



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 201, 2024, BYLAW No. 3272
DEVELOPMENT PERMIT APPLICATION DP 12-23

To consider rezoning and Development Permit applications from ParaMorph Architecture Inc. to accommodate a 6-storey, 114-unit apartment development.

The subject properties are currently zoned RS1 Single Family Residential Low Density Zone and 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:	Paramorph Architecture Inc.
Owner:	SP (Linwood 2) Holdings Inc.
Civic Addresses:	20256-20272 54A Avenue
Legal Description:	Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109
Site Area:	2,756 m ² (0.68 acres)
Number of Units:	114 apartments
Gross Floor Area:	7,437 m ² (80,051 ft ²)
Floor Area Ratio:	2.698
Lot Coverage:	47%
Total Parking Required:	163 spaces (including 8 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	121 spaces
Visitor	<u>17 spaces</u>
Total	138 spaces (including 7 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RS1 Single Family Residential RM1 Multiple Residential Low Density
Proposed Zoning:	CD94 Comprehensive Development
Variances Requested:	Combined storage and bike parking (required to be separate) 2.4 m wide small car spaces (2.5 m required) 17 visitor parking spaces (23 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: \$2,176,222.00 (City - \$1,014,950.00, GVS&DD - \$461,650.00, GVWD - \$458,986.00, SD35 - \$64,400.00, TransLink - \$176,236.00)

Community Amenity Contributions (CACs): \$464,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 201**

BYLAW No. 3272

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20256-20272 54A Avenue to the CD94 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. 201, 2024, No. 3272”.

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 – 94 (CD94) Zone immediately after Comprehensive Development – 93 (CD93) Zone:

“MMMM. CD94 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 114-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 CD94 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-874-322
Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (b) PID: 001-874-357
Strata Lot 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (c) PID: 011-286-709
Lot 14, District Lot 305, Group 2, New Westminster District, Plan 8109
- (d) PID: 011-286-725
Lot 15, District Lot 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 ParaMorph Architecture Inc. (dated April 22, 2024) and David Stoyko Landscape Architect (dated April 18, 2024), one copy each of which is attached to Development Permit No. 12-23.

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: 001-874-322
Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (b) PID: 001-874-357
Strata Lot 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

from the RM1 Multiple Residential Low Density Zone; and:

- (c) PID: 011-286-709
Lot 14, District Lot 305, Group 2, New Westminster District, Plan 8109
- (d) PID: 011-286-725
Lot 15, District Lot 305, Group 2, New Westminster District, Plan 8109

from the RS1 Single Family Residential Zone to the CD94 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this day of , XXXX.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 10-23 DEVELOPMENT PERMIT APPLICATION DP 12-23

Civic Addresses: 20256-20272 54A Avenue
Legal Description: Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109
Applicant: Paramorph Architecture Inc.
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