

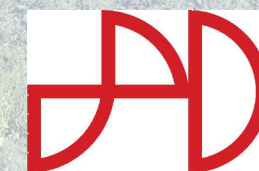
BOOTH NEIGHBOURHOOD COMMERCIAL VILLAGE

REZONING MASTERPLAN

200 STREET & 32 AVE, TOWNSHIP OF LANGLEY

REZONING APPLICATION - 3rd SUBMISSION

08 OCTOBER 2025

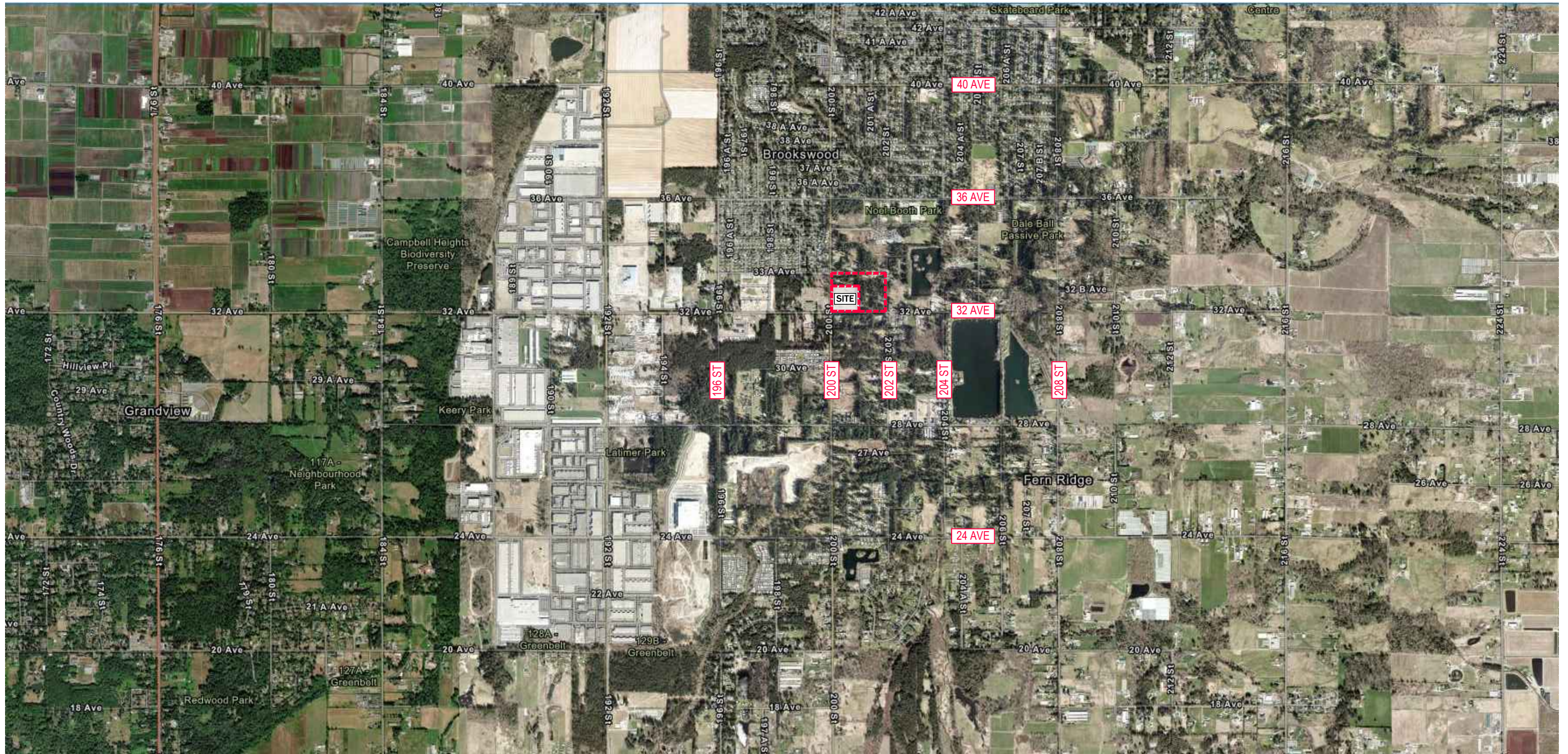


**JIM PATTISON
DEVELOPMENTS**



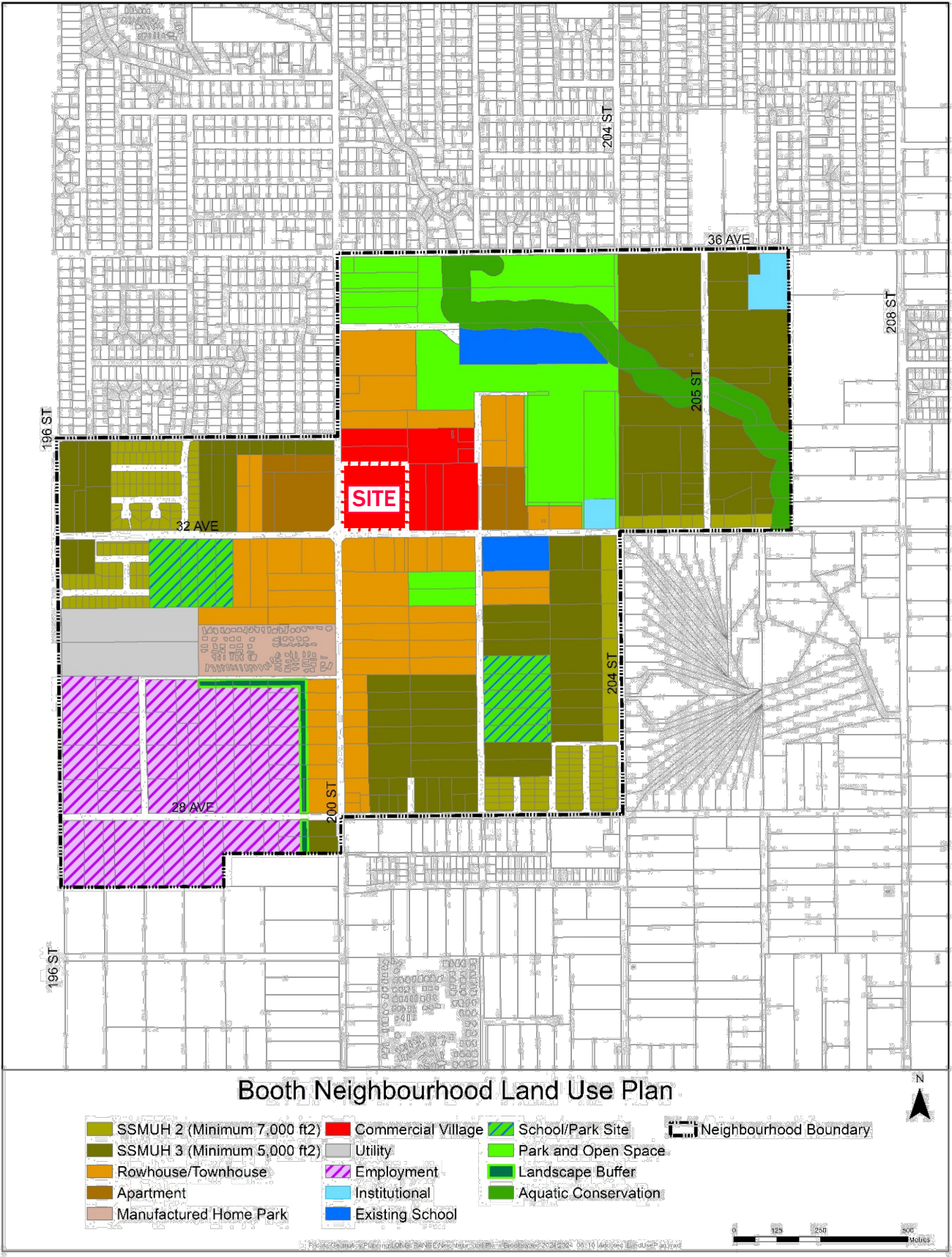
RH Architects Inc.

