



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 181, 2021, BYLAW NO. 3186
DEVELOPMENT PERMIT APPLICATION DP 09-21

To consider rezoning and Development Permit applications by Tannin Developments Ltd. for a 6-storey, 113-unit apartment development at 5370 & 5380 200 Street, 5371 & 5381 200A Street, 20010 & 20020 Michaud Crescent, & 20031 53B 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 (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 amend the land use designation of the subject properties to “Low Rise Residential” as proposed in the draft 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:	Tannin Developments Ltd.
Owners:	Harkaval James Gill, Loan Thi Nguyen, Hung Van Duong, Huong Thi My Ly, Michael Deral Jenkins, Jessie Rae Carol Hartley, Leo Joseph Carruthers, Pamela June Carruthers, Sukhwinder Singh, Kanwaljeet Kaur, & 1295708 BC Ltd.
Civic Addresses:	5370 & 5380 200 Street, 5371 & 5381 200A Street, 20010 & 20020 Michaud Crescent, & 20031 53B Avenue
Legal Description:	Lots 94, 95, & 96, District Lot 305, Group 2, New Westminster District, Plan 33845; Lots 56 & 57, District Lot 305, Group 2, New Westminster District, Plan 32496; Lots 42 & 43, District Lot 305, Group 2, New Westminster District, Plan 31810
Site Area:	5,217 m ² (1.29 acres)
Number of Units:	113 apartments
Residential Density:	217 units/ha (92 units/acre)
Gross Floor Area:	10,236.6 m ² (110,186 ft ²)
Floor Area Ratio:	1.96
Lot Coverage:	33.5%
Total Parking Required:	168 spaces (including 10 h/c spaces) <i>*RM3 requirement</i>

Parking Provided:

Resident

134 spaces

Visitor

19 spaces

Total

153 spaces (including 8 h/c spaces)

Existing OCP Designation:

High-Density Residential

Proposed OCP Designation:

Low Rise Residential

Existing Zoning:

RS1 Single Family Residential

Proposed Zoning:

CD78 Comprehensive Development

Variances Requested:

19 visitor parking spaces (23 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:

\$1,509,668.00 (City - \$950,174.00, GVS&DD - \$360,894.00, SD35 - \$44,840.00, TransLink - \$153,760.00)

Community Amenity

Contributions (CACs):

\$226,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 181**

BYLAW No. 3186

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5370 & 5380 200 Street, 5371 & 5381 200A Street, 20010 & 20020 Michaud Crescent, & 20031 53B Avenue to the CD78 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. 181, 2021, No. 3186”.

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 – 78 (CD78) Zone: immediately after Comprehensive Development – 77 (CD77) Zone:

“WWW. CD78 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 CD78 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 006-888-151
Lot 94, District Lot 305, Group 2, New Westminster District, Plan 33845
- (b) PID: 006-888-551
Lot 95, District Lot 305, Group 2, New Westminster District, Plan 33845
- (c) PID: 006-888-526
Lot 96, District Lot 305, Group 2, New Westminster District, Plan 33845
- (d) PID: 002-332-019
Lot 56, District Lot 305, Group 2, New Westminster District, Plan 32496
- (e) PID: 006-695-469
Lot 57, District Lot 305, Group 2, New Westminster District, Plan 32496
- (f) PID: 006-678-912
Lot 42, District Lot 305, Group 2, New Westminster District, Plan 31810
- (g) PID: 006-678-955
Lot 43, District Lot 305, Group 2, New Westminster District, Plan 31810

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 September 24, 2021) and VDZ+A (dated September 22, 2021) one copy each of which is attached to Development Permit No. 09-21.

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: 006-888-151
Lot 94, District Lot 305, Group 2, New Westminster District, Plan 33845
- (b) PID: 006-888-551
Lot 95, District Lot 305, Group 2, New Westminster District, Plan 33845
- (c) PID: 006-888-526
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- (g) PID: 006-678-955
Lot 43, District Lot 305, Group 2, New Westminster District, Plan 31810

from the RS1 Single Family Residential Zone to the CD78 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 181
Bylaw No. 3186

READ A FIRST AND SECOND TIME this fourth day of October, 2021.

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

