



ZONING BYLAW, 1996, No. 2100 AMENDMENT NO. 210, 2025, BYLAW NO. 3290

To consider a rezoning application to accommodate a multi-phase apartment & commercial mixed-use transit-oriented development at 5501 204 Street & 20300 Douglas Crescent. The subject properties are currently zoned C1 Downtown Commercial Zone in Zoning Bylaw No. 2100 and designated “Transit-Oriented Core” in the Official Community Plan Land Use Map.

This rezoning application includes a proposed site-specific exemption from existing general regulations within the Zoning Bylaw that require a minimum 400-metre separation between pharmacies and between Beauty and Wellness Centers. Specifically, notwithstanding these minimum separation distances, if adopted by Council the site would be permitted a maximum of eight (8) Beauty and Wellness Centers and three (3) pharmacies, one of which could only be located within a larger non-pharmacy retail store, (ie. grocery store). Other current separation distance requirements in the Zoning Bylaw, including those between Thrift Stores, Body Art and Tattoo Services, Vapour Product Stores, and Personal Health Enhancement Centers, would remain in effect.

The applicant is proposing this maximum number ‘cap’ for these uses on the basis that the site will contain a large on-site population at full build-out (due to the estimated 1,900+ dwelling units at build-out) that will create demand for these uses, and that these uses will be spread out amongst the eight ground-floor commercial block faces that are proposed to front Douglas Crescent, 203 Street, 204 Street and the interior north-south street and interior east-west street.

While this approach will permit more of these uses, they would still be limited to a maximum on-site number. Also, given the application envisions a range of commercial retail unit sizes (from small shop to grocery store) located on multiple commercial block faces, this approach will spread these uses across the site and promote business variety, which in turn aligns with the intent of the Zoning Bylaw’s separation requirements. These uses will also be added to the site over time, as the commercial phases are anticipated to be constructed between 5 to 15 years from now.

Background Information:

Applicant:	Orion Construction
Owner:	0622215 B.C. LTD.
Civic Addresses:	5501 204 Street & 20300 Douglas Crescent
Legal Description:	Lot 375, District Lot 36, Group 2, New Westminster District, Plan 46221; Parcel A, District Lots 305 and 36, Group 2, New Westminster District, Plan BCP35185
Number of Units	Approximately 1,900 (subject to change)
Site Area:	3.6 hectares (9.0 acres)
Floor Area Ratio:	Maximum 5.5
OCP Designation:	Transit-Oriented Core
Existing Zoning:	C1 Downtown Commercial
Proposed Zoning:	CD100 Comprehensive Development Zone
Development Cost	To be calculated at Building Permit stage
Charges:	
Community Amenity Contributions (CACs):	To be calculated at Building Permit stage



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 210**

BYLAW No. 3290

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to create a CD100 Comprehensive Development zone and to rezone the properties located at 5501 204 Street & 20300 Douglas Crescent to the new 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. 210, 2024, No. 3290”.

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 – 100 (CD100) Zone: immediately after Comprehensive Development – 99 (CD99) Zone:

SSSS. CD100 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a high-density, mixed-use phased development according to an identified private internal street and block pattern.

2. Permitted Uses

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

- (a) *Arcade.*

- (b) *Artist Studio.*
- (c) *Assembly Hall.*
- (d) *Brewers and Vintners.*
- (e) *Caretaker's Dwelling Unit.*
- (f) *Child Care Centre.*
- (g) *Community Service.*
- (h) *Congregate Housing.*
- (i) *Convention Centre.*
- (j) *Cultural Facilities.*
- (k) *Eating Establishment.*
- (l) *Entertainment Facilities.*
- (m) *General Service.*
- (n) *Liquor Primary Establishment.*
- (o) *Multiple-Unit Residential.*
- (p) *Office.*
- (q) *Personal Service.*
- (r) *Production Studio.*
- (s) *Public Educational Facilities.*
- (t) *Recreational Facilities.*
- (u) *Repair Shop.*
- (v) *Retail Store.*
- (w) *Senior Citizens Care Facility.*
- (x) *Seniors-Oriented Multiple Unit Residential.*
- (y) *Telephone Call Centre.*
- (z) *Tourist Accommodation.*

Notwithstanding any other provisions within this Bylaw, the following uses are permitted on the site, as described under Sub-Section 3 ("Site Dimensions"), subject to the conditions outlined below:

- (a) Automotive Sales and Rental, in a storefront format where any and all vehicles on offer are located within a *building* or on another property.
- (b) *Beauty and Wellness Center*, to a maximum number of eight (8) on the site.
- (c) Pharmacy, to a maximum number of three (3) on the site, one (1) of which may only be located within a larger, non-pharmacy retail store.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD100 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 004-111-192

Lot 375, District Lot 36, Group 2, New Westminster District, Plan
46221

(b) PID: 027-423-697

Parcel A, District Lots 305 and 36, Group 2, New Westminster District, Plan BCP35185

4. Maximum Density

The maximum floor area ratio permitted in the CD100 Zone is 5.500.