Unit 10, 120 Powell Street, Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

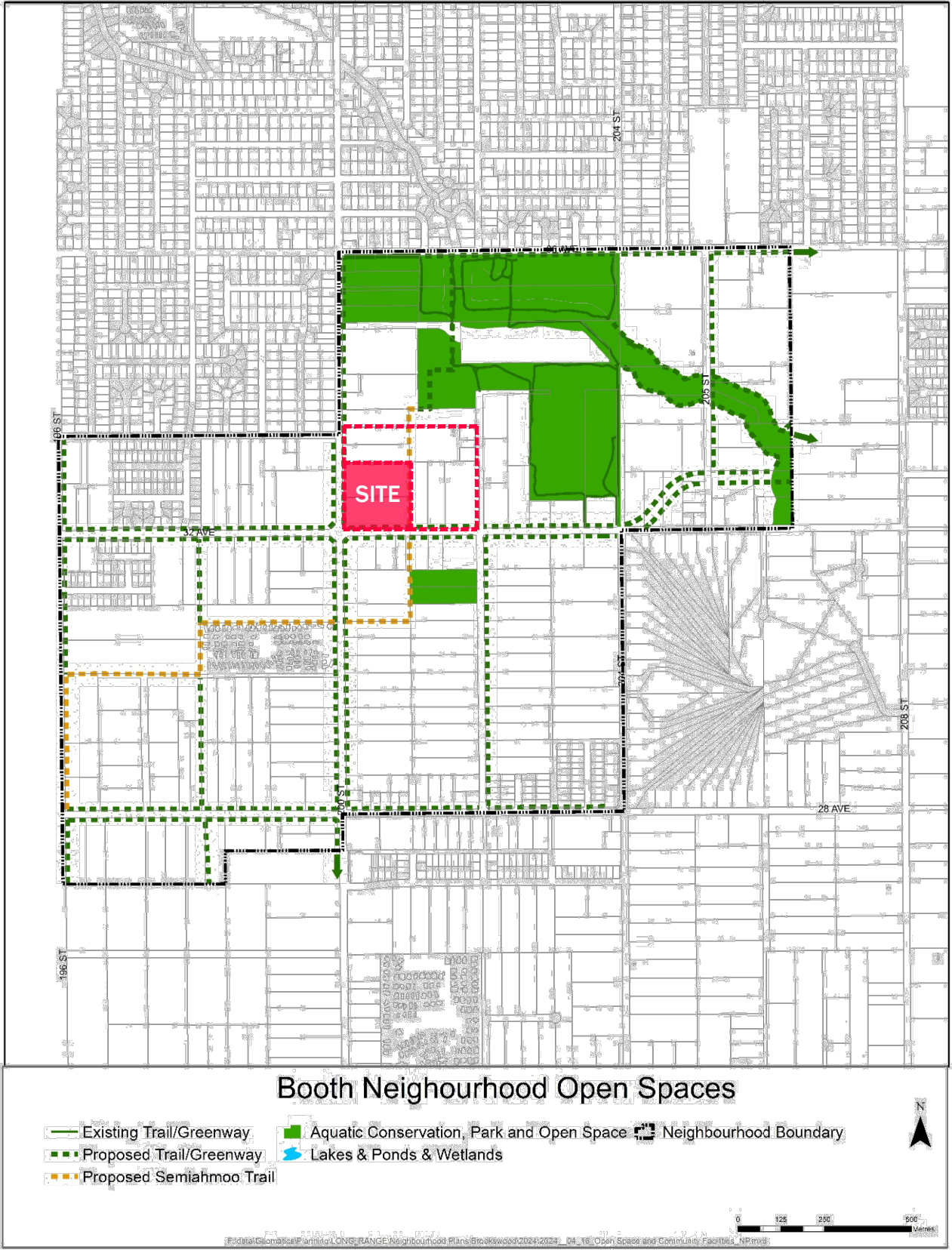


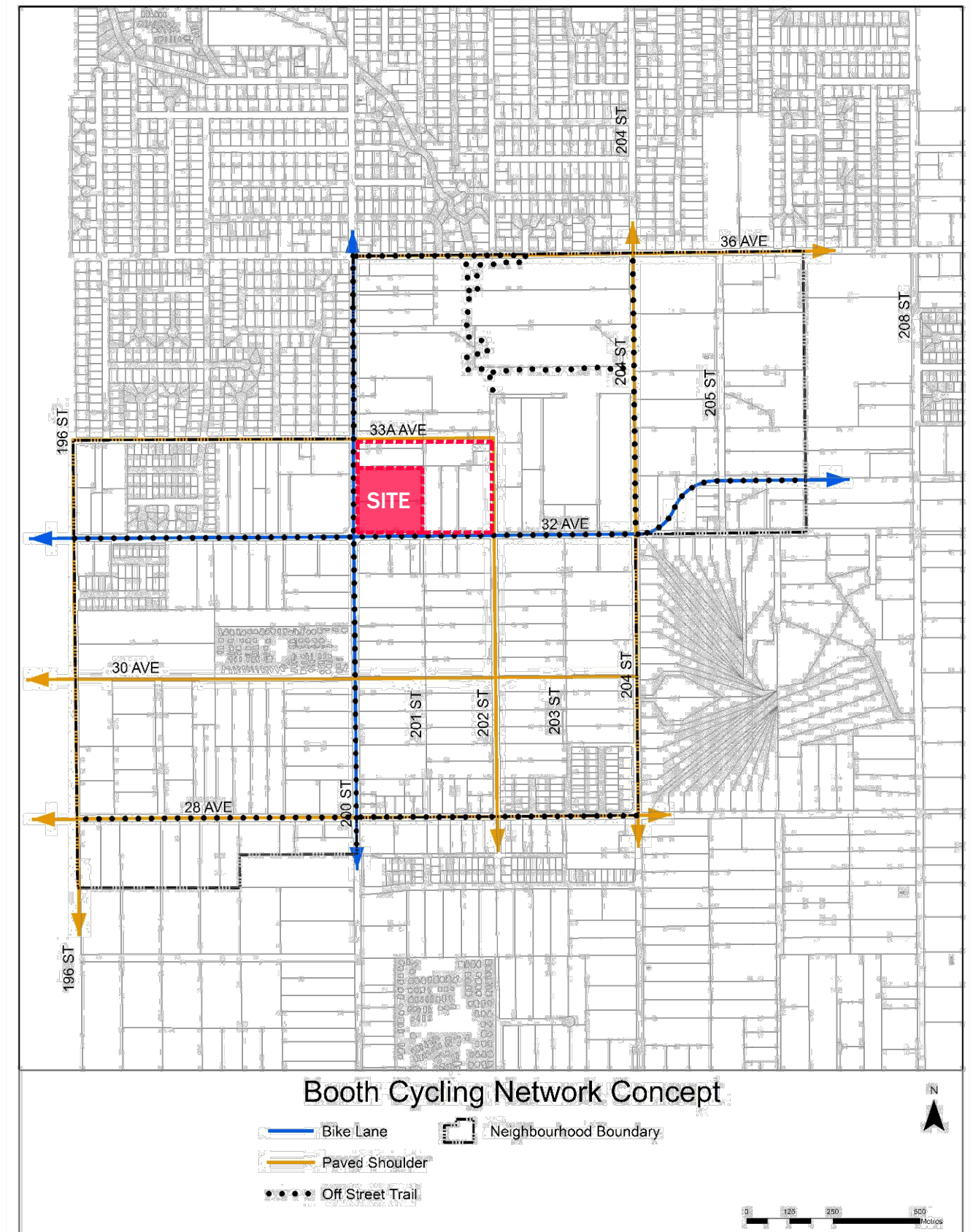
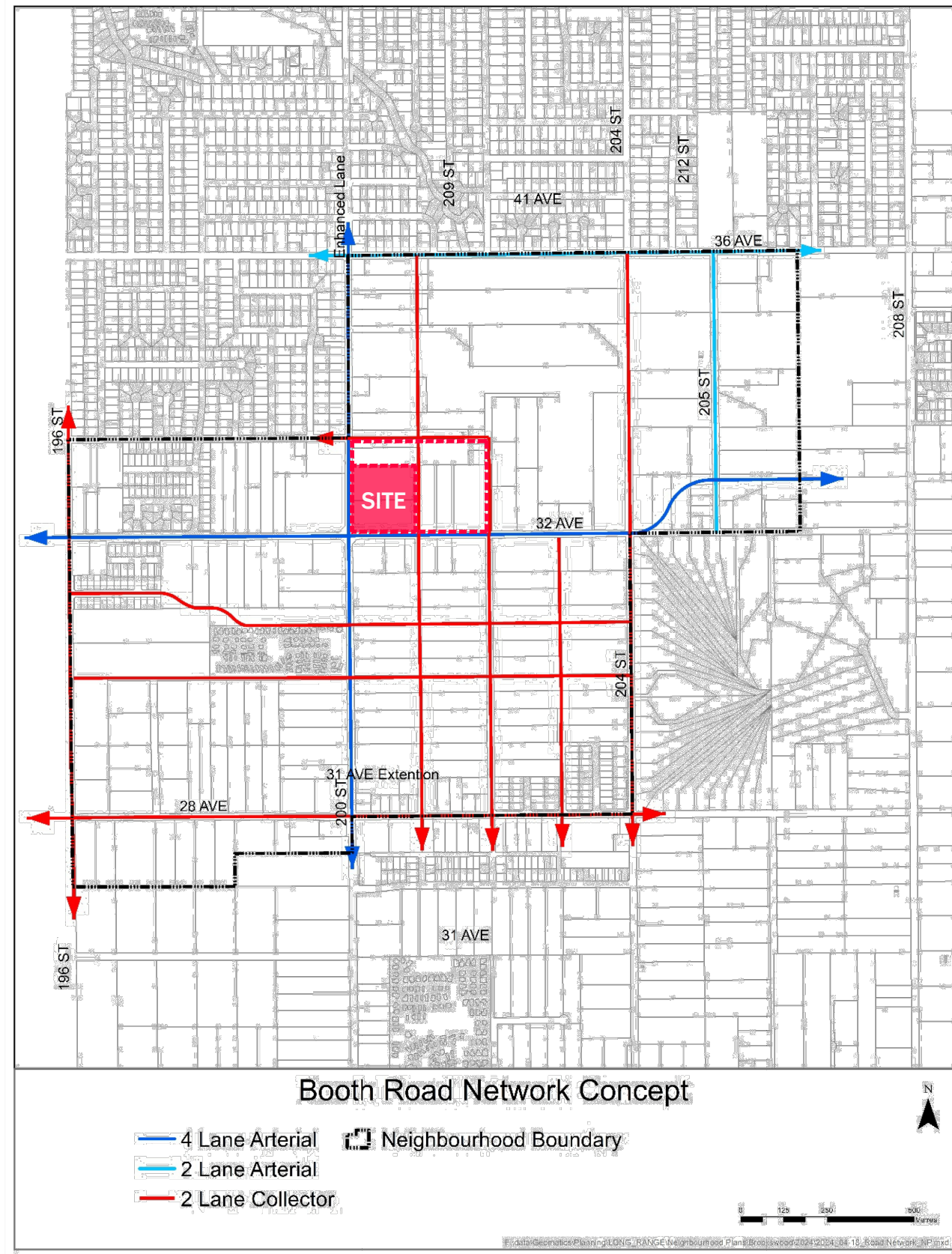


MAP 1 | Land Use Plan



MAP 2 | Parks, Open Space and Neighbourhood Facilities





RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

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

DRAWING TITLE :
ROAD NETWORK CONCEPT
CYCLING NETWORK CONCEPT



DATABASE: 2319 MAP
PROJECT NO: 2319
DATE: 08 OCT 2025
SCALE:

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.

