



ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 178, 2021, BYLAW NO. 3178  
DEVELOPMENT PERMIT APPLICATION DP 07-21

To consider a Zoning Bylaw amendment and Development Permit application by Luc Gosselin for a 6-storey, 144-apartment unit and 841 m<sup>2</sup> commercial mixed-use development at 20137 & 20139 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. 3177). 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>	1270459 B.C. Ltd.
<b>Civic Address:</b>	20137 & 20139 Fraser Highway
<b>Legal Description:</b>	Lot A, District Lot 309, Group 2, New Westminster District, Plan BCP6602; Lot 145, District Lot 309, Group 2, New Westminster District, Plan 59502
<b>Site Area:</b>	3,969.34 m <sup>2</sup> (0.98 acres)
<b>Number of Units:</b>	144 apartments
<b>Commercial Floor Area:</b>	840.74 m <sup>2</sup> (9,050 ft <sup>2</sup> )
<b>Residential Density:</b>	362 units/ha (147 units/acre)
<b>Gross Floor Area:</b>	11,625.17 m <sup>2</sup> (125,132 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.93
<b>Lot Coverage:</b>	60.6%
<b>Total Parking Required:</b>	230 spaces (including 13 h/c spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	153 spaces
<b><u>Visitor/Commercial</u></b>	<u>29 spaces</u>
<b>Total</b>	182 spaces (including 9 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>	C1 Downtown Commercial
<b>VariANCES Requested:</b>	Front residential setback – 4 m (6 m min.) Rear residential setback – 2 m (6 m min.)

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East residential setback – 5 m (6 m min.)  
West residential setback – 0 m (6 m min.)  
Bicycle parking – provided through storage lockers (required to be separate)  
Resident parking – 153 spaces (173 spaces min.)

Sharing parking spaces for both residential visitor and commercial users (required to be provided separately)

57.1% small car spaces (max. 40%)

**Development Cost Charges:**

\$2,179,124.66 (City - \$1,381,123.70, GVS&DD - \$510,690.96, SD35 - \$63,720.00, TransLink - \$223,590.00)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 178**

**BYLAW No. 3178**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20137 & 20139 Fraser Highway 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. 178, 2021, No. 3178”.

**2. Amendment**

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

- (a) PID: 025-703-552  
Lot A, District Lot 309, Group 2, New Westminster District, Plan BCP6602
- (b) PID: 006-132-359  
Lot 145, District Lot 309, Group 2, New Westminster District, Plan 59502

from the C2 Service Commercial Zone to the C1 Downtown Commercial Zone in Schedule “A” – Official Zoning Map.

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READ A FIRST AND SECOND TIME this twelfth day of July, 2021.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"  
was held this twenty-sixth day of July, 2021.

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 05-21 DEVELOPMENT PERMIT APPLICATION DP 07-21

**Civic Address:** 20137 & 20139 Fraser Highway  
**Legal Description:** Lot A, District Lot 309, Group 2, New Westminster District, Plan BCP6602; Lot 145, District Lot 309, Group 2, New Westminster District, Plan 59502  
**Applicant:** Luc Gosselin  
**Owner:** 1270459 B.C. Ltd.

