



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:

Applicant:	Pacific Nazarene Housing Society, Inc.
Owners:	Church of the Nazarene Canada Pacific District, Inc. & City of Langley
Civic Addresses:	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street
Legal Description:	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
Site Area:	11,198.3 m ² (2.77 acres)
Number of Units:	302 apartments
Gross Floor Area:	*23,570.2 m ² (253,707 ft ²)
Floor Area Ratio:	2.10
Lot Coverage:	*46.9%
Total Parking Required:	565 spaces (including 28 accessible spaces) <i>*RM3 Zone Requirements</i>
Parking Provided:	*428 spaces (including 20 accessible spaces)
Existing OCP Designation:	Ground Oriented Residential
Proposed OCP Designation:	Low Rise Residential
Existing Zoning:	P2 Private Institutional/Recreation & RS1 Single Family Residential
Proposed Zoning:	CD108 Comprehensive Development
VariANCES Requested:	Parking spaces shared among different uses 5.5 m long accessible parking stalls (5.8 m min.)
Estimated Development Cost Charges (DCCs):	\$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) <i>*Subject to further review</i>
Community Amenity Contributions (CACs):	\$1,025,000.00 <i>*Subject to further review</i>

- (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
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

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 day of , XXXX.

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

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