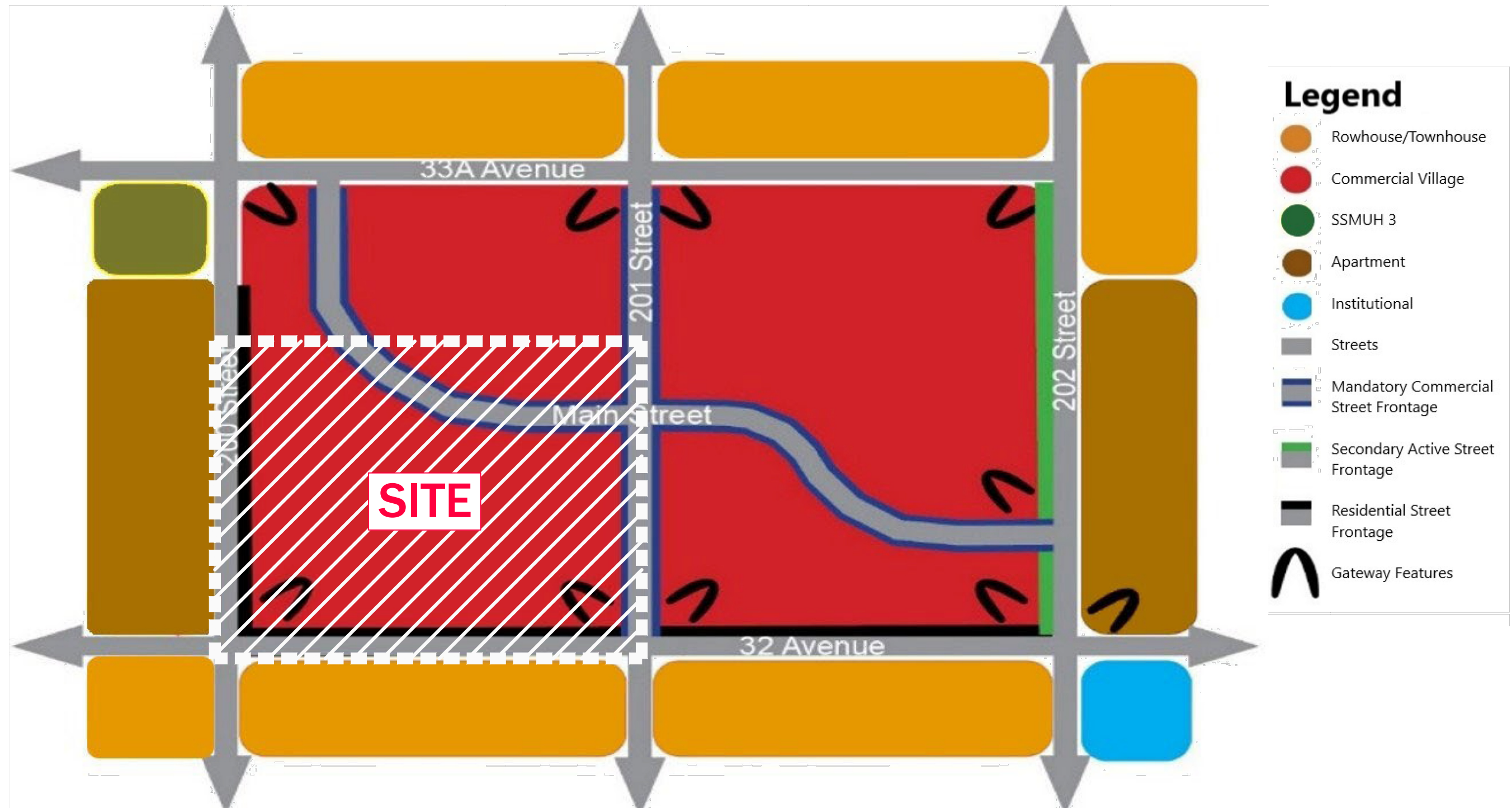
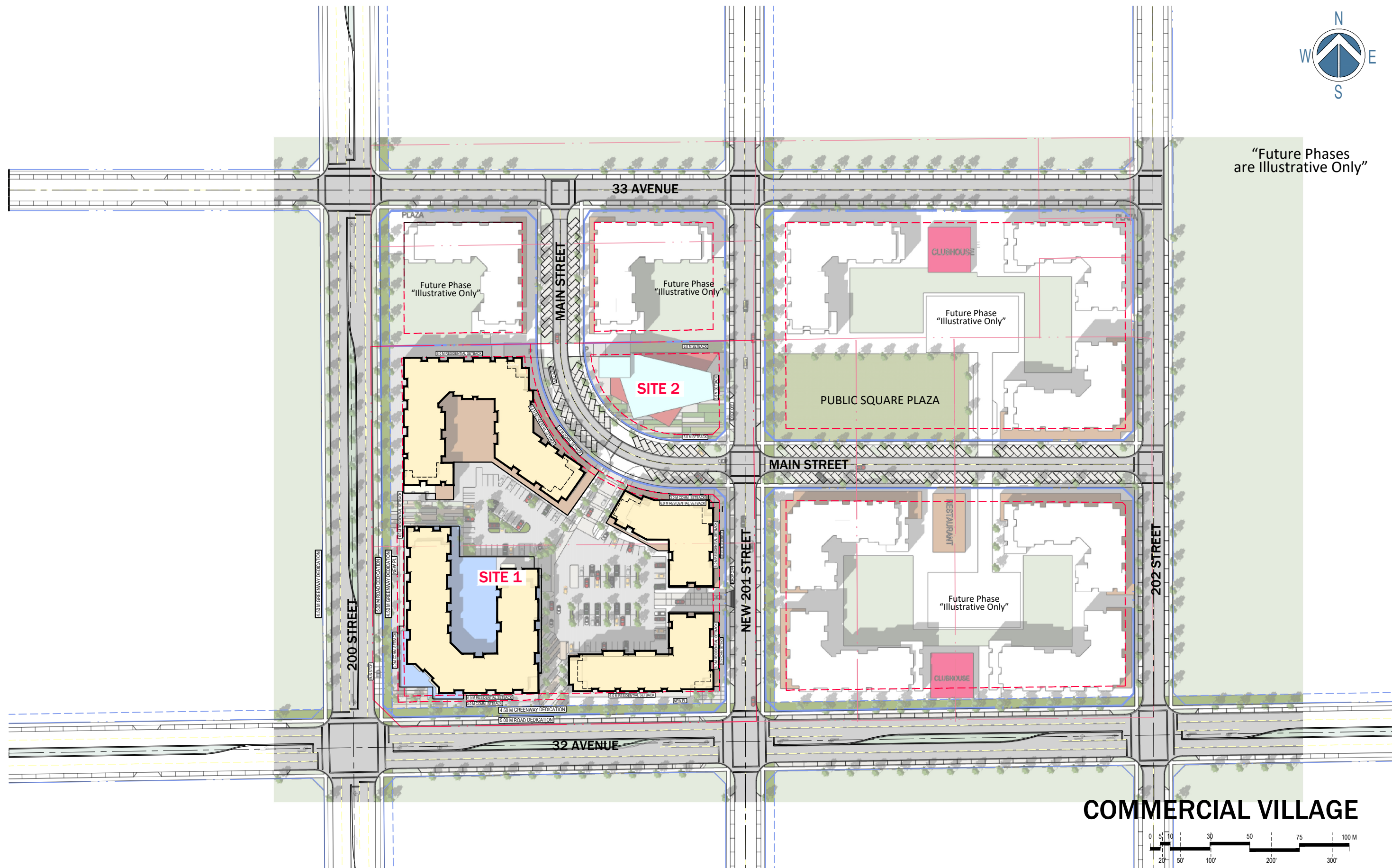


Figure 3.1: Booth Town Centre Street Frontage Types





RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

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

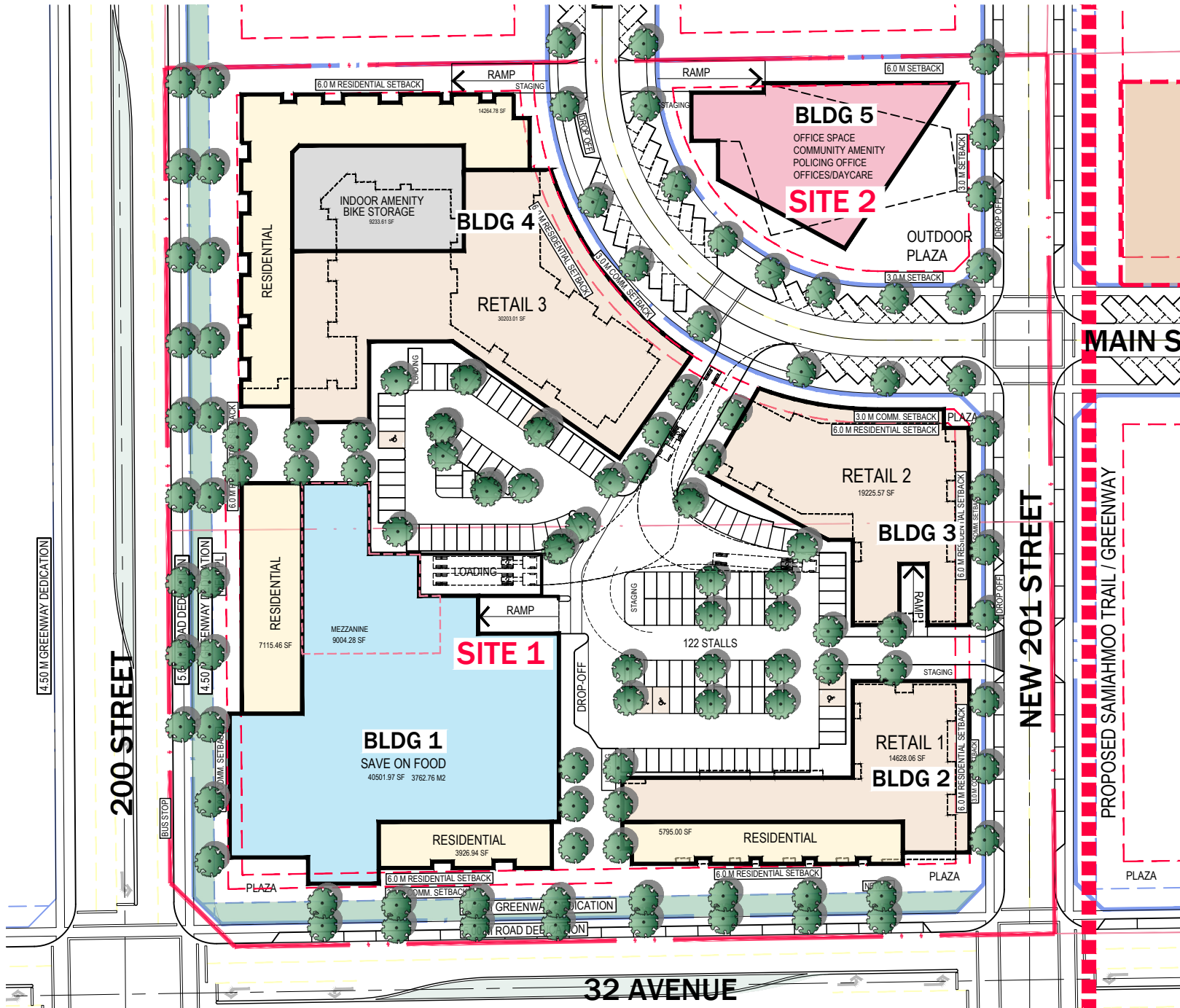
DRAWING TITLE :
SITEPLAN LEVEL 2



DATABASE: 2319 SITEPLAN
PROJECT NO: 2319
DATE: 08 OCT 2025
SCALE: 1:1800 M



	Building 1			Building 2		Building 3		Building 4		Building 5		Total GFA (Ft ²)	Community Amenity Bldg (Ft ²)	Community Policing Office (Ft ²)	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) (Non FSR)	Office, Daycare (Ft ²)						
Level 6			31,500		16,500		13,000		33,000	Municipal 'satellite' Community Bldg (Ft ²) (Non FSR)		94,000			Site 1 266,232	Floor Area (Ft ²) (For FSR)	Site 1 & 2
Level 5			34,500		18,500		15,000		35,000			103,000					
Level 4			34,500		18,500		15,000		35,000		12,600	115,600					
Level 3			34,500		18,500		15,000		35,000		12,600	115,600					
Level 2	8,000		11,000		18,500		15,000		14,500	15,000		82,000			Site 2 32,292		
Level 1	40,500		11,000	14,600	5,800	19,400	1,000	30,200	14,500	7,600	7,400	152,000	20,300	2,300			
	48,500	0	157,000	14,600	96,300	19,400	74,000	30,200	167,000	22,600	32,600	662,200	22,600		298,524	639,600	2.14
Total (Ft ²)	205,500			110,900		93,400		197,200		55,200			FSR Exclusions				
Approx # of Units (850 Ft ² net average unit size)			147	97		74		167				485					



