



ZONING BYLAW, 1996, NO. 2100 AMENDMENT NO. 164, 2019, BYLAW NO. 3106 DEVELOPMENT PERMIT APPLICATION DP 03-19

To consider a Rezoning Application and Development Permit Application from Redekop Kroeker Development Inc. to accommodate a 5-storey, 69-unit condominium apartment development.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan. All lands designated "High Density Residential" are subject to a Development Permit to address building form and character.

Background Information:

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|-----------------------------------|--|
| Applicant: | Redekop Kroeker Development Inc. |
| Owner: | RKDI (Langley 2) Homes Ltd. |
| Civic Addresses: | 20209, 20219, 20225, 20237 – 53A Avenue |
| Legal Description: | Lots 70 & 71, District Lot 305, Group 2, New Westminster District, Plan 33503; Lot 66, District Lot 305, Group 2, New Westminster District, Plan 33157; Lot 9, District Lot 305, Group 2, New Westminster District, Plan 21003 |
| Site Area: | 3,540 m ² (0.875 acres) |
| Number of Units: | 69 apartments |
| Density: | 194.9 units/ha (78.9 units/acre) |
| Gross Floor Area: | 6,081 m ² (65,455 sq ft) |
| Floor Space Ratio: | 1.718 |
| Lot Coverage: | 34.4% |
| Total Parking Required: | 101 spaces (including 5 h/c spaces) |
| Parking Provided: | |
| Resident | 87 spaces |
| <u>Visitor</u> | <u>14 spaces</u> |
| Total | 101 spaces (including 5 h/c spaces) |
| OCP Designation: | High Density Residential (HDR) |
| Existing Zoning: | RS1 Single Family Residential |
| Proposed Zoning: | RM3 High Density Residential |
| Variances Requested: | Building Height – 5 storeys (4 storey max.) Int. Setbacks – 7.0 m (7.5 m required) |
| Development Cost Charges: | \$839,774.25 (City - \$585,245.00, GVS&DD - \$221,858.00, SD35 - \$32,671.25) |
| Community Amenity Charges: | \$138,000.00 |



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 164**

BYLAW No. 3106

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20209, 20219, 20225, 20237 – 53A Avenue to the RM3 (Multiple Residential High Density) 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. 164, 2019, No. 3106”.

2. Amendment

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 006-906-435
Lot 70, District Lot 305, Group 2, New Westminster District, Plan 33503
- (b) PID: 006-906-478
Lot 71, District Lot 305, Group 2, New Westminster District, Plan 33503
- (c) PID: 006-788-921
Lot 66, District Lot 305, Group 2, New Westminster District, Plan 33157
- (d) PID: 010-138-463
Lot 9, District Lot 305, Group 2, New Westminster District, Plan 21003

from the RS1 Single Family Residential Zone to the RM3 Multiple Residential High Density Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this XXXX day of XXXX, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held this XXXX day of XXXX, 2019.

READ A THIRD TIME this XXXX day of XXXX, 2019.

FINALLY ADOPTED this XXX day of XXX, 2019.

MAYOR

CORPORATE OFFICER

CITY OF LANGLEY



REZONING APPLICATION RZ 03-19 DEVELOPMENT PERMIT APPLICATION DP 03-19

Civic Address: 20209, 20219, 20225, 20237 – 53A Avenue
Legal Description: Lots 70 & 71, District Lot 305, Group 2, New Westminster District, Plan 33503; Lot 66, District Lot 305, Group 2, New Westminster District, Plan 33157; Lot 9, District Lot 305, Group 2, New Westminster District, Plan 21003
Applicant: Redekop Kroeker Development Inc.
Owner: RKDI (Langley 2) Homes Ltd.

