

*Revised City of Langley
Zoning Bylaw opens the door to
new development possibilities...*

open the door to new
development possibilities
... IN THE CITY OF LANGLEY

ZONING AMENDMENTS

	PREVIOUS	REVISED
DOWNTOWN (C1 ZONE)		
* Density	100 UPA	150 UPA
* Height	15 storeys	15 storeys
* Lot Coverage	60%	95%
* Parking (stalls per unit): - Studio Units & 1 Bedroom Units & 2 Bedroom Units	- 1.3 stalls - 0.2 stalls for visitors	- 1.2 stalls - 0.2 stalls for visitors
* Parking: - 3 Bedroom Units	- 2.0 stalls - 0.2 stalls for visitors	- 2.0 stalls - 0.2 stalls for visitors
HIGH-DENSITY MULTI-FAMILY RESIDENTIAL (RM3 ZONE)		
* Density	60 UPA	80 UPA
* Height	4 storeys	4 storeys
* Lot Coverage	40%	40%
* Parking (stalls per unit): - Studio Units & 1 Bedroom Units	- 1.5 stalls - 0.2 stalls for visitors	- 1.2 stalls - 0.2 stalls for visitors
* Parking (stalls per unit): - 2 Bedroom Units	- 1.5 stalls - 0.2 stalls for visitors	- 1.3 stalls - 0.2 stalls for visitors
* Parking (stalls per unit): - 3 Bedroom Units	- 2.0 stalls - 0.2 stalls for visitors	- 2.0 stalls - 0.2 stalls for visitors
MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL (RM2 ZONE)		
* Density	50	70
* Height	3 Storeys	4 Storeys
* Lot Coverage	35%	40%
* Parking (stalls per unit): - Studio Units & 1 Bedroom Units	- 1.5 stalls - 0.2 stalls for visitors	- 1.2 stalls - 0.2 stalls for visitors
* Parking (stalls per unit): - 2 Bedroom Units	- 2.0 stalls - 0.2 stalls for visitors	- 1.4 stalls - 0.2 stalls for visitors
* Parking (stalls per unit): - 3 Bedroom Units	- 2.0 stalls - 0.2 stalls for visitors	- 2.0 stalls - 0.2 stalls for visitors

The City of Langley is 'The Place to Be' for Multi-Family Residential Development!

The City of Langley is dedicated to taking proactive steps to increase multi-family residential development in our community. We recognize that these developments significantly contribute to the welfare of our community in a multitude of ways.

- Density encourages diversity in housing options, including affordable housing.
- New developments enhance and revitalize the downtown.
- New development accelerates the renewal of physical infrastructure, further enhancing the City's appeal.
- Higher residential densities will make redevelopment feasible for more properties.
- Density supports more efficient utilization of land and sustainability principles.
- Greater population density strengthens our role as a Metro Vancouver "Regional Town Centre," which leads to greater reinvestment in the City of Langley.
- Greater density also leads to enhanced public transit.
- Greater population leads to increased success of local businesses and the economic strength of the community.

"The City of Langley Council and staff are committed to working with the development industry and property owners to see our community move forward. With an exciting vision for the future, a progressive attitude and a commitment to timely approvals, the City of Langley will continue its reputation as ... 'The Place to Be!'"

MAYOR PETER FASSBENDER, CITY OF LANGLEY



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EFFECTIVE JANUARY 2013
*New City of Langley Zoning Bylaw
Amendments provide greater flexibility and
create more development opportunities.*



ZONING BYLAW AMENDMENT: JULY 2008

"In all the Lower Mainland, the City of Langley is our first choice!"

Peter Warkentin, Principal
QUADRA HOMES

"Working with the City of Langley is both enjoyable and refreshing! I was thoroughly impressed by the speedy, efficient and courteous manner with which we were treated. I look forward to developing more projects in the City as I see nothing but solid economic growth in its future."

Dale Regehr, President and CEO
WESTSTONE PROPERTIES Ltd.



The City of Langley is one of the best places in Metro Vancouver to live, work and build! A central location, a booming regional population and plenty of urban amenities make it an ideal site for new multi-family residential developments.

TODAY, MULTI-FAMILY RESIDENTIAL DEVELOPERS HAVE EVEN MORE REASONS TO BUILD IN THE CITY OF LANGLEY

The City of Langley's competitive DCC rates, fast approvals and encouraging political climate have been some of the City's most attractive enticements.

"The City is widely recognized for its streamlined local government administration and efficient development approval processes. A typical Rezoning/Development Permit Application can be processed within 90 days!"

MAYOR PETER FASSBENDER

Now, revised zoning bylaws allow higher residential density and greater parking flexibility. (See the chart on the back page for more details).

The City of Langley is 'Open for Business.' Contact us today to explore multi-family residential opportunities in our community ... the best place to be!

EXTREMELY COMPETITIVE DEVELOPMENT COST CHARGES (DCCs)

Multi-Family Residential (per unit)	
City of Langley	\$9,549*
Township of Langley	\$14,277
City of Surrey	\$13,168

* not including \$500/unit Community Amenity Contribution

FOR MORE INFORMATION, CONTACT THE CITY OF LANGLEY, DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT DEPARTMENT: 604.514.2800 OR VISIT WWW.CITY.LANGLEY.BC.CA.

DEMOGRAPHICS

- 25,000 people within a 10 km² area (within City of Langley)
- 100,000 people (within Township of Langley)
- 525,000 people (within a 30-minute commute)
- 8.2% growth rate in the Fraser Valley Regional District

SHOPPING

- Trendy Downtown Shopping District
- Willowbrook Shopping Centre
- Multiple Big Box Shopping Plazas

EDUCATION

- 6 elementary schools and 1 middle school within the City of Langley's 10 km² area.
- 44 schools in the entire Langley School District
- Kwantlen Polytechnic University (City of Langley)
- Trinity Western University (Township of Langley)
- Langley Community Music School (City of Langley)
- Langley Fine Arts School (Township of Langley)

PARKS

- 346 acres of park land in 10 km², including playgrounds
- 11 kilometers of nature trails
- Recreation centre
- Community centre
- An outdoor swimming pool (and two nearby indoor swimming pools)
- Ice rinks, gyms and other sport complexes