SUMMARY (SOUTHWEST QUADRANT)			FUTURE		BNP TARGET	
	FT ²	M ²	FT ²	M ²	FT ²	M ²
RESIDENTIAL	494,300	45,922				
GROCERY	48,500	4,506			48,440	4,500
RETAIL	64,200	5,964	117,800	10,944	182,000	16,908
DAYCARE	7,400	687	10,000	929	45,500	4,227
OFFICE SPACE	25,200	2,341	35,500	3,298		
MUNICIPAL 'SATELLITE'	20,300	1,886			17,220	1,600
COMMUNITY POLICING	2,300	214				
TOTAL GFA	662,200	61,520				

	GROSS FLOOR AREA		NET SITE AREA		FSR	MAX. FSR	LOT COVERAGE	
	FT ²	M ²	FT ²	M ²		2.30	Bldg Coverage Ft ²	%
SITE 1	607,000	56,392	266,232	24,734	2.28		160,290	0.60
SITE 2	32,600	3,029	32,292	3,000	1.01		17,700	0.55
Combined	639,600	59,421	298,524	27,734	2.14			

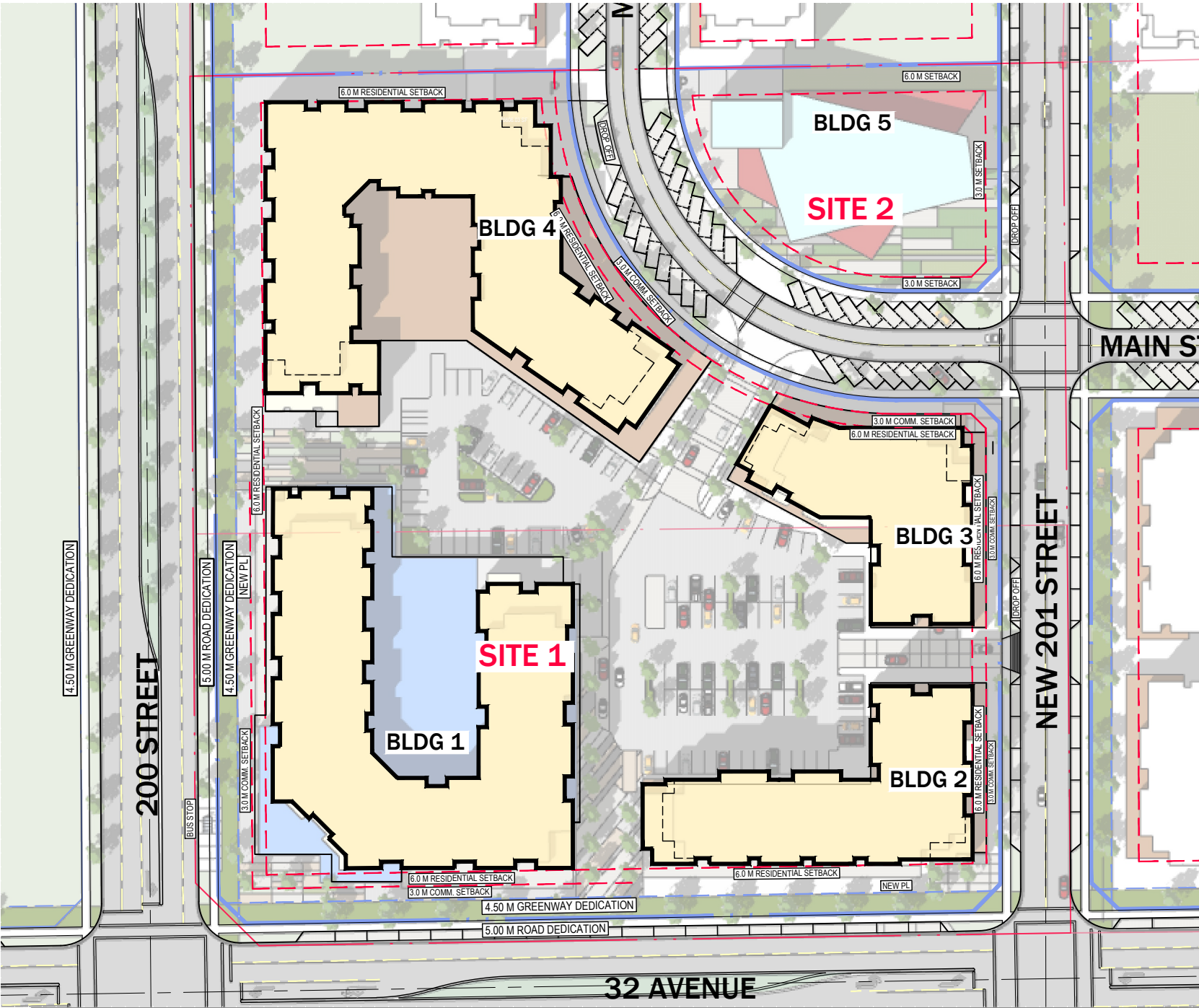
Site 1 Age-Friendly Amenity Area (AFAA)						
# of Units	Required 6.0 m2/unit for first 186 units + 4.0 m ² (43.05 Ft ²)/unit beyond 186 units		Provided			
				M ²	Ft ²	%
			Indoor	762	8,200	33%
			Outdoor	1,551	16,700	67%
485	2,313 m2	24,893 sf2		2,313	24,900	

Overall Residential Unit Count					
	Studios	1 Br	2 Br	3 Br	20% Adaptable Units
No Units	10%	50%	30%	10%	
485	49	243	146	49	97

PROPOSED COMMERCIAL USES:
FINANCIAL INSTITUTIONS, RETAIL STORES, CONVENIENCE STORES, GROCERY STORE, DELICATESSENS, BAKERIES, HARDWARE, BARBER SHOPS, BEAUTY SALONS, BUSINESS, MEDICAL & PROFESSIONAL OFFICES, RESTAURANTS / CAFES / OUTDOOR PATIO DINING, PHARMACIES, CHILDCARE, LIQUOR STORE, FITNESS CENTRES AND LIVE-WORK.



	Building 1			Building 2		Building 3		Building 4		Building 5		Total GFA (Ft ²)	Community Amenity Bldg (Ft ²)	Community Policing Office (Ft ²)	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) (Non FSR)	Office, Daycare (Ft ²)						
Level 6			31,500		16,500		13,000		33,000	Municipal 'satellite' Community Bldg (Ft ²) (Non FSR)		94,000			Site 1 266,232	Floor Area (Ft ²) (For FSR)	Site 1 & 2
Level 5			34,500		18,500		15,000		35,000			103,000					
Level 4			34,500		18,500		15,000		35,000		12,600	115,600					
Level 3			34,500		18,500		15,000		35,000		12,600	115,600					
Level 2	8,000		11,000		18,500		15,000		14,500	15,000		82,000			Site 2 32,292		
Level 1	40,500		11,000	14,600	5,800	19,400	1,000	30,200	14,500	7,600	7,400	152,000	20,300	2,300			
	48,500	0	157,000	14,600	96,300	19,400	74,000	30,200	167,000	22,600	32,600	662,200	22,600		298,524	639,600	2.14
Total (Ft ²)	205,500			110,900		93,400		197,200		55,200			FSR Exclusions				
Approx # of Units (850 Ft ² net average unit size)			147	97		74		167				485					

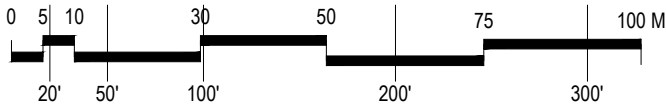


SUMMARY (SOUTHWEST QUADRANT)			FUTURE		BNP TARGET	
	FT ²	M ²	FT ²	M ²	FT ²	M ²
RESIDENTIAL	494,300	45,922				
GROCERY	48,500	4,506			48,440	4,500
RETAIL	64,200	5,964	117,800	10,944	182,000	16,908
DAYCARE	7,400	687	10,000	929	45,500	4,227
OFFICE SPACE	25,200	2,341	35,500	3,298		
MUNICIPAL 'SATELLITE'	20,300	1,886			17,220	1,600
COMMUNITY POLICING	2,300	214				
TOTAL GFA	662,200	61,520				

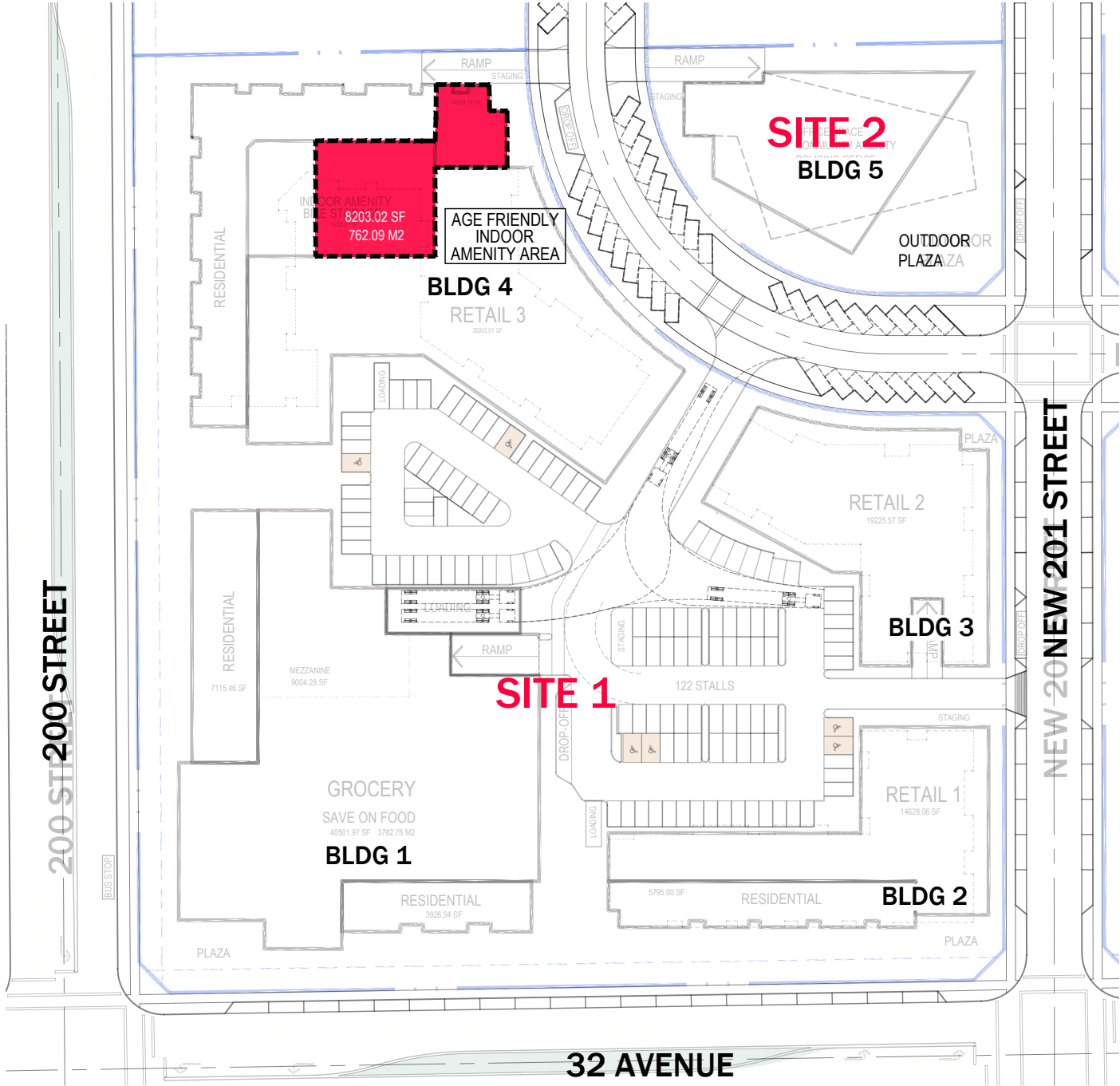
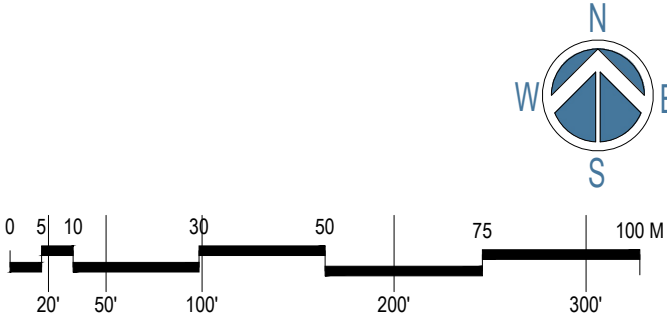
	GROSS FLOOR AREA		NET SITE AREA		FSR	MAX. FSR	LOT COVERAGE	
	FT ²	M ²	FT ²	M ²		2.30	Bldg Coverage Ft ²	%
SITE 1	607,000	56,392	266,232	24,734	2.28		160,290	0.60
SITE 2	32,600	3,029	32,292	3,000	1.01		17,700	0.55
Combined	639,600	59,421	298,524	27,734	2.14			

