



# ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 198, 2023, BYLAW No. 3260 DEVELOPMENT PERMIT APPLICATION DP 08-22

To consider rezoning and Development Permit applications from 1328986 B.C. Ltd. to accommodate a 14-unit townhome development at 4503 & 4513 200 Street.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "Ground Oriented Residential" in the Official Community Plan Land Use Map. All lands designated "Ground Oriented Residential" are subject to a Development Permit to address building form and character.

## **Background Information:**

|                                  |   |
|----------------------------------|---|
| <b>Applicant:</b>                | 1328986 B.C. Ltd.   |
| <b>Owner:</b>                    | 1328986 B.C. Ltd.   |
| <b>Civic Addresses:</b>          | 4503 & 4513 200 Street  |
| <b>Legal Description:</b>        | Lot 253, Section 34, Township 7, New Westminster District, Plan 45033;<br>Parcel "C" (Explanatory Plan 10176), North Half Lot 3, Block 2, Section 34, Township 7, New Westminster District, Plan 1783 |
| <b>Site Area:</b>                | 2,440 m <sup>2</sup> (0.6 acres)  |
| <b>Number of Units:</b>          | 14 townhomes  |
| <b>Unit Density:</b>             | 57 units/hectare (23 units/acre)  |
| <b>Gross Floor Area:</b>         | 2,823.1 m <sup>2</sup> (30,384 ft <sup>2</sup> )  |
| <b>Floor Area Ratio:</b>         | 1.157   |
| <b>Lot Coverage:</b>             | 48%   |
| <b>Total Parking Required:</b>   | 31 spaces (including 1 h/c space)   |
| <b>Parking Provided:</b>         |   |
| <b>Resident</b>                  | 28 spaces   |
| <b><u>Visitor</u></b>            | <u>3 spaces</u>   |
| <b>Total</b>                     | 31 spaces (including 1 h/c space)   |
| <b>OCP Designation:</b>          | Ground Oriented Residential   |
| <b>Existing Zoning:</b>          | RS1 Single Family Residential   |
| <b>Proposed Zoning:</b>          | RM1 Multiple Residential Low Density  |
| <b>Variances Requested:</b>      | 48% lot coverage (max. 35%)<br>3 storey height (max. 2 storeys)<br>2.8m front setback (min. 7.5m)<br>3m rear setback (min. 7.5m)<br>4.5m interior setbacks (min. 7.5m)                                |
| <b>Development Cost Charges:</b> | \$334,940.00 (City - \$166,224.00, GVS&DD - \$62,952.00, GVWD - \$66,360.00, SD35 - \$10,600.00, TransLink - \$28,804.00)   |

Zoning Bylaw Amendment No. 198  
Bylaw No. 3260

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| <b>Community Amenity<br/>Contributions (CACs):</b> | \$56,000.00 |
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**ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 198**

**BYLAW NO. 3260**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 4503 & 4513 200 Street to the RM1 Multiple Residential Low Density 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. 198, 2023, No. 3260".

**2. Amendment**

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

- (a) PID: 001-939-467  
Lot 253, Section 34, Township 7, New Westminster District, Plan 45033
- (b) PID: 005-115-515  
Parcel "C" (Explanatory Plan 10176), North Half Lot 3, Block 2, Section 34, Township 7, New Westminster District, Plan 1783

from the RS1 Single Family Residential Zone to the RM1 Multiple Residential Low Density Zone in Schedule "A" – Official Zoning Map.

Zoning Bylaw Amendment No. 198  
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READ A FIRST AND SECOND TIME this    day of    , XXXX.

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 05-22 DEVELOPMENT PERMIT APPLICATION DP 08-22

**Civic Address:** 4503 & 4513 200 Street  
**Legal Description:** Lot 253, Section 34, Township 7, New Westminster District, Plan 45033;  
Parcel "C" (Explanatory Plan 10176), North Half Lot 3, Block 2, Section 34, Township 7, New Westminster District, Plan 1783  
**Applicant:** 1328986 B.C. Ltd.  
**Owner:** 1328986 B.C. Ltd.

