



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 169, 2020, BYLAW No. 3142  
DEVELOPMENT PERMIT APPLICATION DP 04-20

To consider a Rezoning Application and Development Permit Application from Pennyfarthing Langley City Properties Ltd. to accommodate a 6-storey, 213-unit apartment development.

The subject properties are currently zoned C1 Downtown Commercial and P1 Public Institutional/Recreation in Zoning Bylaw No. 2100 and designated "Downtown Commercial" in the Official Community Plan Land Use Designation Map. All lands designated "Downtown Commercial" are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	Pennyfarthing Langley City Properties Ltd.
<b>Owners:</b>	Galway Developments Ltd.; City of Langley
<b>Civic Addresses:</b>	20222 56 Avenue; 20237 Michaud Crescent
<b>Legal Description:</b>	Lot 443 Except: Part Dedicated Road on Plan LMP 3342; District Lot 305, Group 2, New Westminster District, Plan 51730; Lot 2, District Lot 36, New Westminster District Plan NWP49871, Group 2, Except: Portions Subdivided by Plans NWP84094 And LMP8374 & District Lot 305
<b>Site Area:</b>	6,317 m <sup>2</sup> (1.561 acres)
<b>Number of Units:</b>	213 apartments
<b>Density:</b>	337 units/ha (136.5 units/acre)
<b>Gross Floor Area:</b>	16,267 m <sup>2</sup> (175,096 sq ft)
<b>Floor Space Ratio:</b>	2.58
<b>Lot Coverage:</b>	43.4%
<b>Total Parking Required:</b>	299 spaces (including 15 h/c spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	227 spaces
<b>Visitor</b>	<u>28 spaces</u>
<b>Total</b>	255 spaces (including 14 h/c spaces)
<b>OCP Designation:</b>	Downtown Commercial
<b>Existing Zoning:</b>	C1 Downtown Commercial; P1 Public Institutional/Recreation
<b>Proposed Zoning:</b>	C1 Downtown Commercial; P1 Public Institutional/Recreation

<b>VariANCES Requested:</b>	Tenant parking – 227 stalls (256 stalls min.) Visitor parking – 28 stalls (43 stalls min.) Visitor parking – underground (surface) Parking – 56% small car (40% max.) Amenity – multiple rooms (single location) Setbacks – 3.0 m (6.0m min.) front, rear
<b>Development Cost Charges:</b>	\$3,135,679.50 (City - \$2,033,937.00, GVS&DD - \$751,890.00, SD35 - \$94,252.50, TransLink - \$255,600.00)
<b>Community Amenity Charges:</b>	\$426,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 169**

**BYLAW No. 3142**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone a 188.8 square metre portion of 20222 56 Avenue being transferred to the City of Langley to the P1 (Public Institutional/Recreation) Zone and to rezone a 188.8 square metre portion of 20237 Michaud Crescent being transferred to the applicant to the C1 (Downtown Commercial) Zone. A road dedication of an area of 20237 Michaud Crescent that is covered by an existing statutory right-of-way (79142) will also be undertaken to enable the southern boundary of 20222 56 Avenue to abut Michaud Crescent, following adoption of Bylaw 3142. This road dedication also corrects a historical property condition and creates a consistent 'straight-line' boundary between Michaud Crescent and properties to the north.

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. 169, 2020, No. 3142".

**2. Amendment**

Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by changing the zone classification of an approximately 188.8 m<sup>2</sup> portion of

- (a) PID: 005-005-311  
Lot 443 Except: Part Dedicated Road on Plan LMP 3342; District Lot 305, Group 2, New Westminster District, Plan 51730

As contained within the solid black outline appearing on Schedule "A", which is attached and forms part of this Bylaw, from the C1 Downtown Commercial Zone to the P1 Public Institutional/Recreation Zone in Schedule "A" – Official Zoning Map, and by changing the zone classification of an approximately 188.8 m<sup>2</sup> portion of

(b) PID: 011-990-287

Lot 2, District Lot 36, New Westminster District Plan NWP49871,  
Group 2, Except: Portions Subdivided by Plans NWP84094 And  
LMP8374 & District Lot 305

As contained within the dashed black outline appearing on Schedule "A", which is attached and forms part of this Bylaw, from the P1 Public Institutional/Recreation Zone to the C1 Downtown Commercial 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.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



# REZONING APPLICATION RZ 02-20 DEVELOPMENT PERMIT APPLICATION DP 04-20

**Civic Address:** 20222 – 56 Avenue;  
20237 – Michaud Crescent

**Legal Description:** Lot 443 Except: Part Dedicated Road on Plan LMP 3342;  
District Lot 305, Group 2, New Westminster District, Plan 51730; Lot 2, District Lot 36, New Westminster District  
Plan NWP49871, Group 2, Except: Portions Subdivided  
by Plans NWP84094 And LMP8374 & District Lot 305

**Applicant:** Pennyfarthing Langley City Properties Ltd.

**Owners:** Galway Developments Ltd.; City of Langley



# SCHEDULE "A" OF BYLAW NO. 3142