Site 1 Age-Friendly Amenity Area (AFAA)						
# of Units	Required 6.0 m2/unit for first 186 units + 4.0 m ² (43.05 Ft ²)/unit beyond 186 units		Provided			
				M ²	Ft ²	%
			Indoor	762	8,200	33%
			Outdoor	1,551	16,700	67%
485	2,313 m2	24,893 sf2		2,313	24,900	

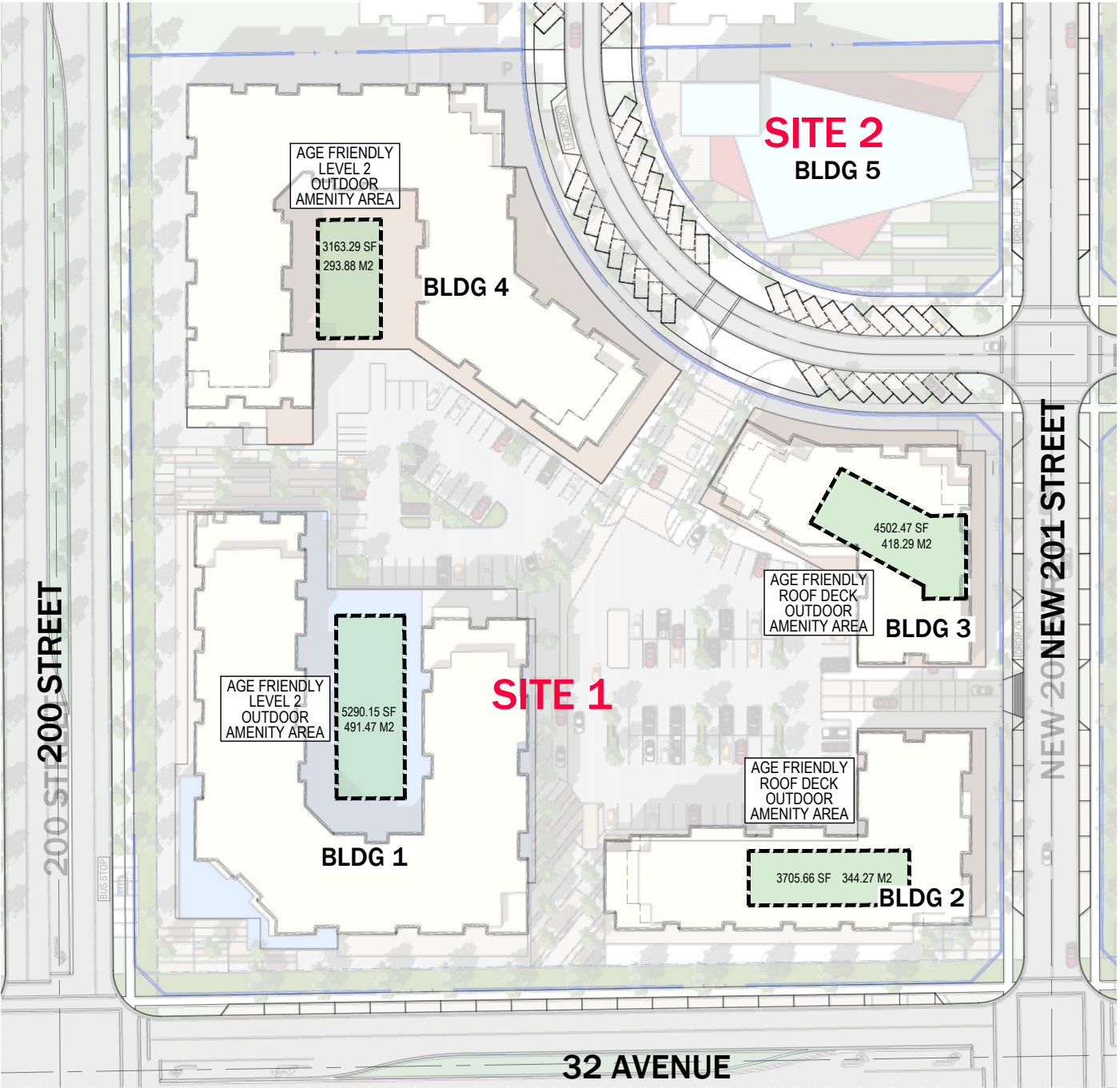
Overall Residential Unit Count					
	Studios	1 Br	2 Br	3 Br	20% Adaptable Units
No Units	10%	50%	30%	10%	
485	49	243	146	49	97



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
					%
485	2,313 m ²		Indoor	762	8,200
			Outdoor	1,551	16,700
		24,893 sf2		2,313	24,900



LEVEL 1



LEVEL 2 / ROOF DECKS



RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

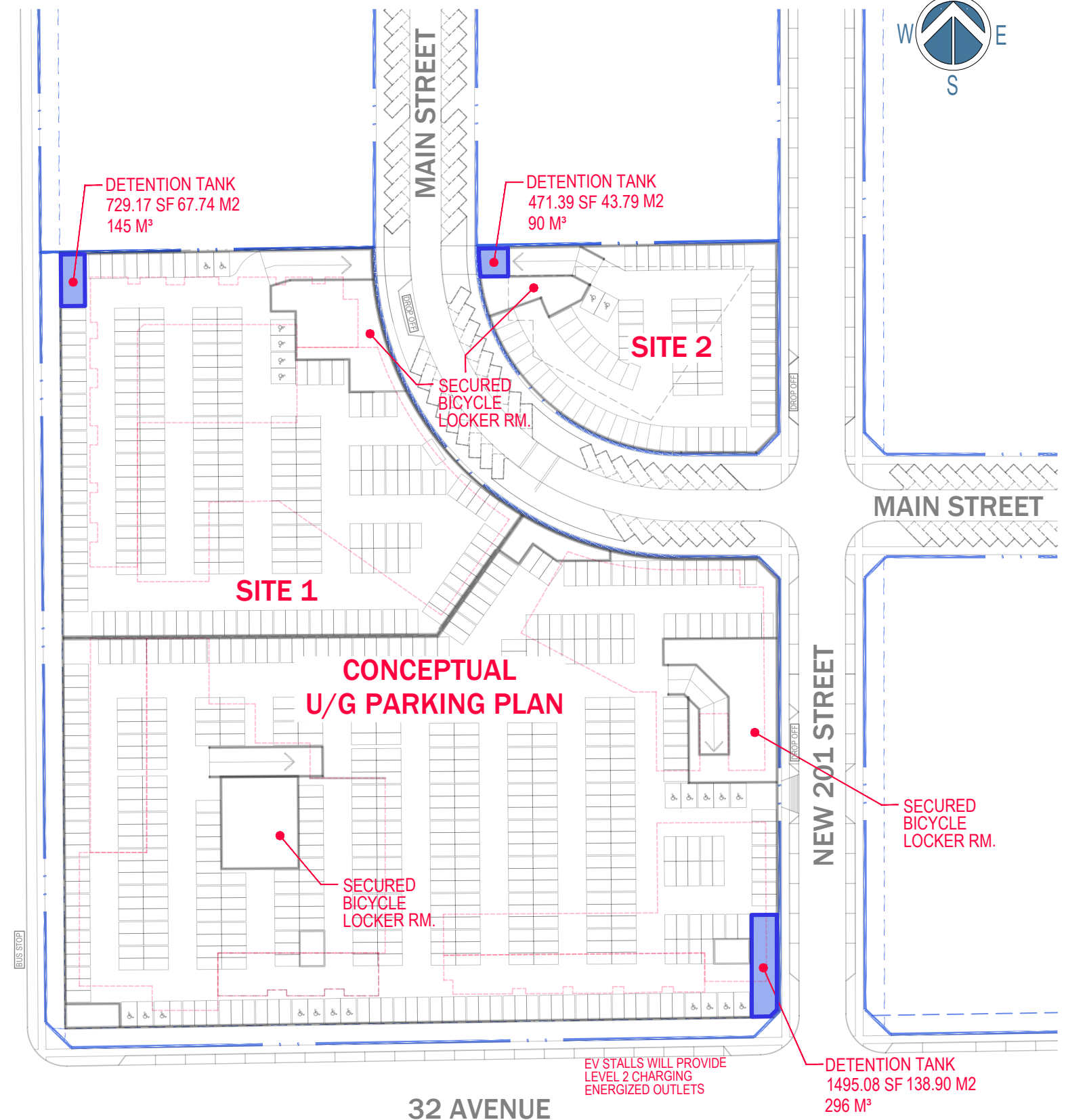
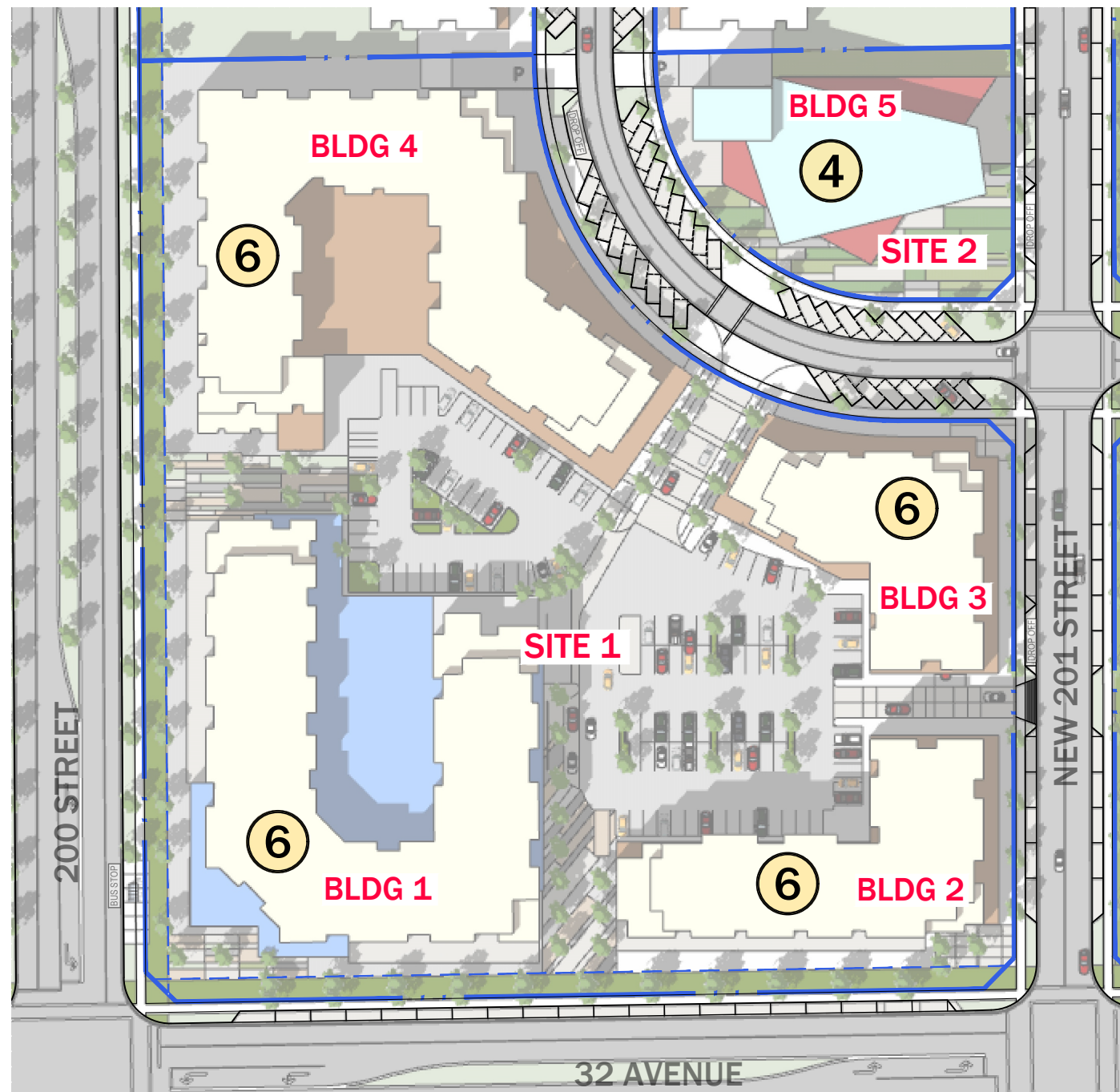
PROJECT:
MIXED-USE RESIDENTIAL
200th St & 32nd Ave, Township of Langley

