



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:

Applicant:	T.M. Crest Homes (2022) Ltd.
Owner:	T.M. Crest Homes (2022) Ltd.
Civic Addresses:	20130-20150 53 Avenue & 20139-20153 52 Avenue
Legal Description:	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
Site Area:	3,406.4 m ² (0.842 acres)
Number of Units:	80 apartments
Gross Floor Area:	6,979 m ² (75,121 ft ²)
Floor Area Ratio:	2.049
Lot Coverage:	48%
Total Parking Required:	119 spaces (including 6 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	96 spaces
Visitor	16 spaces
Total	112 spaces (including 6 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD102 Comprehensive Development
Variances Requested:	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>
Development Cost Charges:	\$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)
Community Amenity Contributions (CACs):	\$320,000.00

- (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 4, 2024) and C. Kavolinas & Associates Inc. (dated November 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
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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 eighteenth day of November, 2024.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

Zoning Bylaw Amendment No. 212
Bylaw No. 3293

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



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

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