5. Siting, Site Coverage, and Size of Buildings, Structures, Internal Streets/Lanes, and Pedestrian Open Spaces

The siting and site coverage of the buildings and structures, along with the siting and size of the private internal streets/lanes and pedestrian open spaces, of the Development shall generally conform to the phased site master plan as set out in *Figure 1* below.

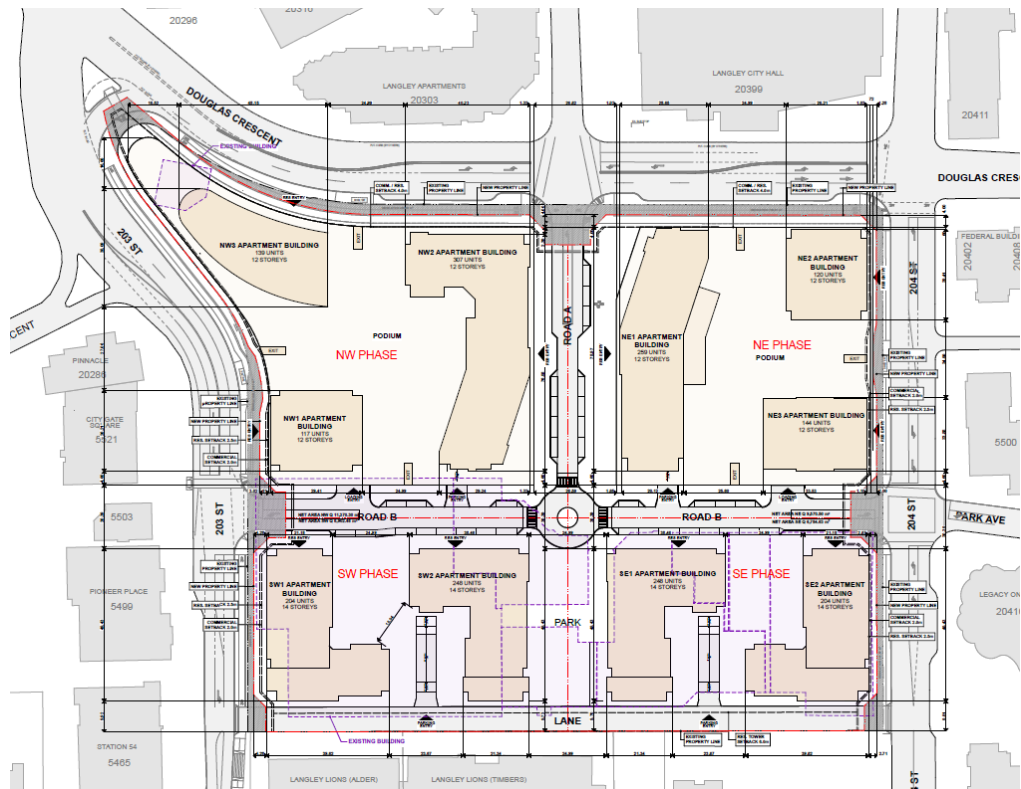


Figure 1

Deviations to the siting and site coverage of the buildings and structures, but not of the private internal streets/lanes and pedestrian open spaces, within the *Figure 1* master plan shall also be permitted if they adhere to the setback boundaries as identified in *Figure 2* below, subject to any Phased Development Agreement in effect from time to time pursuant to Part 14, Division 12, of the *Local Government Act*.

