



ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 173, 2021, BYLAW NO. 3164  
DEVELOPMENT PERMIT APPLICATION DP 02-21

To consider a Zoning Bylaw amendment and Development Permit application by Luc Gosselin for a 6-storey, 98-apartment unit and 390 m<sup>2</sup> commercial mixed-use development at 20059 Fraser Highway.

The subject property is currently zoned C2 Service Commercial in Zoning Bylaw No. 2100 and designated “Service Commercial” in the Official Community Plan (OCP). In order to incorporate provisions for high-density mixed-use development on the site, the applicant has also applied to amend the OCP to create a new “Transit-Oriented Core” designation, as proposed in the draft new OCP being developed, ahead of its targeted adoption in 2021, with associated Development Permit Area guidelines (OCP Amendment Bylaw No. 3163). All lands designated for commercial and multi-family residential uses are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	Luc Gosselin
<b>Owner:</b>	1257926 B.C. Ltd.
<b>Civic Address:</b>	20059 Fraser Highway
<b>Legal Description:</b>	Lot “A”, District Lot 309, Group 2, New Westminster District, Plan 13456
<b>Site Area:</b>	2,440 m <sup>2</sup> (0.6 acres)
<b>Number of Units:</b>	98 apartments
<b>Commercial Floor Area:</b>	389.81 m <sup>2</sup> (4,196 ft <sup>2</sup> )
<b>Residential Density:</b>	402 units/ha (163 units/acre)
<b>Gross Floor Area:</b>	8,360 m <sup>2</sup> (89,986 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	3.43
<b>Lot Coverage:</b>	64.3%
<b>Total Parking Required:</b>	151 spaces (including 8 h/c spaces) <i>*C1 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	100 spaces
<b><u>Visitor/Commercial</u></b>	<u>20 spaces</u>
<b>Total</b>	120 spaces (including 6 h/c spaces)
<b>Existing OCP Designation:</b>	Service Commercial
<b>Proposed OCP Designation:</b>	Transit-Oriented Core
<b>Existing Zoning:</b>	C2 Service Commercial
<b>Proposed Zoning:</b>	CD73 Comprehensive Development
<b>Variiances Requested:</b>	Sharing parking spaces for both residential visitor and commercial users (required to be provided separately)

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56.7% small car spaces (max. 40%)  
Distance of 0.3 metres to 0.56 metres between  
parking spaces and walls (0.6 metres required)  
2.4 m wide small car spaces (min. 2.5 m)  
*Note a resident parking variance is not required  
due to the use of CD Zone – see staff  
commentary in Variances section of this report  
for further details and rationale.*

**Development Cost Charges:** \$1,476,517.00 (City - \$935,802.00, GVS&DD -  
\$345,940.00, SD35 - \$43,365.00, TransLink -  
\$151,410.00)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 173**

**BYLAW No. 3164**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the property located at 20059 Fraser Highway to the CD73 Comprehensive Development 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. 173, 2021, No. 3164”.

**2. Amendment**

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 73 (CD73) Zone: immediately after Comprehensive Development – 72 (CD72) Zone:

**“RRR. CD73 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 98-apartment unit and 389.81 m<sup>2</sup> commercial mixed-use development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Uses permitted in the *Downtown Commercial* (C1) Zone.

### **3. Site Dimensions**

The following lots shall form the site and shall be zoned CD73 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 009-830-472  
Lot "A", District Lot 309, Group 2, New Westminster District, Plan 13456

### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated May 5, 2021) and C. Kavolinas & Associates Inc. (dated April, 2021), one copy each of which is attached to Development Permit No. 02-21.

### **5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

(2) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by changing the zone classification of:

- (a) PID: 009-830-472  
Lot "A", District Lot 309, Group 2, New Westminster District, Plan 13456

from the C2 Service Commercial Zone to the CD73 Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

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READ A FIRST AND SECOND TIME this tenth day of May, 2021.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"  
was held this     day of     , XXXX.

READ A THIRD TIME this     day of     , XXXX.

FINALLY ADOPTED this     day of     , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



# REZONING APPLICATION RZ 01-21 DEVELOPMENT PERMIT APPLICATION DP 02-21

**Civic Address:** 20059 Fraser Highway  
**Legal Description:** Lot "A", District Lot 309, Group 2, New Westminster District, Plan 13456  
**Applicant:** Luc Gosselin  
**Owner:** 1257926 B.C. Ltd.