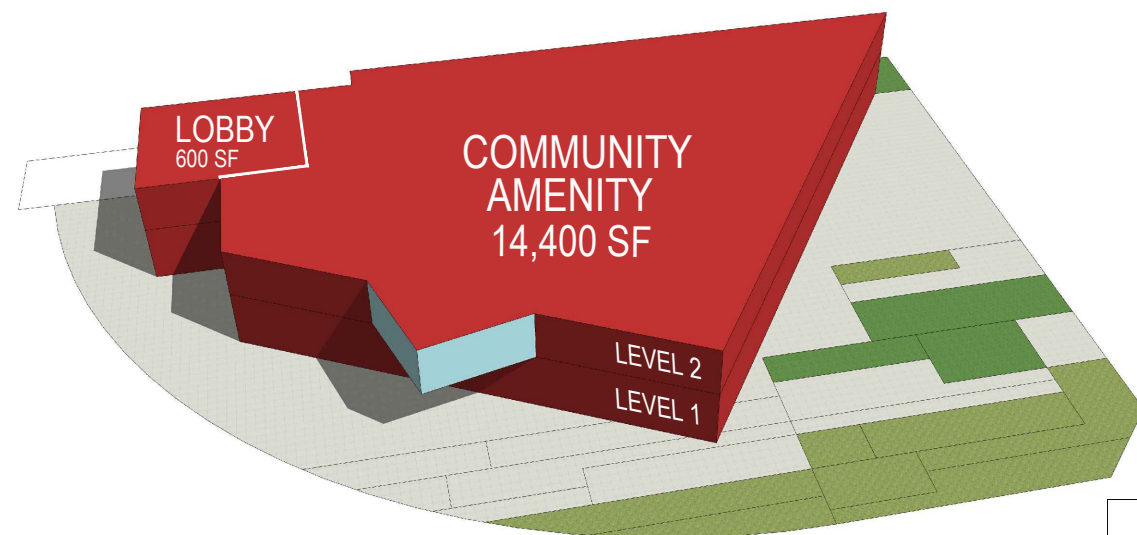
DRAWING TITLE :
AGE-FRIENDLY AMENITY AREA



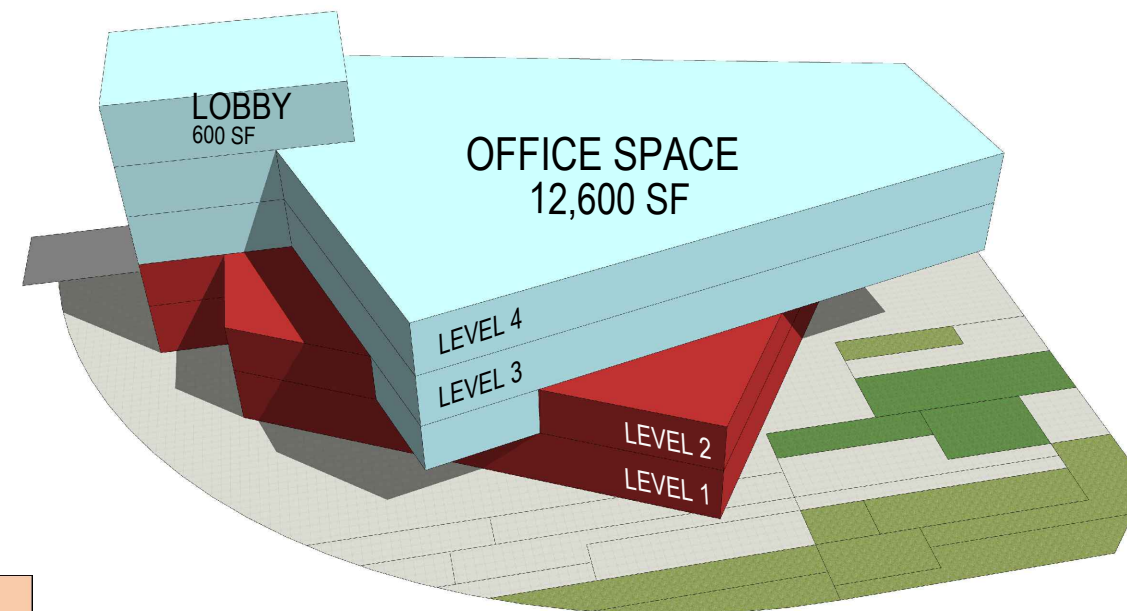
DATABASE: 2319 SITEPLAN
PROJECT NO: 2319
DATE: 08 OCT 2025
SCALE: 1:1200 M

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

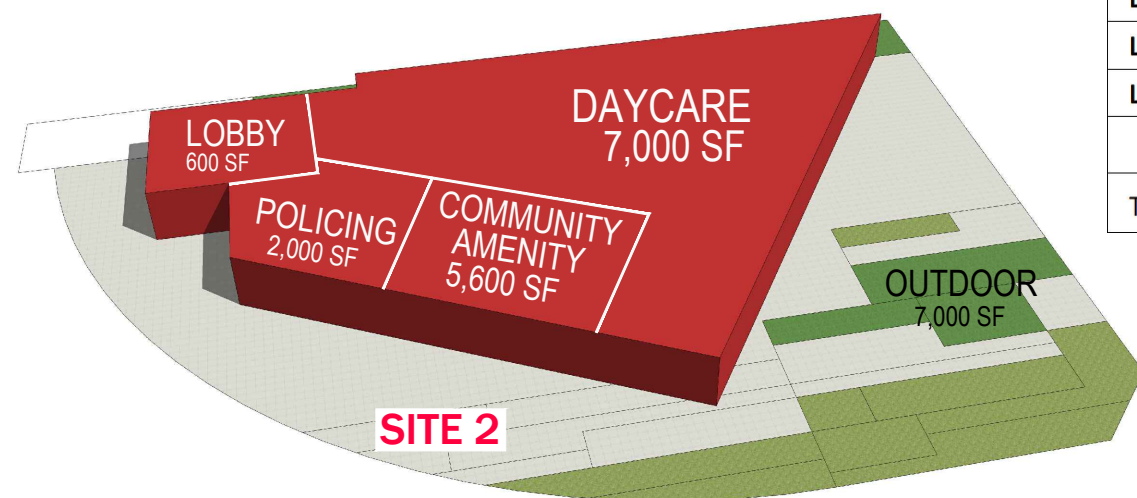




LEVEL 2

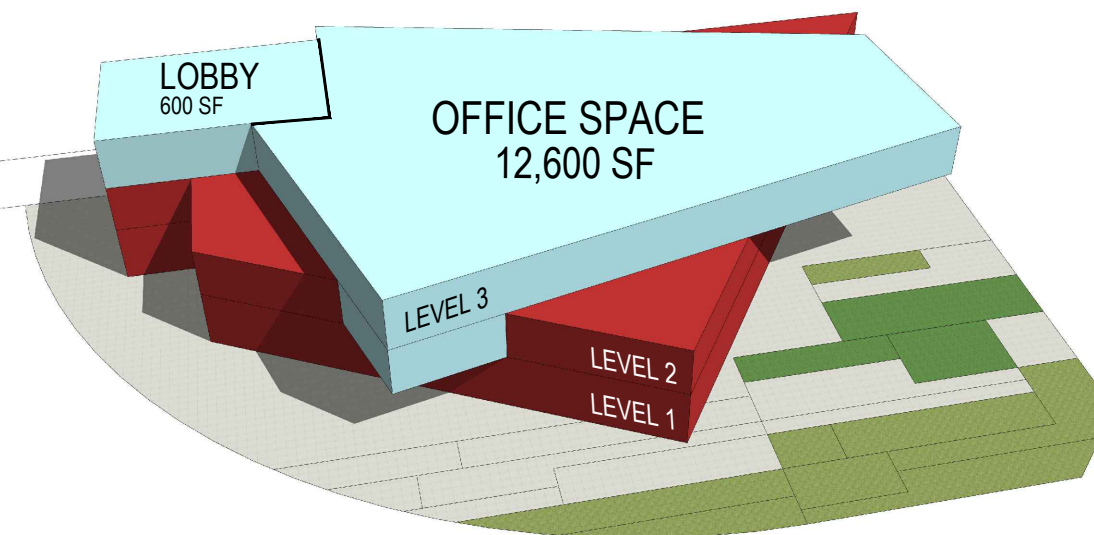


LEVEL 4



LEVEL 1

	Building 5	
	Municipal 'satellite' Community Bldg (Ft ²) (Non FSR)	Office, Daycare (Ft ²)
Level 4		12,600
Level 3		12,600
Level 2	15,000	
Level 1	7,600	7,400
	22,600	32,600
Total (Ft ²)	55,200	



LEVEL 3



"Future Phases
are Illustrative Only"

AERIAL NW CORNER



AERIAL SW CORNER



RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

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

DRAWING TITLE :
JPD SITE - 3D MASSING



DATABASE: 2319 SITEPLAN
PROJECT NO: 2319
DATE: 08 OCT 2025
SCALE:



"Future Phases
are Illustrative Only"

AERIAL NE CORNER



AERIAL SE CORNER

"Future Phases
are Illustrative Only"



AERIAL VIEW - LOOKING NORTH



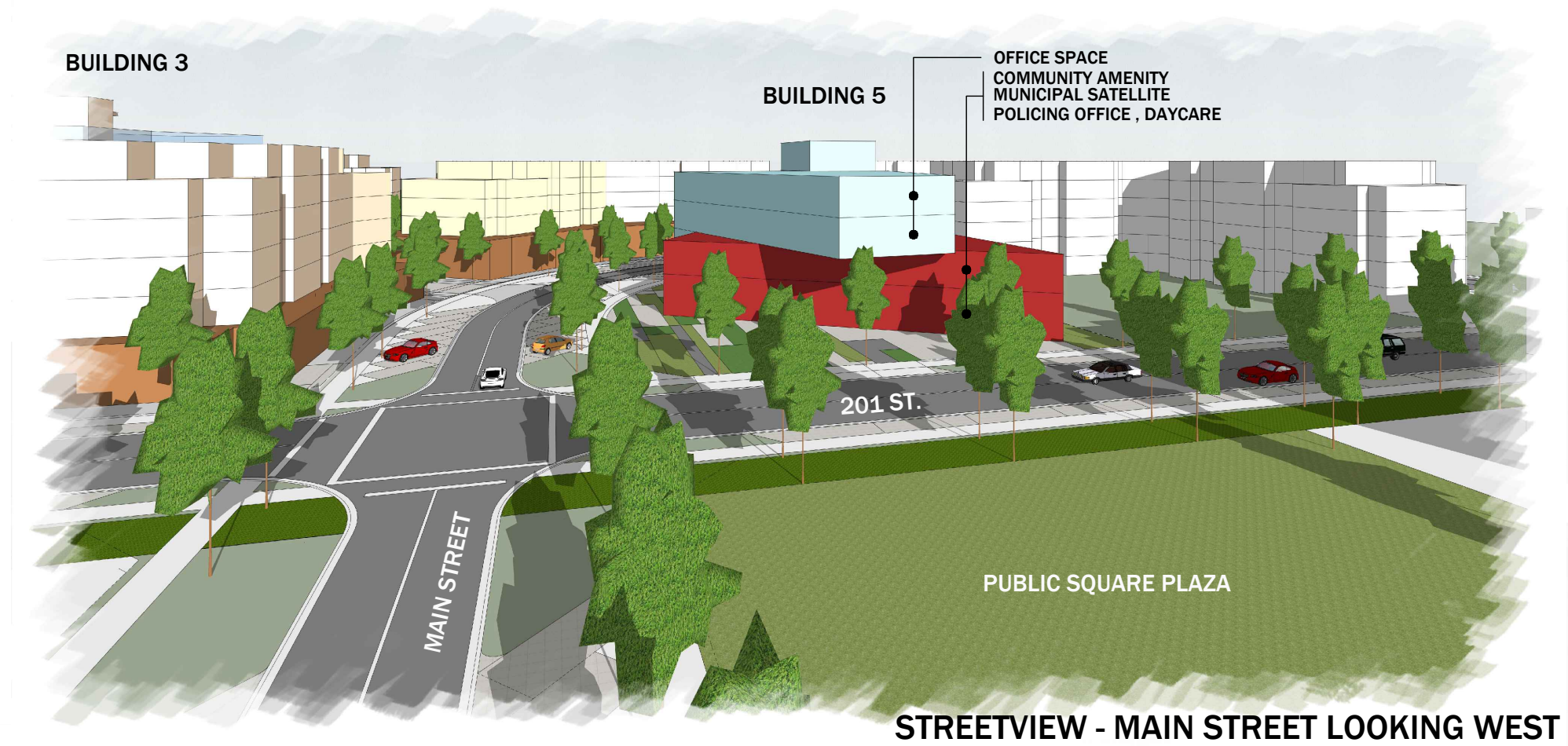
RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

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

DRAWING TITLE :
JPD SITE - 3D MASSING



DATABASE: 2215 SITEPLAN
PROJECT NO: 2319
DATE: 08 OCT 2025
SCALE:

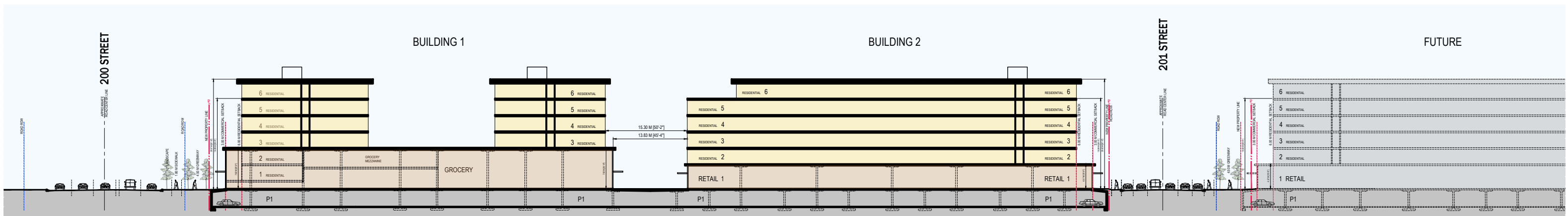
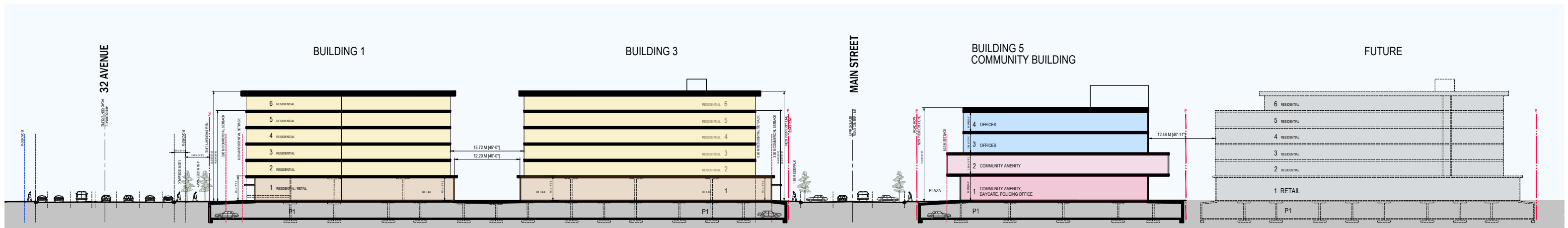
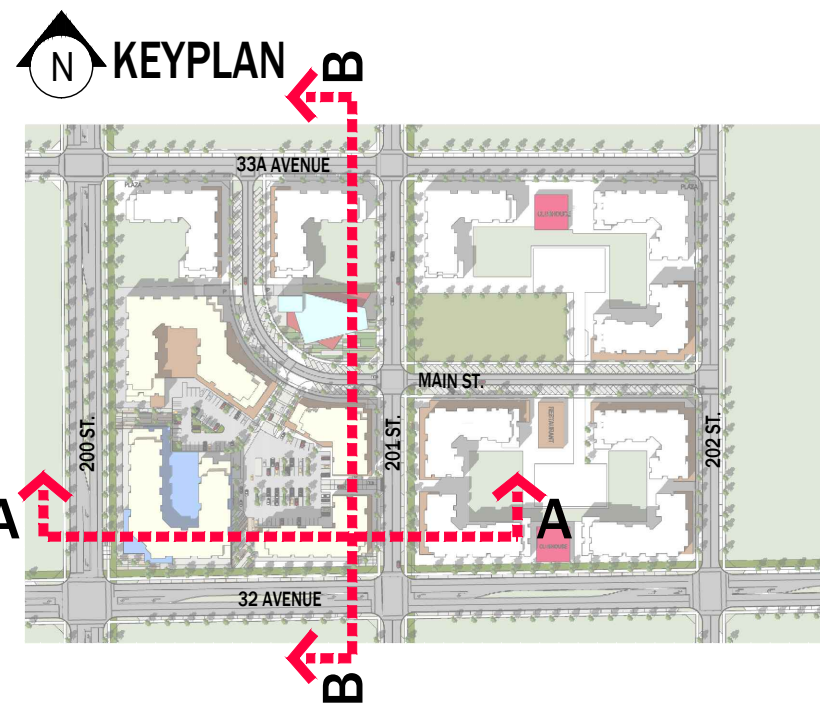


