



ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 184, 2021, BYLAW NO. 3195  
DEVELOPMENT PERMIT APPLICATION DP 13-21

To consider Zoning Bylaw amendment and Development Permit applications by Vikas Sharma for a 96-unit apartment development at 19701-19729 55A Avenue.

The subject properties are currently zoned RS1 Single Family Residential (19701-19721 55A Avenue) and RM1 Multiple Residential Low Density (19729 55A Avenue) in Zoning Bylaw No. 2100 and designated “Low Rise Residential” in the Official Community Plan Land Use Map. All lands designated for multifamily residential use are subject to a Development Permit (DP) to address building form and character.

**Background Information:**

<b>Applicant:</b>	Vikas Sharma
<b>Owners:</b>	Michael Mark Fitz-Patrick, Vishal Sharma, & Ray Family Ventures (Langley City) Inc.
<b>Civic Addresses:</b>	19701-19729 55A Avenue
<b>Legal Description:</b>	Lot A, B, & “C”, Section 3, Township 8, New Westminster District, Plan 15675; Lot 4, Section 3, Township 8, New Westminster District, Plan 9982
<b>Site Area:</b>	4,068.81 m <sup>2</sup> (1.01 acres)
<b>Number of Units:</b>	96 apartments
<b>Residential Density:</b>	236 units/ha (95 units/acre)
<b>Gross Floor Area:</b>	8,550 m <sup>2</sup> (92,031 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.10
<b>Lot Coverage:</b>	40%
<b>Total Parking Required:</b>	140 spaces (including 7 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	115 spaces
<b>Visitor</b>	<u>20 spaces</u>
<b>Total</b>	137 spaces (including 7 h/c spaces)
<b>Existing OCP Designation:</b>	Medium-Density Residential
<b>Proposed OCP Designation:</b>	Low Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential & RM1 Multiple Residential Low Density
<b>Proposed Zoning:</b>	CD81 Comprehensive Development
<b>Variances Requested:</b>	2.4 m wide small car spaces (min. 2.5 m) 46% small car spaces (max. 40%) <i>Note a resident parking variance is not required due to the use of CD Zone – see</i>

Zoning Bylaw Amendment No. 184  
Bylaw No. 3195

**Development Cost Charges:**

*staff commentary in Variances section of  
this report for further details and rationale.*  
\$1,341,403.75 (City - \$846,974.00,  
GVS&DD - \$317,901.00, SD35 -  
\$39,603.75, TransLink - \$136,925.00)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 184**

**BYLAW No. 3195**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19701-19729 55A Avenue to the CD81 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. 184, 2021, No. 3195”.

**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 – 81 (CD81) Zone: immediately after Comprehensive Development – 80 (CD80) Zone:

**“ZZZ. CD81 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 96-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 CD81 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 010-113-258  
Lot A, Section 3, Township 8, New Westminster District,  
Plan 15675
- (b) PID: 010-113-282  
Lot B, Section 3, Township 8, New Westminster District,  
Plan 15675
- (c) PID: 001-696-432  
Lot C, Section 3, Township 8, New Westminster District,  
Plan 15675
- (d) PID: 007-475-705  
Lot 4, Section 3, Township 8, New Westminster District,  
Plan 9982

### **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 Inc. (dated November 29, 2021) and PMG Landscape Architecture (dated December 2, 2021), one copy of which is attached to Development Permit No. 13-21.

### **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: 010-113-258  
Lot A, Section 3, Township 8, New Westminster District, Plan 15675
- (b) PID: 010-113-282  
Lot B, Section 3, Township 8, New Westminster District, Plan 15675
- (c) PID: 001-696-432  
Lot C, Section 3, Township 8, New Westminster District, Plan 15675

from the RS1 Single Family Residential Zone; and:

- (d) PID: 007-475-705  
Lot 4, Section 3, Township 8, New Westminster District, Plan 9982

from the RM1 Multiple Residential Low Density Zone to the CD81 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this thirteenth day of December, 2021.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this twenty-fourth day of January, 2022.

READ A THIRD TIME this seventh day of February, 2022.

FINALLY ADOPTED this     day of     , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



# REZONING APPLICATION RZ 10-21 DEVELOPMENT PERMIT APPLICATION DP 13-21

**Civic Addresses:** 19701-19729 55A Avenue  
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 Lot 4, Section 3, Township 8, New Westminster District, Plan 9982

**Applicant:** Vikas Sharma  
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