



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 194, 2023, BYLAW NO. 3250
DEVELOPMENT PERMIT APPLICATION DP 01-23

To consider Zoning Bylaw amendment and Development Permit applications from David Eaton Architect Inc. to accommodate a 6-storey, 75-unit apartment development.

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated “Mid Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Mid Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

| | |
|--------------------------------|--|
| Applicant: | David Eaton Architect Inc. |
| Owner: | SP (Linwood) Holdings Inc. |
| Civic Addresses: | 20214 & 20224 54A Avenue |
| Legal Description: | Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560 & Lot 20, District Lot 305, Group 2, New Westminster District, Plan 8109 |
| Site Area: | 1,900 m ² (0.47 acres) |
| Number of Units: | 75 apartments |
| Gross Floor Area: | 5,062 m ² (54,482 ft ²) |
| Floor Area Ratio: | 2.66 |
| Lot Coverage: | 48.08% |
| Building Height: | 6 Storeys |
| Total Parking Required: | 109 spaces (including 6 h/c spaces) <i>*RM3 requirement</i> |
| Parking Provided: | |
| Resident | 84 spaces |
| <u>Visitor</u> | <u>11 spaces</u> |
| Total | 95 spaces (including 5 h/c spaces) |
| OCP Designation: | Mid Rise Residential |
| Existing Zoning: | RM1 Multiple Residential Low Density |
| Proposed Zoning: | CD89 Comprehensive Development |
| Variances Requested: | Combined storage and bike parking (required to be separate) 2.4 m wide small car spaces (2.5 m required) 11 visitor parking spaces (15 required) <i>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</i> |

Development Cost Charges: \$1,285,683.00 (City - \$600,151.00,
GVS&DD - \$277,055.00, GVWD -
\$274,007.00, SD35 - \$37,800.00,
TransLink - \$96,670.00)

**Community Amenity
Contributions (CACs):** \$304,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 194**

BYLAW No. 3250

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20214 & 20224 54A Avenue to the CD89 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. 194, 2023, No. 3250”.

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 – 89 (CD89) Zone immediately after Comprehensive Development – 88 (CD88) Zone:

“HHHH. CD89 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 75-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 CD89 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 001-233-742
Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560
- (b) PID: 005-858-801
Lot 20, District Lo 305, Group 2, New Westminster District, Plan 8109

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 June 26, 2023) and David Stoyko Landscape Architect (dated June 29, 2023), one copy each of which is attached to Development Permit No. 01-23.

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: 001-233-742
Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560

- (b) PID: 005-858-801
Lot 20, District Lo 305, Group 2, New Westminster District,
Plan 8109

from the RM1 Multiple Residential Low Density Zone to the CD89
Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this tenth day of July, 2023.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"
was held this twenty-fourth day of July, 2023.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 01-23 DEVELOPMENT PERMIT APPLICATION DP 01-23

Civic Addresses: 20214 & 20224 54A Avenue
Legal Description: Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560 & Lot 20, District Lot 305, Group 2, New Westminster District, Plan 8109
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