



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 197, 2023, BYLAW No. 3254  
DEVELOPMENT PERMIT APPLICATION DP 06-23

To consider rezoning and Development Permit applications from Andrew Cheung Architects Inc. to accommodate a 6-storey, 126-unit apartment development.

The subject property is currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “Low Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Low Rise Residential” are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	Andrew Cheung Architects Inc.
<b>Owner:</b>	1166934 B.C. Ltd.
<b>Civic Address:</b>	19948 55A Avenue
<b>Legal Description:</b>	Lot A, Section 3, Township 8, New Westminster District, Plan EPP120331
<b>Site Area:</b>	4,080 m <sup>2</sup> (1.01 acres)
<b>Number of Units:</b>	126 apartments
<b>Gross Floor Area:</b>	8,568 m <sup>2</sup> (92,225 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.100
<b>Lot Coverage:</b>	40.5%
<b>Total Parking Required:</b>	182 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	148 spaces
<b>Visitor</b>	<u>26 spaces</u>
<b>Total</b>	174 spaces (including 8 h/c spaces)
<b>OCP Designation:</b>	Low Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD91 Comprehensive Development
<b>Variances Requested:</b>	5.5 m long accessible parking stalls (5.8 m min.) 48% small car space share (40% max.) 2.4 m wide small car spaces (2.5 m required) Distance of 0.31 m to 0.48 m between parking spaces and walls (0.6 m required) <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>
<b>Development Cost Charges:</b>	\$2,337,270.00 (City - \$1,092,720.00, GVS&DD - \$500,370.00, GVWD - \$496,734.00, SD35 - \$69,600.00, TransLink - \$177,846.00)
<b>Community Amenity Contributions (CACs):</b>	\$504,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 197**

**BYLAW No. 3254**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the property located at 19948 55A Avenue to the CD91 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. 197, 2023, No. 3254”.

**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 – 91 (CD91) Zone immediately after Comprehensive Development – 90 (CD90) Zone:

**“JJJJ. CD91 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 126-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 lot shall form the site and shall be zoned CD91 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 031-867-383  
Lot A, Section 3, Township 8, New Westminster District,  
Plan EPP120331

### **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 Andrew Cheung Architects Inc. (dated August 24, 2023) and M2 Landscape Architecture (dated August 23, 2023), one copy each of which is attached to Development Permit No. 06-23.

### **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: 031-867-383  
Lot A, Section 3, Township 8, New Westminster District,  
Plan EPP120331

from the RS1 Single Family Residential Zone to the CD91 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 197  
Bylaw No. 3254

READ A FIRST AND SECOND TIME this eleventh day of September, 2023.

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

READ A THIRD TIME this sixteenth day of October, 2023.

FINALLY ADOPTED this    day of    , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



## REZONING APPLICATION RZ 05-23 DEVELOPMENT PERMIT APPLICATION DP 06-23

**Civic Address:** 19948 55A Avenue  
**Legal Description:** Lot A, Section 3, Township 8, New Westminster District,  
 Plan EPP120331  
**Applicant:** Andrew Cheung Architects Inc.  
**Owner:** 1166934 B.C. Ltd.

