



# ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 218, 2025, BYLAW No. 3306 DEVELOPMENT PERMIT APPLICATION DP 13-24

To consider rezoning and Development Permit applications from Pacific Nazarene Housing Society Inc. to accommodate a 6-storey mixed-use building with 302 rental apartment units and a church, child care centre, and commercial units.

The subject properties are currently zoned P2 Private Institutional/Recreation Zone and RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “Ground Oriented Residential” in the Official Community Plan (OCP) Land Use Map. In order to enable consideration of the subject rezoning, the applicant has also applied to amend the OCP to incorporate provisions for and amend the land use designation of the subject properties to “Low Rise Residential”. All lands designated for multi-unit residential uses are subject to a Development Permit to address building form and character.

## **Background Information:**

<b>Applicant:</b>	Pacific Nazarene Housing Society, Inc.
<b>Owners:</b>	Church of the Nazarene Canada Pacific District, Inc. & City of Langley
<b>Civic Addresses:</b>	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street
<b>Legal Description:</b>	Parcel “A” (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752; Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103; Lots 118 & 119, Section 3, Township 8, New Westminster District, Plan 49001; Lots 364 & 365, Section 3, Township 8, New Westminster District, Plan 57025
<b>Site Area:</b>	11,198.3 m <sup>2</sup> (2.77 acres)
<b>Number of Units:</b>	302 apartments
<b>Gross Floor Area:</b>	*23,570.2 m <sup>2</sup> (253,707 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.10
<b>Lot Coverage:</b>	*46.9%
<b>Total Parking Required:</b>	565 spaces (including 28 accessible spaces) *RM3 Zone Requirements
<b>Parking Provided:</b>	*428 spaces (including 20 accessible spaces)
<b>Existing OCP Designation:</b>	Ground Oriented Residential
<b>Proposed OCP Designation:</b>	Low Rise Residential
<b>Existing Zoning:</b>	P2 Private Institutional/Recreation & RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD108 Comprehensive Development
<b>Variances Requested:</b>	Parking spaces shared among different uses 5.5 m long accessible parking stalls (5.8 m min.)
<b>Estimated Development Cost Charges (DCCs):</b>	\$11,689,850.95 (City - \$6,523,776.93, GVS&DD - \$2,273,436.62, GVWD - \$2,119,018.93, MV Parks - \$94,616.14, SD35 - \$176,200.00, TransLink - \$502,802.33) *Subject to further review
<b>Community Amenity Contributions (CACs):</b>	\$1,025,000.00 *Subject to further review



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 218**

**BYLAW No. 3306**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street to the CD108 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. 218, 2025, No. 3306".

**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 – 108 (CD108) Zone immediately after Comprehensive Development – 107 (CD107) Zone:

***"ZZZZ. CD108 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey mixed-use building with apartment units, a church, a child care centre, and general commercial space.

**2. Permitted Uses**

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

- (a) *Retail Store.*
- (b) *General Service, except for drive-through units.*

- (c) *Personal Service, except for Personal Health Enhancement Center.*
- (d) *Office.*
- (e) *Eating Establishment, except for drive-through units.*
- (f) *Cultural Facilities.*
- (g) *Assembly Hall.*
- (h) *Community Service.*
- (i) *Artist Studio.*
- (j) *Child Care Centre.*
- (k) Brew pub.
- (l) Brewers and vintners.
- (m) Multiple-Unit Residential; and
- (n) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*; and
  - (ii) *Caretaker's dwelling units.*

### **3. Site Dimensions**

The following lots shall form the site and shall be zoned CD108 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 002-409-844  
Parcel "A" (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752
- (b) PID: 002-325-683  
Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103
- (c) PID: 004-808-011  
Lot 118, Section 3, Township 8, New Westminster District, Plan 49001
- (d) PID: 003-886-689  
Lot 119, Section 3, Township 8, New Westminster District, Plan 49001
- (e) PID: 001-597-868  
Lot 364, Section 3, Township 8, New Westminster District, Plan 57025
- (f) PID: 005-518-393

Lot 365, Section 3, Township 8, New Westminster District,  
Plan 57025

#### **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 HCMA Architecture + Design (dated March 14, 2025) and PFS Studio (dated March 13, 2025), one copy each of which is attached to Development Permit No. 13-24.

#### **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: 002-409-844  
Parcel “A” (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752

from the P2 Private Institutional/Recreation Zone, and:

- (b) PID: 002-325-683  
Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103
- (c) PID: 004-808-011  
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- (d) PID: 003-886-689  
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Lot 365, Section 3, Township 8, New Westminster District,  
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from the RS1 Single Family Residential Zone to the CD108 Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-fourth day of March, 2025

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this seventh day of April, 2025.

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**



The map displays a residential neighborhood with the following details:

- Streets:** 50 Ave (top), 49 Ave (bottom), 200 St (vertical, right of center), 1S St (vertical, far right), and Grade Cres (diagonal, bottom right).
- Subject Properties:** A yellow callout box labeled "Subject Properties" points to a lot at the intersection of 50 Ave and 200 St. The lot is numbered 364 and 366, with a 50' x 25' area highlighted.
- Other Lots and Addresses:**
  - Along 50 Ave: 364, 366, 365, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 11