



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 206, 2024, BYLAW No. 3286
DEVELOPMENT PERMIT APPLICATION DP 04-24

To consider rezoning and Development Permit applications from 1295708 B.C. LTD to accommodate a 6-storey, 118-unit apartment building at 5382 200 Street. The property is currently under construction with a 6-storey, 113-unit apartment building and the subject applications have been submitted to add 5 units to this development.

The subject property is currently zoned CD78 Comprehensive Development 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:

Applicant:	1295708 B.C. LTD.
Owner:	1295708 B.C. LTD.
Civic Address:	5382 200 Street
Legal Description:	Lot A, District Lot 305, Group 2, New Westminster District, Plan EPP120042
Site Area:	4,980 m ² (1.23 acres)
Number of Units:	118 apartments
Gross Floor Area:	10,236.65 m ² (110,186 ft ²)
Floor Area Ratio:	2.056
Lot Coverage:	33.5%
Total Parking Required:	171 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	132 spaces
Visitor	<u>18 spaces</u>
Total	150 spaces (including 8 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	CD78 Comprehensive Development
Proposed Zoning:	CD97 Comprehensive Development
Variances Requested:	18 visitor parking spaces (24 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:	\$101,165.00 (City - \$47,745.00, GVS&DD - \$21,345.00, GVWD - \$21,305.00, SD35 - \$3,000.00, TransLink - \$7,770.00)
Community Amenity Contributions (CACs):	\$20,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 206**

BYLAW No. 3286

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the property located at 5382 200 Street to the CD97 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. 206, 2024, No. 3286”.

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 – 97 (CD97) Zone immediately after Comprehensive Development – 96 (CD96) Zone:

“PPPP. CD97 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 118-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 CD97 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 031-897-215
Lot A, District Lot 305, Group 2, New Westminster District,
Plan EPP120042

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 Ltd. (architectural plans dated June 4, 2024), one copy of which is attached to Development Permit No. 04-24.

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: 031-897-215
Lot A, District Lot 305, Group 2, New Westminster District,
Plan EPP120042

from the CD78 Comprehensive Development Zone to the CD97 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 206
Bylaw No. 3286

READ A FIRST AND SECOND TIME this seventeenth day of June, 2024.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 03-24 DEVELOPMENT PERMIT APPLICATION DP 04-24

Civic Address: 5382 200 Street
Legal Description: Lot A, District Lot 305, Group 2, New Westminster District,
Plan EPP120042
Applicant: 1295708 B.C. LTD.
Owner: 1295708 B.C. LTD.

