



EXPLANATORY NOTE

BYLAW NO. 3197 DEVELOPMENT PERMIT APPLICATION DP 12-21

To consider Land Use Contract discharge and Development Permit applications by Luc Gosselin for a 6-storey, 200 apartment-unit and 1,488 m² commercial mixed-use development at 20785 Fraser Highway.

The purpose of Bylaw No. 3197 is to authorize the discharge of Land Use Contract No. 03-73 from the title of the property located at 20785 Fraser Highway. Two charges on title are proposed to be discharged: the original Land Use Contract registered in 1974 (Registration Number K21998) and a modification to it registered in 1990 (Registration Number AD20305). The subject property is currently zoned C1 Downtown Commercial in Zoning Bylaw No. 2100 and designated "Medium-Density Residential" in Official Community Plan Bylaw No. 2600. In order to incorporate provisions for higher-density mixed uses on the site, the applicant has also applied to amend the OCP to amend the land use designation of the subject property to "Mixed-Use" as proposed in the upcoming new OCP. A Zoning Bylaw amendment is not required, as the property's existing C1 zoning is able to accommodate the proposed development. All lands designated for commercial and multi-family residential uses are subject to a Development Permit to address building form and character.

City Council has the authority to discharge a land use contract pursuant to Section 546 of the *Local Government Act*.

In accordance with changes to the *Local Government Act* enacted in 2014, all land use contracts in the province will be terminated as of June 30, 2024. The City intends to terminate all land use contracts before this date through the adoption of a new zoning bylaw currently being developed. The City's authority to do so is provided under section 548 of the *Local Government Act*.

Background Information:

Applicant:	Luc Gosselin
Owner:	C.D.Z Development Ltd.
Civic Address:	20785 Fraser Highway
Legal Description:	Lot 115, District Lot 36, Group 2, New Westminster District, Plan 45255
Site Area:	5,420.5 m ² (1.34 acres)
Number of Units:	200 apartments
Commercial Floor Area:	1,488.2 m ² (16,019 ft ²)
Residential Density:	369 units/ha (149 units/acre)
Gross Floor Area:	16,154.4 m ² (173,884 ft ²)
Floor Area Ratio:	2.93
Lot Coverage:	58.4%
Total Parking Required:	328 spaces (including 16 h/c spaces)
Parking Provided:	
Resident	205 spaces
Visitor Only	20 spaces
Commercial Only	12 spaces
<u>Visitor/Commercial</u>	<u>10 spaces</u>
Total	247 spaces (including 12 h/c spaces)
Existing OCP Designation:	Medium-Density Residential
Proposed OCP Designation:	Mixed Use
Variances Requested:	Front residential setback – 2 m (6 m min.) Rear residential setback – 0 m (6 m min.) East residential setback – 0 m (6 m min.) West residential setback – 2 m (6 m min.) Resident parking – 205 spaces (240 min.) Accessible stall length – 5.5 m (5.8 m min.) Sharing parking spaces for both residential visitor and commercial users (required to be provided separately) 55% small car spaces (max. 40%) Bicycle parking – provided through storage lockers (required to be separate) Indoor amenity – multiple areas (single area required)
Development Cost Charges:	\$2,655,626.58 (City - \$1,685,366.10, GVS&DD - \$623,132.98, SD35 - \$74,340.00, TransLink - \$272,787.50)



DISCHARGE OF LAND USE CONTRACT NO. 03-73

BYLAW NO. 3197

A Bylaw to authorize the discharge of Land Use Contract No. 03-73 from the specified property.

WHEREAS Land Use Contract No. 03-73 is registered against titles legally described in Schedule "A".

AND WHEREAS the registered owners of the Lands have authorized the applicant to apply to have Land Use Contract No. 03-73 discharged from title to the Lands.

AND WHEREAS Council has the authority to discharge a land use contract pursuant to section 546 of the *Local Government Act*,

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

1. The Land Use Contracts registered in the Land Title Office under K21998 and AD20305 are hereby discharged against the title legally described in Schedule "A" which is attached to and forms part of this bylaw.
2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.
3. This Bylaw may be cited for all purposes as "Discharge of Land Use Contract No. 03-73 Bylaw, 2021, No. 3197".

Land Use Contract Discharge
Bylaw No. 3197

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

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this ----- day of -----, 2021.

READ A THIRD TIME this ----- day of -----, 2021.

FINALLY ADOPTED this ----- of -----, 2021.

MAYOR

CORPORATE OFFICER

BYLAW NO. 3197

SCHEDULE "A"

Civic Address: 20785 Fraser Highway
Legal Description: Lot 115, District Lot 36, Group 2, New Westminster District,
Plan 45255
PID: 008-031-606
Applicant: Luc Gosselin
Owner: C.D.Z Development Ltd.

