



ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 212, 2024, BYLAW NO. 3293  
DEVELOPMENT PERMIT APPLICATION DP 05-24

To consider rezoning and Development Permit applications from T.M. Crest Homes (2022) Ltd. to accommodate a 6-storey, 80-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>	T.M. Crest Homes (2022) Ltd.
<b>Owner:</b>	T.M. Crest Homes (2022) Ltd.
<b>Civic Addresses:</b>	20130-20150 53 Avenue & 20139-20153 52 Avenue
<b>Legal Description:</b>	Lots 428-430, District Lot 305, Group 2, New Westminster District, Plan 50423; & Lots 256-258, District Lot 305, Group 2, New Westminster District, Plan 42228
<b>Site Area:</b>	3,406.4 m <sup>2</sup> (0.842 acres)
<b>Number of Units:</b>	80 apartments
<b>Gross Floor Area:</b>	6,979 m <sup>2</sup> (75,121 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.049
<b>Lot Coverage:</b>	48%
<b>Total Parking Required:</b>	119 spaces (including 6 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	96 spaces
<b><u>Visitor</u></b>	<u>16 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>	CD102 Comprehensive Development
<b>Variances Requested:</b>	5.5 m accessible stall length (min. 5.8 m) 0.3 m additional stall width near walls (min. 0.6 m) <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>
<b>Development Cost Charges:</b>	\$2,186,502.00 (City - \$1,426,302.00, GVS&DD - \$303,996.00, GVWD - \$300,728.00, SD35 - \$42,000.00, TransLink - \$113,476.00)
<b>Community Amenity Contributions (CACs):</b>	\$320,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 212**

**BYLAW No. 3293**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20130-20150 53 Avenue & 20139-20153 52 Avenue to the CD102 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. 212, 2024, No. 3293”.

**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 – 102 (CD102) Zone immediately after Comprehensive Development – 101 (CD101) Zone:

**“UUUU. CD102    COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 80-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 CD102 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 000-695-696  
Lot 256, District Lot 305, Group 2, New Westminster District, Plan 42228
- (b) PID: 006-365-426  
Lot 257, District Lot 305, Group 2, New Westminster District, Plan 42228
- (c) PID: 002-167-476  
Lot 258, District Lot 305, Group 2, New Westminster District, Plan 42228
- (d) PID: 002-752-140  
Lot 428, District Lot 305, Group 2, New Westminster District, Plan 50423
- (e) PID: 004-039-521  
Lot 429, District Lot 305, Group 2, New Westminster District, Plan 50423
- (f) PID: 004-039-530  
Lot 430, District Lot 305, Group 2, New Westminster District, Plan 50423

### **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 Barnett Dembek Architects Inc. (dated November 8, 2024) and C. Kavolinas & Associates Inc. (dated November 8, 2024), one copy each of which is attached to Development Permit No. 05-24.

### **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: 000-695-696  
Lot 256, District Lot 305, Group 2, New Westminster District, Plan 42228
- (b) PID: 006-365-426  
Lot 257, District Lot 305, Group 2, New Westminster District, Plan 42228
- (c) PID: 002-167-476  
Lot 258, District Lot 305, Group 2, New Westminster District, Plan 42228
- (d) PID: 002-752-140  
Lot 428, District Lot 305, Group 2, New Westminster District, Plan 50423
- (e) PID: 004-039-521  
Lot 429, District Lot 305, Group 2, New Westminster District, Plan 50423
- (f) PID: 004-039-530  
Lot 430, District Lot 305, Group 2, New Westminster District, Plan 50423

from the RS1 Single Family Residential Zone to the CD102 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.

Zoning Bylaw Amendment No. 212  
Bylaw No. 3293

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



# REZONING APPLICATION RZ 04-24 DEVELOPMENT PERMIT APPLICATION DP 05-24

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