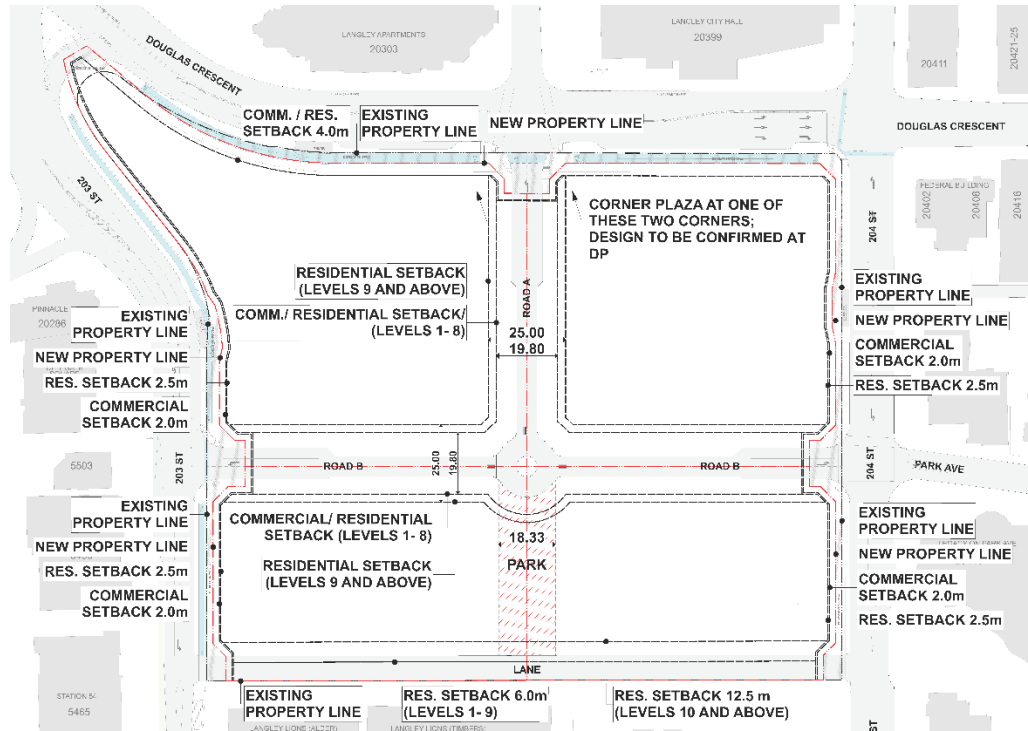


Figure 2

Subject to the Airport Zoning Regulation, the maximum height of the buildings and structures of the Development shall be 15 storeys, unless a greater height is permitted by Transport Canada as an exemption to the Airport Zoning Regulation (AZR) and identified in the Official Community Plan, as amended from time to time.

6. Off-Street Parking, Loading and Storage

Off-street parking and storage shall be provided and maintained in accordance with Section I.E. of Part I of this Bylaw, subject to Section I.D.4(i) of this Bylaw.

In addition to the non-residential loading provisions in Section I.E. of Part I of this Bylaw, loading for residential uses shall be provided as follows:

- Minimum 1 loading space per residential building with up to 250 dwelling units.
- Minimum 2 loading spaces per residential building with more than 250 dwelling units.

- Minimum loading space dimensions of 3.0 metres width, 7.0 metres length, and 3.0 metres height.

7. Landscaping

Landscaping, screening, and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

8. Special Regulations

Unless permitted to be lower by any general regulations that may be applicable at the time of issuance of individual Development Permits, indoor and outdoor *amenity space* shall be provided on the site at a combined minimum rate of 3 m² per *dwelling unit*, with indoor *amenity space* provided at a minimum rate of 1 m² per dwelling unit and outdoor *amenity space* provided at a minimum rate of 1 m² per *dwelling unit*. For clarity, the proposed park will be considered as outdoor amenity space for the purposes of this Sub-Section.

9. 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;
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, any Phased Development Agreement in effect from time to time pursuant to Part 14, Division 12 of the *Local Government Act*, and the *Land Title Act*;
- (d) Development Permits shall be required in accordance with the *Official Community Plan*; and
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

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

- (a) PID: 004-111-192
Lot 375, District Lot 36, Group 2, New Westminster District, Plan 46221
- (b) PID: 027-423-697
Parcel A, District Lots 305 and 36, Group 2, New Westminster District, Plan BCP35185

Zoning Bylaw Amendment No. 210
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from the C1 Downtown Commercial Zone to the CD100 Comprehensive
Development Zone in Schedule "A" – Official Zoning Map.

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

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

FINALLY ADOPTED this -- day of --, --.

MAYOR

CORPORATE OFFICER