

CITY OF
LANGLEY



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 183, 2021, BYLAW No. 3191
DEVELOPMENT PERMIT APPLICATION DP 11-21

To consider rezoning and Development Permit applications by RKDI (Langley 4) Homes Ltd. for a 5-storey, 86-unit apartment development at 20120-20170 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 (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 upcoming 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 4) Homes Ltd.
Owner:	RKDI (Langley 4) Homes Ltd.
Civic Addresses:	20120-20170 53A Avenue
Legal Description:	Lots 229-234, District Lot 305, Group 2, New Westminster District, Plan 39394
Site Area:	3,463.5 m ² (0.86 acres)
Number of Units:	86 apartments
Residential Density:	248 units/ha (100 units/acre)
Gross Floor Area:	6,516 m ² (70,140 ft ²)
Floor Area Ratio:	1.88
Lot Coverage:	38%
Total Parking Required:	124 spaces (including 6 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	93 spaces
<u>Visitor</u>	<u>13 spaces</u>
Total	106 spaces (including 5 h/c spaces)
Existing OCP Designation:	High-Density Residential
Proposed OCP Designation:	Low Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD80 Comprehensive Development
Variances Requested:	Bicycle parking shared with storage lockers (required to be separate) 55% small car spaces (max. 40%) Visitor parking underground (required to be at grade) 13 visitor parking spaces (18 required)
Development Cost Charges:	\$1,130,422 (City - \$710,760.00, GVS&DD - \$271,012.00, SD35 - \$33,630.00, TransLink - \$115,020.00)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 183**

BYLAW No. 3191

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20120-20170 53A Avenue to the CD80 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. 183, 2021, No. 3191”.

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 – 80 (CD80) Zone immediately after Comprehensive Development – 79 (CD79) Zone:

“YYY. CD80 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 5-storey, 86-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 CD80 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 013-479-504
Lot 229, District Lot 305, Group 2, New Westminster District, Plan 39394
- (b) PID: 013-479-512
Lot 230, District Lot 305, Group 2, New Westminster District, Plan 39394
- (c) PID: 013-479-521
Lot 231, District Lot 305, Group 2, New Westminster District, Plan 39394
- (d) PID: 013-479-539
Lot 232, District Lot 305, Group 2, New Westminster District, Plan 39394
- (e) PID: 000-943-312
Lot 233, District Lot 305, Group 2, New Westminster District, Plan 39394
- (f) PID: 008-575-096
Lot 234, District Lot 305, Group 2, New Westminster District, Plan 39394

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 November 11, 2021) and C. Kavolinas & Associates Inc. (dated November, 2021), one copy each of which is attached to Development Permit No. 11-21.

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: 013-479-504
Lot 229, District Lot 305, Group 2, New Westminster District, Plan 39394
- (b) PID: 013-479-512
Lot 230, District Lot 305, Group 2, New Westminster District, Plan 39394
- (c) PID: 013-479-521
Lot 231, District Lot 305, Group 2, New Westminster District, Plan 39394
- (d) PID: 013-479-539
Lot 232, District Lot 305, Group 2, New Westminster District, Plan 39394
- (e) PID: 000-943-312
Lot 233, District Lot 305, Group 2, New Westminster District, Plan 39394
- (f) PID: 008-575-096
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from the RS1 Single Family Residential Zone to the CD80 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 183
Bylaw No. 3191

READ A FIRST AND SECOND TIME this twenty-second day of November, 2021.

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

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 09-21 DEVELOPMENT PERMIT APPLICATION DP 11-21

Civic Addresses: 20120-20170 53A Avenue
Legal Description: Lots 229-234, District Lot 305, Group 2, New Westminster District, Plan 39394
Applicant: RKDI (Langley 4) Homes Ltd.
Owner: RKDI (Langley 4) Homes Ltd.

