



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 172, 2021, BYLAW NO. 3160
DEVELOPMENT PERMIT APPLICATION DP 07-20

To consider a rezoning and Development Permit application by Matthew Cheng for a 6-storey, 68-unit apartment development at 5394, 5396, 5400, & 5402 207 Street.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “Medium-Density Residential” in the Official Community Plan. In order to incorporate provisions for higher-density low-rise residential uses on the site, the applicant has also applied to amend the Official Community Plan to create a new “Low Rise Residential” land use designation, as proposed in the draft new OCP currently being developed, ahead of its targeted adoption in early 2021 (OCP Amendment Bylaw No. 3159). The Low Rise Residential land use designation would be affected by existing Multiple-Family Residential Development Permit Area Guidelines until they are updated as part of the new OCP. All lands designated “Low Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Matthew Cheng
Owners:	1168883 B.C. Ltd.
Civic Addresses:	5394, 5396, 5400, & 5402 207 Street
Legal Description:	Lots 42 & 43, District Lot 36, Group 2, New Westminster District, Plan 29783; Lots “A” & “B,” District Lot 36, Group 2, New Westminster District, Plan 20643
Site Area:	2,630.6 m ² (0.65 acres)
Number of Units:	68 apartments
Density:	258 units/ha (105 units/acre)
Gross Floor Area:	5,523.1 m ² (59,450 ft ²)
Floor Space Ratio:	2.10
Lot Coverage:	44%
Total Parking Required:	106 spaces (including 6 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	89 spaces
Visitor	12 spaces
Total	101 spaces (including 6 h/c spaces)
Existing OCP Designation:	Medium-Density Residential
Proposed OCP Designation:	Low Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD72 Comprehensive Development

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Variances Requested:

Provision of 12 visitor parking spaces (14 required)

Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale.

Development Cost Charges:

\$914,324.00 (City - \$575,696.00, GVS&DD - \$218,328.00, SD35 - \$27,140.00, TransLink - \$93,160.00)

Community Amenity Contributions (CACs):

\$136,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 172**

BYLAW No. 3160

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5394, 5396, 5400, & 5402 207 Street to the CD72 Comprehensive Development 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. 172, 2021, No. 3160”.

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 – 72 (CD72) Zone: immediately after Comprehensive Development – 72 (CD72) Zone:

“QQQ. CD72 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 68-unit apartment development.

2. Permitted Uses

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

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
 - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD72 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-965-561
Lot "B", District Lot 36, Group 2, New Westminster District,
Plan 20643
- (b) PID: 001-304-607
Lot "A", District Lot 36, Group 2, New Westminster District,
Plan 20643
- (c) PID: 000-649-996
Lot 42, District Lot 36, Group 2, New Westminster District,
Plan 29783
- (d) PID: 004-617-584
Lot 43, District Lot 36, Group 2, New Westminster District,
Plan 29783

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications prepared by Matthew Cheng Architect Inc. and PMG Landscape Architects (both dated March 1, 2021), one copy each of which is attached to Development Permit No. 07-20.

5. Other regulations

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

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

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

- (a) PID: 008-965-561
Lot “B”, District Lot 36, Group 2, New Westminster District, Plan 20643
- (b) PID: 001-304-607
Lot “A”, District Lot 36, Group 2, New Westminster District, Plan 20643
- (c) PID: 000-649-996
Lot 42, District Lot 36, Group 2, New Westminster District, Plan 29783
- (d) PID: 004-617-584
Lot 43, District Lot 36, Group 2, New Westminster District, Plan 29783

from the RS1 Single Family Residential Zone to the CD72 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this eighth day of March, 2021.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this twelfth day of April, 2021.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

