



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 177, 2021, BYLAW NO. 3175
DEVELOPMENT PERMIT APPLICATION DP 04-21

To consider Zoning Bylaw amendment and Development Permit applications by 1251243 BC Ltd. for a 6-storey, 113-unit apartment development at 20040-20070 53A Avenue & 20041-20071 53 Avenue.

The subject property is currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “High-Density Residential” in the Official Community Plan (OCP). In order to incorporate provisions for higher-density low-rise residential uses on the site, the applicant has also applied to amend the OCP to create a new “Low Rise Residential” designation, as proposed in the draft new OCP, ahead of its targeted adoption in 2021 (OCP Amendment Bylaw No. 3174). 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 for multi-family residential uses are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	1251243 BC Ltd.
Owner:	1251243 BC Ltd.
Civic Address:	20040-20070 53A Avenue; 20041-20071 53 Avenue
Legal Description:	Lots 302-305 & 308-311, District Lot 305, Group 2, New Westminster District, Plan 42983
Site Area:	4,617.51 m ² (1.14 acres)
Number of Units:	113 apartments
Residential Density:	245 units/ha (99 units/acre)
Gross Floor Area:	9,691 m ² (104,318 ft ²)
Floor Area Ratio:	2.1
Lot Coverage:	41.94%
Total Parking Required:	163 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	140 spaces
<u>Visitor/Commercial</u>	<u>18 spaces</u>
Total	158 spaces (including 9 h/c spaces)
Existing OCP Designation:	High-Density Residential
Proposed OCP Designation:	Low Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD76 Comprehensive Development

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VariANCES Requested:

Bicycle parking – provided through storage lockers (required to be separate)

Visitor parking – 18 spaces (23 spaces min.)

Development Cost Charges:

\$1,482,118.50 (City - \$931,765.00, GVS&DD - \$355,466.00, SD35 - \$44,102.50, TransLink - \$150,785.00)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 177**

BYLAW No. 3175

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20040-20070 53A Avenue & 20041-20071 53 Avenue to the CD76 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. 177, 2021, No. 3175”.

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 – 76 (CD76) Zone: immediately after Comprehensive Development – 75 (CD75) Zone:

“UUU. CD76 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 113-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 CD76 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 006-576-788
Lot 302, District Lot 305, Group 2, New Westminster District, Plan 42983
- (b) PID: 006-576-818
Lot 303, District Lot 305, Group 2, New Westminster District, Plan 42983
- (c) PID: 006-592-651
Lot 304, District Lot 305, Group 2, New Westminster District, Plan 42983
- (d) PID: 006-576-826
Lot 305, District Lot 305, Group 2, New Westminster District, Plan 42983
- (e) PID: 006-592-660
Lot 311, District Lot 305, Group 2, New Westminster District, Plan 42983
- (f) PID: 006-576-931
Lot 310, District Lot 305, Group 2, New Westminster District, Plan 42983
- (g) PID: 006-576-923
Lot 309, District Lot 305, Group 2, New Westminster District, Plan 42983
- (h) PID: 006-576-907
Lot 308, District Lot 305, Group 2, New Westminster District, Plan 42983

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. and KD Planning & Design Ltd. (both dated June 21, 2021), one copy each of which is attached to Development Permit No. 04-21.

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: 006-576-788
Lot 302, District Lot 305, Group 2, New Westminster District, Plan 42983
- (b) PID: 006-576-818
Lot 303, District Lot 305, Group 2, New Westminster District, Plan 42983
- (c) PID: 006-592-651
Lot 304, District Lot 305, Group 2, New Westminster District, Plan 42983
- (d) PID: 006-576-826
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from the RS1 Single Family Residential Zone to the CD76 Comprehensive
Development Zone in Schedule "A" – Official Zoning Map.

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

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"
was held this twenty-sixth day of July, 2021.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 03-21 DEVELOPMENT PERMIT APPLICATION DP 04-21

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