



ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 174, 2021, BYLAW NO. 3165  
DEVELOPMENT PERMIT APPLICATION DP 08-20

To consider Zoning Bylaw amendment and Development Permit applications by L-129 Holdings dba Crossroads Enterprises Ltd. for a 5-storey 62-unit apartment development at 5609 201A Street.

The subject property is currently zoned RM2 Multiple Residential Medium 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 (DP) to address building form and character.

**Background Information:**

<b>Applicant:</b>	L-129 Holdings dba Crossroads Enterprises Ltd.
<b>Owner:</b>	L-129 Holdings Ltd.
<b>Civic Address:</b>	5609 201A Street
<b>Legal Description:</b>	Lot 62 Except: Firstly: Part Subdivided by Plan 31183 and Secondly: Parcel A (Bylaw Plan 68245), District Lot 309, Group 2, New Westminster District, Plan 29687
<b>Site Area:</b>	3,174 m <sup>2</sup> (0.784 acres)
<b>Number of Units:</b>	62 apartments
<b>Density:</b>	195 units/ha (79 units/acre)
<b>Gross Floor Area:</b>	8,190 m <sup>2</sup> (88,156 ft <sup>2</sup> )
<b>Floor Space Ratio:</b>	1.74
<b>Lot Coverage:</b>	38%
<b>Total Parking Required:</b>	95 spaces (including 5 h/c spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	74 spaces
<b><u>Visitor</u></b>	<u>11 spaces</u>
<b>Total</b>	85 spaces (including 5 h/c spaces)
<b>OCP Designation:</b>	High Density Residential
<b>Existing Zoning:</b>	RM2 Multiple Residential Medium Density
<b>Proposed Zoning:</b>	RM3 Multiple Residential High Density
<b>Variances Requested:</b>	Height – 5 storeys (4 storeys max.) Front setback – 3.07 m (7.5 m min.) Rear setback – 6.02 m (7.5 m min.) South side setback – 3.53 m (7.5 m min.) North side setback – 7.22 m (7.5 m min.)

Zoning Bylaw Amendment No. 174  
Bylaw No. 3165

Resident parking – 74 stalls (82 stalls min.)  
Visitor parking – 11 stalls (13 stalls min.)  
Indoor amenity – 119.1 m<sup>2</sup> (142.6 m<sup>2</sup> min.)  
Indoor amenity – multiple rooms (single  
room required)

**Development Cost Charges:**

\$375,777.50 (City - \$238,725.00, GVS&DD  
- \$88,250.00, SD35 - \$10,177.50,  
TransLink - \$38,625.00)

**Community Amenity  
Contributions (CACs):**

\$124,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 174**

**BYLAW No. 3165**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the property located at 5609 201A Street 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. 174, 2021, No. 3165”.

**2. Amendment**

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

PID: 000-632-163

Lot 62 Except: Firstly: Part Subdivided by Plan 31183 and Secondly:  
Parcel A (Bylaw Plan 68245), District Lot 309, Group 2, New Westminster  
District, Plan 29687

from the RM2 Multiple Residential Medium Density Zone to the RM3 Multiple Residential High Density Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 174  
Bylaw No. 3165

READ A FIRST AND SECOND TIME this twenty-sixth day of April, 2021.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"  
was held this tenth day of May 2021.

READ A THIRD TIME this    day of    , XXXX.

FINALLY ADOPTED this    day of    , XXXX.

---

**MAYOR**

---

**CORPORATE OFFICER**

CITY OF  
LANGLEY



# REZONING APPLICATION RZ 06-20 DEVELOPMENT PERMIT APPLICATION DP 08-20

**Civic Address:** 5609 201A Street  
**Legal Description:** Lot 62 Except: Firstly: Part Subdivided by Plan 31183 and Secondly: Parcel A (Bylaw Plan 68245), District Lot 309, Group 2, New Westminster District, Plan 29687  
**Applicant:** L-129 Holdings dba Crossroads Enterprises Ltd.  
**Owners:** L-129 Holdings Ltd.

