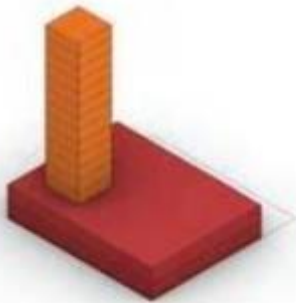


# LAND USE DESIGNATIONS

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.

## 5453 208 Langley British Columbia

\$3,200,000

The property is designated "Mixed Use Residential" which will allow a FAR of 2.5-3.5 due to potential density bonusing provisions in the OCP Bylaw Building height can be a maximum of 12 storeys. Mixed use residential allows for ground floor commercial and residential above. See included draft plan renderings for both a 6 storey and 12 storey building on this assembled side. 3 parcels must be purchased together and total nearly half an acre. (20755 Douglas Crescent, 20765 Douglas Crescent, 5453 208 Street) (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX 2000 Realty



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