



**ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 166, 2019, BYLAW NO. 3113
DEVELOPMENT PERMIT APPLICATION DP 05-19**

To consider a Rezoning Application and Development Permit Application from L. Gosselin to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² of commercial floorspace.

The subject properties are currently zoned C2 Service Commercial and CD12 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated "Downtown Commercial" in the Official Community Plan. All lands designated "Downtown Commercial" are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	L. Gosselin
Owner:	Whitetail Homes (Logan) Ltd.; Miat Properties Ltd.
Civic Addresses:	20350 & 20370 Logan Avenue
Legal Description:	Lots 87 & 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
Site Area:	3,995 m ² (0.987 acres)
Number of Units:	144 apartment
Density:	360.5 units/ha (145.9 units/acre)
Gross Floor Area:	
Residential:	10,628 m ² (114,400 sq ft)
<u>Commercial:</u>	<u>287 m² (3,089 sq ft)</u>
Total:	10,915 m ² (117,489 sq ft)
Floor Space Ratio:	2.73
Lot Coverage:	77.1%
Parking Required:	214 spaces (including 11 h/c stalls)
Parking Provided:	
Commercial:	12 spaces
Resident:	156 spaces
<u>Visitor:</u>	<u>24 spaces</u>
Total	192 spaces (including 11 h/c stalls)
Existing Zoning:	C2 Service Commercial CD12 Comprehensive Development
Proposed Zoning:	C1 Downtown Commercial

OCP Designation:
Variances Requested:

Downtown Commercial
Front Setback - 2.0 m (4.0 m variance requested; 6.0 m is required setback)
Rear Setback – 4.0 m (2.0 m variance requested; 6.0 m is required setback)
Ext. Setback – 4.7 m (1.3 m variance requested; 6.0 m is required)
Int. Setback – 0.0 m (6.0 m variance requested; 6.0 m is required setback)
Off-Street Parking – 192 spaces provided (214 spaces required)

Development Cost Charges:

\$1,947,096.00 (City - \$1,375,056.00, GVS&DD - \$508,320.00, SD35 – \$63,720.00)

Community Amenity Charges:

\$288,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 166**

BYLAW No. 3113

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20350 & 20370 Logan Avenue to the C1 Downtown Commercial Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 166, 2019, No. 3113”.

2. Amendment

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 008-631-361
Lot 87, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
- (b) PID: 004-888-812
Lot 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522

from the C2 Service Commercial and CD12 Comprehensive Development Zones to the C1 Downtown Commercial Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this 16th day of December, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held this thirteenth day of January, 2020.

READ A THIRD TIME this XXXX day of XXXX, 2019.

FINALLY ADOPTED this XXX day of XXX, 2019.

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 05-19 DEVELOPMENT PERMIT APPLICATION DP 05-19

Civic Address: 20350 & 20370 Logan Avenue
Legal Description: Lots 87 & 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
Applicant: L. Gosselin
Owner: Miat Properties Ltd.
Whitetail Homes (Logan) Ltd.

