



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 165, 2019, BYLAW No. 3109
DEVELOPMENT PERMIT APPLICATION DP 04-19

To consider a rezoning application by DYS Architecture for a 981-unit, multiphase redevelopment of the Langley Lions seniors housing complex and a Development Permit application for the first phase comprising a 101-unit, 8-storey apartment building.

The subject property is currently zoned RM2 Multiple Residential Medium Density and RM3 Multiple Residential High Density in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. In order to accommodate the long term redevelopment of the site and its proposed rezoning according to a master plan, the applicant has also applied to amend the Official Community Plan to create a new “Langley Lions Seniors District” land use designation with associated Development Permit Area guidelines (OCP Amendment Bylaw No. 3108). Finally, the applicant has applied to discharge Land Use Contracts No. 16-73 and No. 11-75 which currently regulate land use and development on Lot 172. All lands designated “Langley Lions Seniors District” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	DYS Architecture
Owner:	Langley Lions Housing Society
Civic Addresses:	20355 & 20385 – 54 Avenue; 5421 – 204 Street
Legal Description:	Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923; Lots 262 & 263, District Lot 36, Group 2, New Westminster District, Plan 65845
Site Area:	2.889 Hectares (7.140 Acres)
No. of Units:	
Total:	981 units
Phase 1:	101 units
Density (Total – all phases):	339.6 units/ha (137.4 units/acre)
Gross Floor Area:	
Total:	72,177 m ² (776,913 sq ft)
Phase 1:	7,111 m ² (76,543 sq ft)
Floor Area Ratio:	2.498
Lot Coverage:	36.5%

Total Parking Provided: Total: Phase 1:	273 spaces 26 spaces (incl. 2 H/C)
Land Use Contracts:	LUC 16-73 LUC 11-75
Existing Zoning:	RM2 Multiple Residential Medium Density RM3 Multiple Residential High Density
Proposed Zoning:	CD70 Comprehensive Development
Existing OCP Designation: Proposed OCP Designation:	High Density Residential Langley Lions Seniors District
Variances Requested:	None
Development Cost Charges: (Phase 1)	\$349,702.50* (City - \$334,215.00, GVS&DD - \$0 (exempt), SD35 - \$15,487.50) *Includes credits for demolished 66-unit Birch Building
Community Amenity Charge: (Phase 1)	101 Units @ \$2,000/unit = \$202,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 3109**

BYLAW No. 3109

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to create a CD70 Comprehensive Development zone and to rezone the properties located at 20355 & 20385 – 54 Avenue and 5421 – 204 Street to the new 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. 165, 2019, No. 3109”.

2. Amendment

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 70 (CD70) Zone: immediately after Comprehensive Development - 69 (CD69) Zone:

“OOO. CD70 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 981-unit seniors rental housing development according to a master plan.

2. Permitted Uses

The Land, buildings and structures shall only be used for the following uses:

- (a) *Congregate Housing;*
- (b) *Seniors-Oriented Multiple Unit Residential;*
- (c) *Multiple Unit Residential;*
- (d) Accessory uses limited to the following:
 - (i) *Community Service;*
 - (ii) *Home Occupations* excluding bed and breakfast and *child care centre.*

3. Site Dimensions

The following lots shall form the site and shall be zoned CD70 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

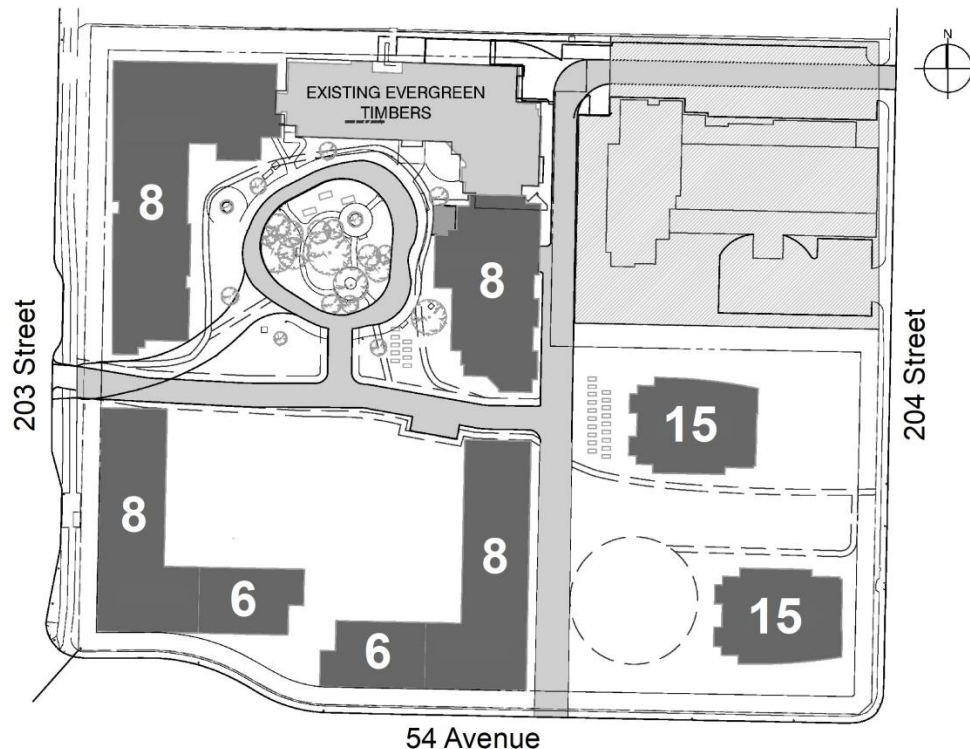
- (a) Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923;
- (b) Lot 262, District Lot 36, Group 2, New Westminster District, Plan 65845;
- (c) Lot 263, District Lot 36, Group 2, New Westminster District, Plan 65845.

4. Maximum Density

- (a) The maximum number of units permitted in the CD70 zone is 981units;
- (b) The maximum floor area ratio permitted in the CD70 zone is FAR 2.50.

5. Siting, and Maximum Height of Buildings and Structures

The location and maximum height (in number of building storeys) of the buildings and structures of the Development shall generally conform to the site master plan prepared by DYS Architecture as shown below:



6. Lot Coverage

All buildings and structures combined shall not cover more than forty (40) percent of the site area.

7. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Section E of Part I of this Bylaw except for the following:

- (a) Off-street parking for *Congregate Housing, Seniors-Oriented Multiple Unit Residential* and *Multiple Unit Residential* shall be provided on the basis of 0.25 spaces per unit.

8. Special Regulations

- (a) *Amenity space* shall be provided on the site as follows:
 - (i) Indoor *amenity space* in the amount of 2.3 m² (24.76 ft²) per dwelling unit for all buildings containing more than twenty (20) units.

9. Other Regulations

In addition, land use regulations including the following are applicable:

- (b) General provisions on use are set out in Section I.D. of the City of Langley Zoning Bylaw;

- (c) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (d) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.”

READ A FIRST AND SECOND TIME this 9th day of December, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this thirteenth day of January, 2020.

READ A THIRD TIME this twenty-seventh day of January, 2020.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

