: 2503

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PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

ISO VIEWS

REGISTERED ARCHITECT
KARLA CASTELLANOS
BRITISH COLUMBIA
2026-04-29

A 6.3

KCC ARCHITECTURE

DRAWN: CF
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FILE: 2503

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Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717

A CORRUGATED STEEL PANEL - RECENT GREY



B WOOD PLANKS - PERGOLA



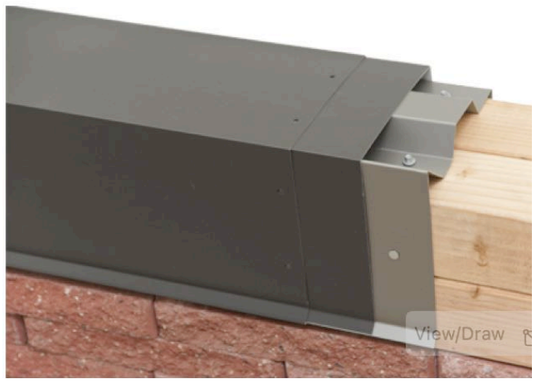
C 215 RUSTIC BRICK



G CONCRETE JOINTLESS



I PREFINISHED METAL FLASHING



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JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langely, BC

FINISHES BOARD

REGISTERED ARCHITECT KARLA GABRIELLE CARRILLO BRITISH COLUMBIA
2026-04-29

A 7.0

KCC ARCHITECTURE

DRAWN: CF
CHECKED: KC
SCALE: N/A
FILE: 2503

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