STREETVIEW - MAIN STREET LOOKING WEST



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

CONCEPTUAL 3D MASSING



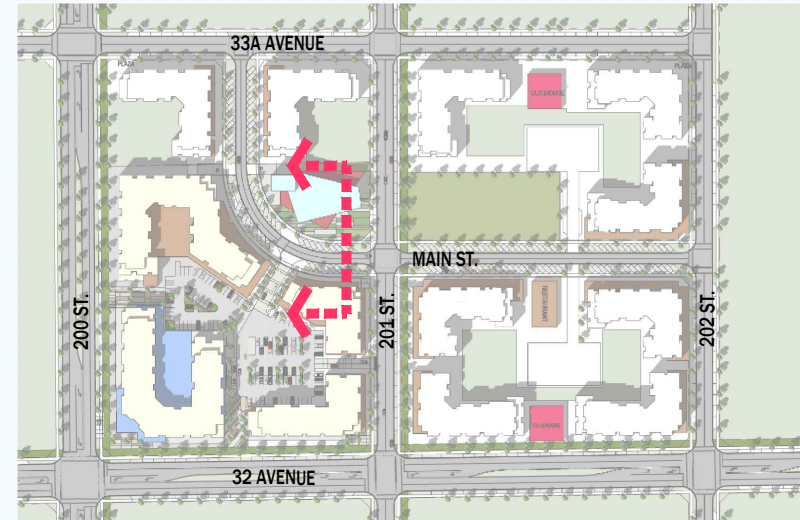
RH Architects Inc.
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.rharchitects.ca

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

DRAWING TITLE :
SITE CROSS SECTIONS



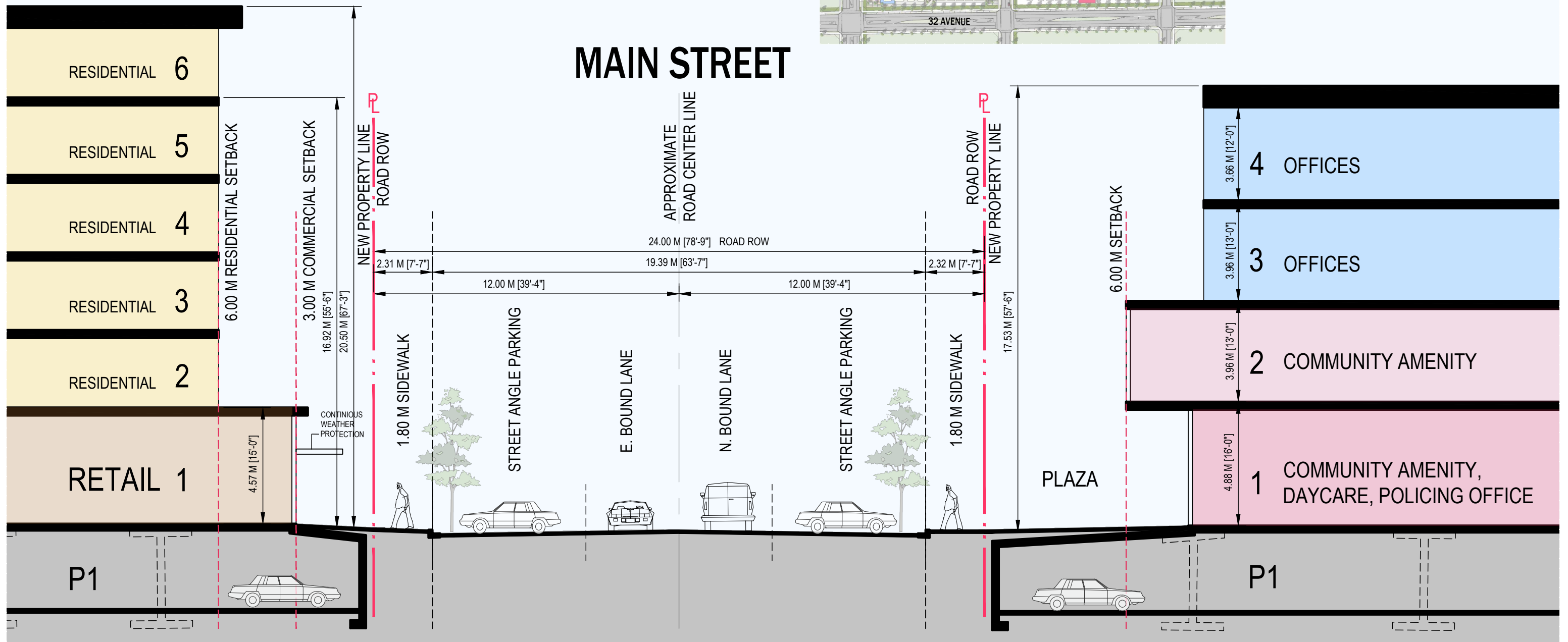
DATABASE: 2319 SITEPLAN
 PROJECT NO: 2319
 DATE: 08 OCT 2025
 SCALE: 1:800 M



BUILDING 3

BUILDING 5
COMMUNITY BUILDING

MAIN STREET



RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

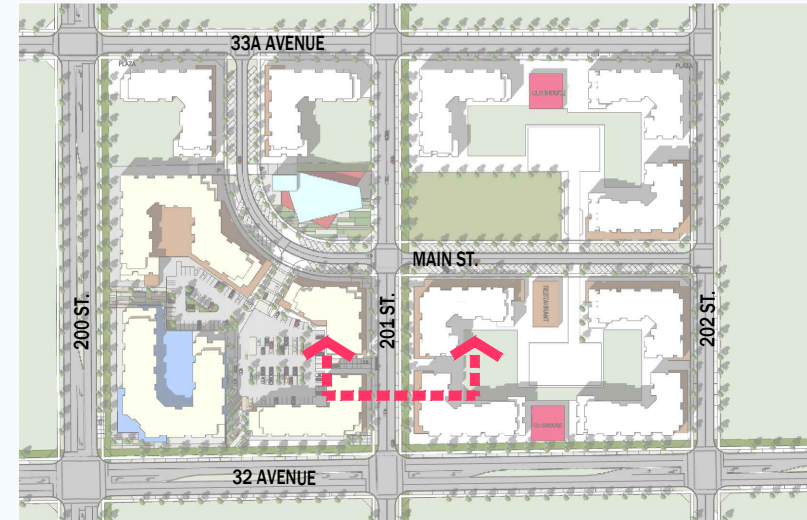
PROJECT:
MIXED-USE RESIDENTIAL
200th St & 32nd Ave, Township of Langley

DRAWING TITLE :
ROAD CROSS SECTION



DATABASE: 2319 SITEPLAN
PROJECT NO: 2319
DATE: 08 OCT 2025
SCALE: 1:150 M

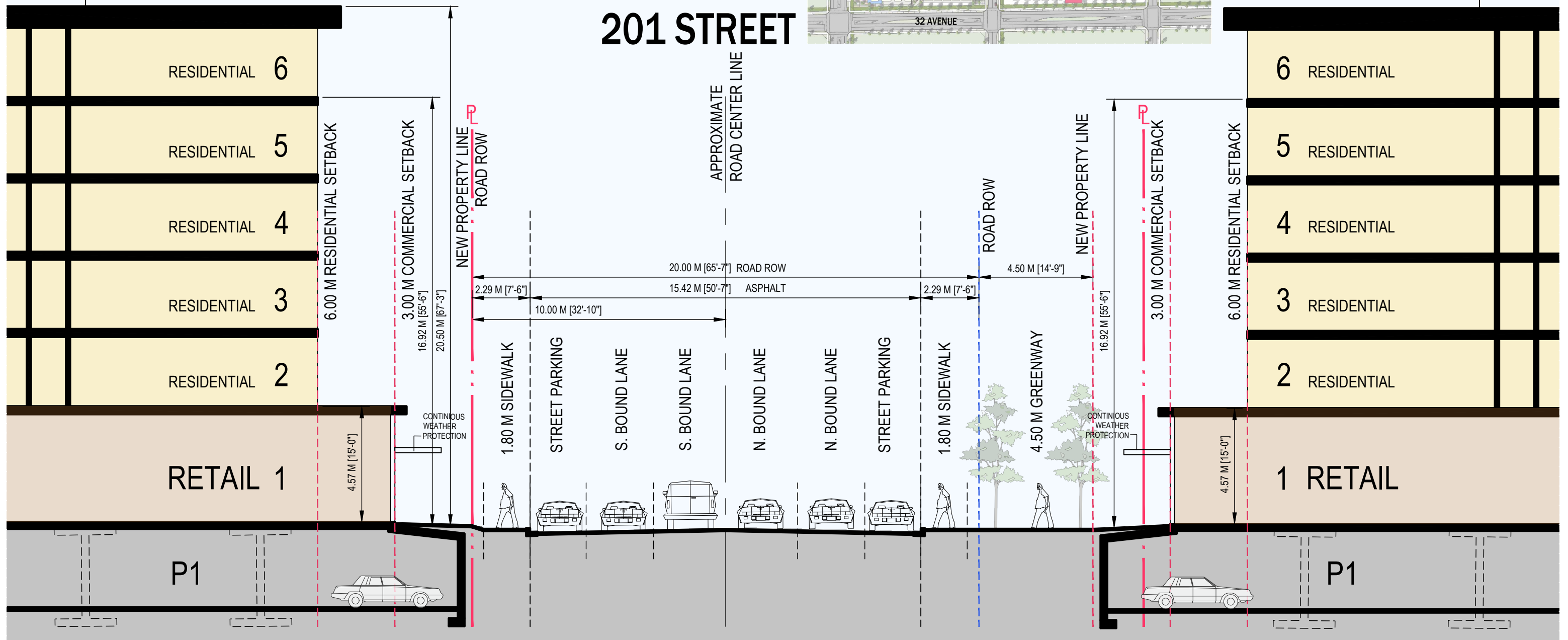
20



BUILDING 3

FUTURE

201 STREET



RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

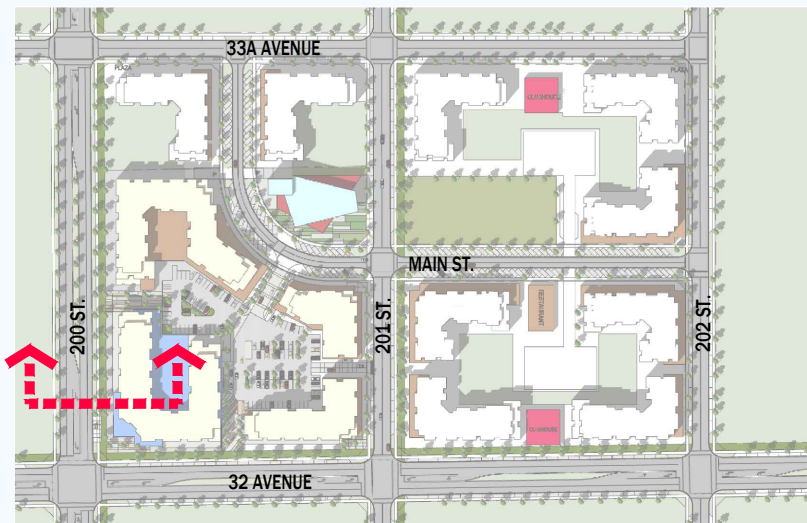
PROJECT:
MIXED-USE RESIDENTIAL
200th St & 32nd Ave, Township of Langley

DRAWING TITLE :
ROAD CROSS SECTION



DATABASE: 2319 SITEPLAN
PROJECT NO: 2319
DATE: 08 OCT 2025
SCALE: 1:150 M

21



200 STREET

