



ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 189, 2022, BYLAW NO. 3216  
DEVELOPMENT PERMIT APPLICATION DP 05-22

To consider rezoning and Development Permit applications by RKDI (Langley 5) Homes Ltd. for a 5-storey, 93-unit apartment development at 20121, 20131, 20141, 20151, 20161, 20171 – 53 Avenue.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “Low Rise Residential” in the Official Community Plan (OCP). All lands designated for multi-family residential uses are subject to a Development Permit to address building form and character.

**Background Information:**

|                                |  |
|--------------------------------|--|
| <b>Applicant:</b>              | RKDI (Langley 5) Homes Ltd.  |
| <b>Owner:</b>                  | RKDI (Langley 5) Homes Ltd.<br>A. Santomin, Z. Santomin  |
| <b>Civic Addresses:</b>        | 20121, 20131, 20141, 20151, 20161,<br>20171 – 53 Avenue  |
| <b>Legal Description:</b>      | Lots 223, 224, 225, 226, 227, 228, District<br>Lot 305, Group 2, New Westminster<br>District, Plan 41274                           |
| <b>Site Area:</b>              | 3,642 m <sup>2</sup> (39,200 ft <sup>2</sup> )   |
| <b>Number of Units:</b>        | 93 rental apartments   |
| <b>Residential Density:</b>    | 255.4 units/hectare (101.7 units/acre)   |
| <b>Gross Floor Area:</b>       | 7,115 m <sup>2</sup> (76,581 ft <sup>2</sup> )   |
| <b>Floor Space Ratio:</b>      | 1.953  |
| <b>Lot Coverage:</b>           | 39.1%  |
| <b>Total Parking Required:</b> | 133 spaces (including 7 h/c spaces)<br><i>*RM3 requirement</i>   |
| <b>Parking Provided:</b>       |  |
| <b>Resident</b>                | 99 spaces  |
| <b><u>Visitor</u></b>          | <u>15 spaces</u>   |
| <b>Total</b>                   | 114 spaces (including 6 h/c spaces)  |
| <b>OCP Designation:</b>        | Low Rise Residential   |
| <b>Existing Zoning:</b>        | RS1 Single Family Residential  |
| <b>Proposed Zoning:</b>        | CD85 Comprehensive Development Zone  |
| <b>Variances Requested:</b>    | 5.5 m long accessible parking stalls (5.8 m<br>required)<br>60% small car spaces (max. 40%)<br>15 visitor parking spaces (min. 19) |

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*Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of the staff report for further details and rationale*

|  |   |
|--|---|
| <b>Development Cost Charges:</b>               | \$1,236,616.50 (City - \$777,603.00, GVS&DD - \$295,722.00, SD35 - \$36,727.50, TransLink - \$126,564.00) |
| <b>Community Amenity Contributions (CACs):</b> | \$186,000.00  |



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 189**

**BYLAW No. 3216**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20121-20171- 53 Avenue to the CD85 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. 189, 2022, No. 3216”.

**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 – 85 (CD85) Zone immediately after Comprehensive Development – 84 (CD84) Zone:

**“DDDD. CD85                      COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 93-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 CD85 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 006-128-548  
Lot 223, District Lot 305, Group 2, New Westminster District, Plan 41274
- (b) PID: 001-739-590  
Lot 224, District Lot 305, Group 2, New Westminster District, Plan 41274
- (c) PID: 006-128-564  
Lot 225, District Lot 305, Group 2, New Westminster District, Plan 41274
- (d) PID: 000-853-895  
Lot 226, District Lot 305, Group 2, New Westminster District, Plan 41274
- (e) PID: 006-128-581  
Lot 227, District Lot 305, Group 2, New Westminster District, Plan 41274
- (f) PID: 006-128-599  
Lot 228, District Lot 305, Group 2, New Westminster District, Plan 41274

### **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 June 20, 2022) and C. Kavolinas & Associates Inc. (dated June, 2022), one copy of each of which is attached to Development Permit No. 05-22.

### **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: 006-128-548  
Lot 223, District Lot 305, Group 2, New Westminster District, Plan 41274
- (b) PID: 001-739-590  
Lot 224, District Lot 305, Group 2, New Westminster District, Plan 41274
- (c) PID: 006-128-564  
Lot 225, District Lot 305, Group 2, New Westminster District, Plan 41274
- (d) PID: 000-853-895  
Lot 226, District Lot 305, Group 2, New Westminster District, Plan 41274
- (e) PID: 006-128-581  
Lot 227, District Lot 305, Group 2, New Westminster District, Plan 41274
- (f) PID: 006-128-599  
Lot 228, District Lot 305, Group 2, New Westminster District, Plan 41274

from the RS1 Single Family Residential Zone to the CD85 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

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READ A FIRST AND SECOND TIME this twenty-seventh day of June, 2022.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"  
was held this eleventh day of July, 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**

