



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 175, 2021, BYLAW No. 3169
DEVELOPMENT PERMIT APPLICATION DP 09-20

To consider a Zoning Bylaw amendment and Development Permit application by RKDI (Langley 3) Homes Ltd. for a 5-storey, 56-unit apartment development at 20179, 20189, & 20199 53A Avenue.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “High-Density Residential” in the Official Community Plan. In order to incorporate provisions for higher-density mid-rise residential uses on the site, the applicant has also applied to amend the Official Community Plan to create a new “Mid Rise Residential” land use designation, as proposed in the draft new OCP currently being developed, ahead of its targeted adoption in 2021 (OCP Amendment Bylaw No. 3168). The Mid 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 for multi-family residential uses are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	RKDI (Langley 3) Homes Ltd.
Owner:	RKDI (Langley 3) Homes Ltd.
Civic Addresses:	20179, 20189, & 20199 53A Avenue
Legal Descriptions:	Lots 67, 68, & 69, District Lot 305, Group 2, New Westminster District, Plan 33503
Site Area:	2,631 m ² (0.65 acres)
Number of Units:	56 apartments
Residential Density:	213 units/ha (86 units/ac)
Gross Floor Area:	4,458 m ² (45,829 ft ²)
Floor Area Ratio:	1.69
Lot Coverage:	32%
Total Parking Required:	82 spaces (including 5 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	62 spaces
<u>Visitor</u>	<u>9 spaces</u>
Total	71 spaces (including 4 h/c spaces)
Existing OCP Designation:	High-Density Residential
Proposed OCP Designation:	Mid Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD74 Comprehensive Development
VariANCES Requested:	<ul style="list-style-type: none">• 8 visitor parking spaces provided (12 required)

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- 5.5 m long visitor accessible parking space (min. 5.8 metres)
- Bicycle parking – provided through storage lockers (required to be separate)

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:

\$761,075.50 (City - \$479,517.00, GVS&DD - \$181,396.00, SD35 - \$22,567.50, TransLink - \$77,595.00)

**Community Amenity
Contribution:**

\$112,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 175**

BYLAW No. 3169

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20179, 20189, & 20199 53A Avenue to the CD74 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. 175, 2021, No. 3169”.

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 – 74 (CD74) Zone: immediately after Comprehensive Development – 73 (CD73) Zone:

“SSS. CD74 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 5-storey, 56-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 CD74 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 000-884-251
Lot 67, District Lot 305, Group 2, New Westminster District, Plan 33503
- (b) PID: 002-464-306
Lot 68, District Lot 305, Group 2, New Westminster District, Plan 33503
- (c) PID: 006-906-419
Lot 69, District Lot 305, Group 2, New Westminster District, Plan 33503

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 Keystone Architecture & Planning Ltd. (dated May 26, 2021) and C. Kavolinas & Associates Inc. (dated May, 2021), one copy each of which is attached to Development Permit No. 09-20.

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: 000-884-251
Lot 67, District Lot 305, Group 2, New Westminster District, Plan 33503

(b) PID: 002-464-306
Lot 68, District Lot 305, Group 2, New Westminster District, Plan
33503

(c) PID: 006-906-419
Lot 69, District Lot 305, Group 2, New Westminster District, Plan
33503

from the RS1 Single Family Residential Zone to the CD74 Comprehensive
Development 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.

MAYOR

CORPORATE OFFICER

