



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 205, 2024, BYLAW No. 3285  
DEVELOPMENT PERMIT APPLICATION DP 02-24

To consider rezoning and Development Permit applications from ParaMorph Architecture Inc. to accommodate a 6-storey, 95-unit apartment development.

The subject properties are currently zoned RS1 Single Family Residential 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>	Paramorph Architecture Inc.
<b>Owner:</b>	Red Cardinal Homes (2021) Inc.
<b>Civic Addresses:</b>	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue
<b>Legal Description:</b>	Lots 301 & 312-315, District Lot 305, Group 2, New Westminster District, Plan 42983
<b>Site Area:</b>	2,933 m <sup>2</sup> (0.72 acres)
<b>Number of Units:</b>	95 apartments
<b>Gross Floor Area:</b>	6,160 m <sup>2</sup> (66,301 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.100
<b>Lot Coverage:</b>	41%
<b>Total Parking Required:</b>	134 spaces (including 7 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	98 spaces
<b>Visitor</b>	<u>14 spaces</u>
<b>Total</b>	112 spaces (including 6 h/c spaces)
<b>OCP Designation:</b>	Low Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD96 Comprehensive Development
<b>Variances Requested:</b>	Combined storage and bike parking (required to be separate) 55% small car spaces (40% max.) 2.4 m wide small car spaces (2.5 m required) 14 visitor parking spaces (19 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>

Zoning Bylaw Amendment No. 205  
Bylaw No. 3285

**Development Cost Charges:** \$1,754,270.00 (City - \$815,110.00,  
GVS&DD - \$371,285.00, GVWD -  
\$371,335.00, SD35 - \$52,000.00,  
TransLink - \$141,540.00)

**Community Amenity  
Contributions (CACs):** \$380,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 205**

**BYLAW No. 3285**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue to the CD96 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. 205, 2024, No. 3285”.

**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 – 96 (CD96) Zone immediately after Comprehensive Development – 95 (CD95) Zone:

**“OOOO. CD96                    COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 95-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 CD96 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 006-592-643  
Lot 301, District Lot 305, Group 2, New Westminster District, Plan 42983
- (b) PID: 006-576-958  
Lot 312, District Lot 305, Group 2, New Westminster District, Plan 42983
- (c) PID: 006-576-982  
Lot 313, District Lot 305, Group 2, New Westminster District, Plan 42983
- (d) PID: 005-291-437  
Lot 314, District Lot 305, Group 2, New Westminster District, Plan 42983
- (e) PID: 006-577-016  
Lot 315, District Lot 305, Group 2, New Westminster District, Plan 42983

### **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 July 8, 2024) and David Stoyko Landscape Architect (dated June 28, 2024), one copy each of which is attached to Development Permit No. 02-24.

### **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: 006-592-643  
Lot 301, District Lot 305, Group 2, New Westminster District, Plan 42983
- (b) PID: 006-576-958  
Lot 312, District Lot 305, Group 2, New Westminster District, Plan 42983
- (c) PID: 006-576-982  
Lot 313, District Lot 305, Group 2, New Westminster District, Plan 42983
- (d) PID: 005-291-437  
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Lot 315, District Lot 305, Group 2, New Westminster District, Plan 42983

from the RS1 Single Family Residential Zone to the CD96 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.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



# REZONING APPLICATION RZ 02-24 DEVELOPMENT PERMIT APPLICATION DP 02-24

**Civic Addresses:** 5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue.  
**Legal Description:** Lots 301 & 312-315, District Lot 305, Group 2, New Westminster District, Plan 42983  
**Applicant:** Paramorph Architecture Inc.  
**Owner:** Red Cardinal Homes (2021) Inc.

