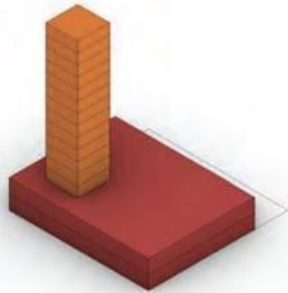


# LAND USE DESIGNATIONS

Each parcel in the City is assigned a land use designation as shown in Map 3. The following table provides direction for the type of development allowed in each designation.

## TRANSIT-ORIENTED CORE



<b>PURPOSE</b>	Create a vibrant transit-oriented area with high densities and a mix of uses in close proximity to future SkyTrain stations, and existing high-frequency transit
<b>BUILDING TYPE &amp; HEIGHT</b>	Multi-storey buildings up to 15 storeys. (Taller buildings may be achieved on properties not located within the Airport Zoning Regulation (AZR) as mandated by the Aeronautics Act and Transport Canada. Lower maximum building heights may be required for properties within the Langley Regional Airport (YNJ) Outer and Approach Surfaces, according to the AZR)
<b>USES</b>	<ul style="list-style-type: none"> <li>• Mixed Use: Residential &amp; Commercial</li> <li>• Multi-Unit Residential</li> <li>• Commercial</li> </ul>
<b>DENSITY</b>	3.0 - 5.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.

## 5445 203 Langley British Columbia

\$2,700,000

Development Site. OCP designated transit-oriented core zoning. up to 15 stories. 3.0-5.5 FAR. Walk to mall, recreation center, parks and schools; future skytrain is under planning now. No trespassing. appointment only. This property will be sold "AS IS, WHERE IS" & must be SOLD TOGETHER with the adjacent property, 5435 203 St Langley (id:6769)

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Ltd.

<http://howieandmaggie.com/>



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca