



ZONING BYLAW, 1996, No. 2100 AMENDMENT NO. 167, 2020, BYLAW No. 3125 DEVELOPMENT PERMIT APPLICATION DP 01-20

To consider a Rezoning Application and Development Permit Application from Weststone Properties Ltd. to accommodate a 4-storey, 92-unit rental 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:

Applicant:	Weststone Properties Ltd.
Owners:	C. Purba, M. Birring, G. Dosanjh; J. Kaye, T. Bantassios; S. Danilchuk, I. Danilchuk; N. Liu; F. Pownall; J. Husereau, M. Oscar, G. Briere; R. Singh; R. Berlinguette, L. Berlinguette, K. Duggan-Lambert
Civic Addresses:	5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street
Legal Description:	Lots 287, 288, 289, District Lot 305, Group 2, New Westminster District, Plan 427737; Lots 292, 293, 294, District Lot 305, Group 2, New Westminster District, Plan 42982; Lot 44, District Lot 305, Group 2, New Westminster District, Plan 31810; Lot 93, District Lot 305, Group 2, New Westminster District, Plan 33845
Site Area:	4,880 m ² (1.206 acres)
Number of Units:	92 apartments
Density:	188.5 units/ha (76.3 units/acre)
Gross Floor Area:	8,309 m ² (89,438 sq ft)
Floor Space Ratio:	1.703
Lot Coverage:	43.0%
Total Parking Required:	135 spaces (including 7 h/c spaces)
Parking Provided:	
Resident	116 spaces
Visitor	19 spaces
Total	135 spaces (including 7 h/c spaces)
OCP Designation:	High Density Residential (HDR)

Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	RM3 High Density Residential
Variances Requested:	Setbacks – 6.0 m (7.5 m min.) all sides Lot Coverage – 43% (40% max.) Visitor Parking - underground (surface)
Development Cost Charges:	\$1,147,767.00 (City - \$731,236.00, GVS&DD - \$281,336.00, TransLink - \$93,600.00, SD35 - \$41,595.00)
Community Amenity Charges:	\$184,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 167**

BYLAW No. 3125

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street 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. 167, 2020, No. 3125”.

2. Amendment

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

- (a) PID: 006-534-716
Lot 287, District Lot 305, Group 2, New Westminster District, Plan 427737
- (b) PID: 006-534-724
Lot 288, District Lot 305, Group 2, New Westminster District, Plan 427737
- (c) PID: 000-559-865
Lot 289, District Lot 305, Group 2, New Westminster District, Plan 427737
- (d) PID: 004-387-813
Lot 292, District Lot 305, Group 2, New Westminster District, Plan 42982
- (e) PID: 002-494-108
Lot 293, District Lot 305, Group 2, New Westminster District, Plan 42982

- (f) PID: 002-856-891
Lot 294, District Lot 305, Group 2, New Westminster District, Plan
42982
- (g) PID: 006-678-980
Lot 44, District Lot 305, Group 2, New Westminster District, Plan
31810
- (h) PID: 001-766-015
Lot 93, District Lot 305, Group 2, New Westminster District, Plan
33845

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 eleventh day of May, 2020.

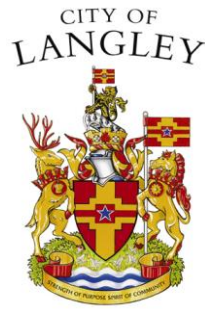
The PUBLIC HEARING was waived, pursuant to Section 464 and 467 of the
Local Government Act this eleventh day of May, 2020.

READ A THIRD TIME this -- day of --, 2020.

FINALLY ADOPTED this -- day of --, 2020.

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 01-20 DEVELOPMENT PERMIT APPLICATION DP 01-20

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