



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 207**

BYLAW No. 3287

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to create a CD98 Comprehensive Development zone and to rezone the property located at 20501 Logan Avenue 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. 207, 2024, No. 3287”.

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 – 98 (CD98) Zone: immediately after Comprehensive Development – 97 (CD97) Zone:

QQQQ. CD98 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a high-density mixed-use development according to a master plan.

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) *Cultural Facilities.*
- (j) *Eating Establishment.*
- (k) *Entertainment Facilities.*
- (l) *General Service.*
- (m) *Indoor Recreation Facilities.*
- (n) *Liquor Primary Establishment.*
- (o) *Microbrewery Use.*
- (p) *Multiple-Unit Residential.*
- (q) *Office.*
- (r) *Personal Service.*
- (s) *Private School.*
- (t) *Production Studio.*
- (u) *Public Educational Facilities.*
- (v) *Laboratory.*
- (w) *Retail Store.*
- (x) *Senior Citizens Care Facility.*
- (y) *Seniors-Oriented Multiple Unit Residential.*
- (z) *Technology Industry.*
- (aa) *Telephone Call Centre.*
- (bb) *Tourist Accommodation.*

3. Site Dimensions

The following lot shall form the site and shall be zoned CD98 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 017-144-655
Lot A, Except Part in Plan LMP24382, District Lots 308 and 309, Group 2, New Westminster District, Plan NWP88217.

4. Maximum Density

The maximum floor area ratio permitted in the CD98 Zone is 5.500.

5. Siting, Site Coverage, and Size of Buildings, Structures, and Pedestrian Open Spaces

The siting and site coverage of the buildings and structures, along with the siting and size of the pedestrian open spaces, of the Development shall generally conform to the site master plan prepared by Keystone Architecture & Planning as shown below:



Notwithstanding the conceptual heights labeled in the master plan shown above, the maximum height of the buildings and structures of the Development shall be the greater of 15 storeys or the maximum height 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.

The massing, floor plate sizing, and separation of the buildings and structures of the Development shall generally be in accordance with the Development Permit Area Guidelines applicable to the property at the time of issuance of individual Development Permits, subject to any

Phased Development Agreement in effect from time to time pursuant to Part 14, Division 12 of the *Local Government Act*.

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

Indoor and outdoor *amenity space* shall be provided on the site at a combined minimum rate of 3 m² per *dwelling unit*, with both indoor and outdoor *amenity space* individually provided at a minimum rate of 1 m² per *dwelling unit*.

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; and 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: 017-144-655
Lot A, Except Part in Plan LMP24382, District Lots 308 and 309, Group 2, New Westminster District, Plan NWP88217

from the C2 Service Commercial Zone to the CD98 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this nth day of Month, Year.

READ A THIRD TIME this nth day of Month, Year.

FINALLY ADOPTED this nth day of Month, Year.

MAYOR

CORPORATE OFFICER