



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 170, 2021, BYLAW No. 3144
DEVELOPMENT PERMIT APPLICATION DP 06-20

To consider a rezoning and Development Permit application by Flat Architecture Inc. for a 5-storey, 18-unit apartment development at 20172 53A Avenue.

The subject properties are currently zoned RM1 Multiple Residential Low Density in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Flat Architecture Inc.
Owner:	1170676 BC Ltd.
Civic Address:	20172 53A Avenue
Legal Description:	Lot 65, District Lot 305, Group 2, New Westminster District, Plan 33157
Site Area:	1,037 m ² (0.256 acres)
Number of Units:	18 apartments
Density:	173.6 units/ha (70.3 units/acre)
Gross Floor Area:	2,055 m ² (22,121 sq ft)
Floor Space Ratio:	1.982
Lot Coverage:	49.9%
Total Parking Required:	28 spaces (including 2 h/c spaces)
Parking Provided:	
Resident	23 spaces
Visitor	<u>3 spaces</u>
Total	26 spaces (including 3 h/c spaces)
OCP Designation:	High Density Residential (HDR)
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	RM3 Multiple Residential High Density
Variances Requested:	Minimum lot size – 1,037 m ² (1,850 m ² min.) Lot coverage – 50% (40% max.) Height – 5 storeys (4 storeys max.) Front setback – 2.1 m (7.5 m min.) Rear setback – 6.35 m (7.5 m min.) West side setback – 3.6 m (7.5 m min.) East side setback – 5.7 m (7.5 m min.) Resident parking – 23 stalls (24 stalls min.)

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Visitor parking – 3 stalls (4 stalls min.)
Visitor parking – 1 stall underground
(required to be above ground)
Resident bicycle parking – accommodated
in storage rooms (required to be separate)
\$179,267.50 (City - \$113,870.00, GVS&DD
- \$44,760.00, TransLink - \$14,000.00,
SD35 - \$6,637.50)

Development Cost Charges:

**Community Amenity
Contributions (CACs):**

\$36,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 170**

BYLAW No. 3144

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the property located at 20172 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. 170, 2021, No. 3144”.

2. Amendment

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

PID: 006-791-727

Lot 65, District Lot 305, Group 2, New Westminster District, Plan
33157

from the RM1 Multiple Residential Low Density Zone to the RM3 Multiple Residential High Density Zone in Schedule “A” – Official Zoning Map.

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READ A FIRST AND SECOND TIME this twenty fifth day of January, 2021.

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.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 04-20 DEVELOPMENT PERMIT APPLICATION DP 06-20

Civic Address: 20172 – 53A Avenue
Legal Description: Lot 65, District Lot 305, Group 2, New Westminster District, Plan 33157
Applicant: Flat Architecture Inc.
Owners: 1170676 BC Ltd.

