



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 186, 2022, BYLAW No. 3204  
DEVELOPMENT PERMIT APPLICATION DP 15-21

To consider Zoning Bylaw amendment and Development Permit applications by David Eaton Architect Inc for a 49-unit apartment development at 20032 & 20038 56 Avenue.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “Mid Rise Residential” in the Official Community Plan Land Use Map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

**Background Information:**

<b>Applicant:</b>	David Eaton Architect Inc
<b>Owner:</b>	Thu Pham
<b>Civic Addresses:</b>	20032 & 20038 56 Avenue
<b>Legal Description:</b>	Lot 3 Except: Part Dedicated Road on Plan LMP25650 & Lot 4, District Lot 305, Group 2, New Westminster District, Plan 5735
<b>Site Area:</b>	1,609 m <sup>2</sup> (0.40 acres)
<b>Number of Units:</b>	49 apartments
<b>Gross Floor Area:</b>	3,704 m <sup>2</sup> (39,875 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.302
<b>Lot Coverage:</b>	45.95%
<b>Total Parking Required:</b>	70 spaces (including 4 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	50 spaces
<b><u>Visitor</u></b>	<u>7 spaces</u>
<b>Total</b>	57 spaces (including 4 h/c spaces)
<b>OCP Designation:</b>	Mid Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD82 Comprehensive Development Zone
<b>Variances Requested:</b>	5.5 m long accessible parking stalls (5.8 m required) Bike parking provided in storage (required to be separate) 52.6% small car spaces (max. 40%) 7 visitor parking spaces (min. 10) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of staff report for further details and rationale.</i>

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**Development Cost Charges:** \$683,564.50 (City - \$431,083.00, GVS&DD  
- \$162,114.00, SD35 - \$20,207.50,  
TransLink - \$70,160.00)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 186**

**BYLAW No. 3204**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20032 & 20038 56 Avenue to the CD82 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. 186, 2022, No. 3204”.

**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 – 82 (CD82) Zone: immediately after Comprehensive Development – 81 (CD81) Zone:

**“AAAA. CD82                    COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 49-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 CD82 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 011-165-464  
Lot 3 Except: Part Dedicated Road on Plan LMP25650, District Lot 305, Group 2, New Westminster District, Plan 5735
- (b) PID: 002-570-386  
Lot 4, District Lot 305, Group 2, New Westminster District, Plan 5735

### **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 David Eaton Architect Inc (dated January 31, 2022) and PMG Landscape Architecture (dated February 3, 2022), one copy each of which is attached to Development Permit No. 15-21.

### **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: 011-165-464  
Lot 3 Except: Part Dedicated Road on Plan LMP25650, District Lot 305, Group 2, New Westminster District, Plan 5735

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(b) PID: 002-570-386  
Lot 4, District Lot 305, Group 2, New Westminster District, Plan 5735

from the RS1 Single Family Residential Zone to the CD82 Comprehensive  
Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this fourteenth day of February, 2022.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"  
was held this seventh day of March, 2022.

READ A THIRD TIME this     day of     , XXXX.

FINALLY ADOPTED this     day of     , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



## REZONING APPLICATION RZ 12-21 DEVELOPMENT PERMIT APPLICATION DP 15-21

**Civic Addresses:** 20032 & 20038 56 Avenue  
**Legal Description:** Lot 3 Except: Part Dedicated Road on Plan LMP25650 & Lot 4, District Lot 305, Group 2, New Westminster District, Plan 5735  
**Applicant:** David Eaton Architect Inc  
**Owner:** Thu Pham

