



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 180, 2021, BYLAW No. 3184  
DEVELOPMENT PERMIT APPLICATION DP 08-21

To consider Zoning Bylaw amendment and Development Permit applications by Orion Construction for a 2-building, 5,561 m<sup>2</sup> industrial-office development at 19959-19985 56 Avenue & 5643-5647 200 Street.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Industrial" in the Official Community Plan Land Use Designation Map. All lands designated for industrial use are subject to a Development Permit (DP) to address building form and character.

**Background Information:**

<b>Applicant:</b>	Orion Construction
<b>Owner:</b>	Astria Langley 200 Street Ltd.
<b>Civic Addresses:</b>	19959, 19971, & 19985 – 56 Avenue; 5643 & 5647 – 200 Street
<b>Legal Description:</b>	Lots 1 & 2 Except: Part on Bylaw Plan 52607, District Lot 310, Group 2, New Westminster District, Plan 6511; Lot 1 Except: Part on Bylaw Plan 52607; West Half, Lot 2; Parcel "A" (632094E), Lot 2; District Lot 310, Group 2, New Westminster District, Plan 7134
<b>Site Area:</b>	8,109 m <sup>2</sup> (2.00 acres)
<b>Gross Floor Area:</b>	5,561 m <sup>2</sup> (59,586 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	0.686
<b>Lot Coverage:</b>	46.8%
<b>Total Parking Required:</b>	126 spaces (including 6 h/c spaces)
<b>Parking Provided:</b>	88 spaces (including 4 h/c spaces)
<b>OCP Designation:</b>	Industrial
<b>Current Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	I1 Light Industrial
<b>Variances Requested:</b>	Parking – 88 stalls (126 spaces min.)
<b>Development Cost Charges:</b>	\$360,936.13 (City - \$180,742.21, GVS&DD - \$159,094.62, TransLink - \$21,099.30)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 180**

**BYLAW No. 3184**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19959-19985 56 Avenue & 5643-5647 200 Street to the I1 Light Industrial 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. 180, 2021, No. 3184”.

**2. Amendment**

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

PID: 011-197-838

Lot 1 Except: Part on Bylaw Plan 52607; District Lot 310, Group 2, New Westminster District, Plan 6511

PID: 011-197-854

Lot 2 Except: Part on Bylaw Plan 52607; District Lot 310, Group 2, New Westminster District, Plan 6511

PID: 011-227-508

Lot 1 Except: Part on Bylaw Plan 52607; District Lot 310, Group 2, New Westminster District, Plan 7134

PID: 008-351-988

West Half, Lot 2, District Lot 310, Group 2, New Westminster District, Plan 7134

PID: 011-227-532

Parcel “A” (632094E), Lot 2, District Lot 310, Group 2, New Westminster District, Plan 7134

Zoning Bylaw Amendment No. 180  
Bylaw No. 3184

from the RS1 Single Family Residential Zone to the I1 Light Industrial Zone in  
Schedule "A" – Official Zoning Map.

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 eighteenth day of October, 2021.

READ A THIRD TIME this first day of November, 2022.

FINALLY ADOPTED this     day of     , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



# REZONING APPLICATION RZ 06-21 DEVELOPMENT PERMIT APPLICATION DP 08-21

**Civic Address:** 19959, 19971, & 19985 56 Avenue; 5643 & 5647 200 Street  
**Legal Description:** Lots 1 & 2 Except: Part on Bylaw Plan 52607, District Lot 310, Group 2, New Westminster District, Plan 6511; Lot 1 Except: Part on Bylaw Plan 52607; West Half, Lot 2; Parcel "A" (632094E), Lot 2; District Lot 310, Group 2, New Westminster District, Plan 7134  
**Applicant:** Orion Construction  
**Owners:** Astria Langley 200 Street Ltd.

