



ZONING BYLAW, 1996, No. 2100  
 AMENDMENT No. 217, 2025, BYLAW No. 3304  
 DEVELOPMENT PERMIT APPLICATION DP 09-24

To consider rezoning and Development Permit applications from Knightridge Development Ltd to accommodate a 10-unit townhome development.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “Ground Oriented Residential” in the Official Community Plan Land Use Map. All lands designated “Ground Oriented Residential” are subject to a Development Permit to address building form and character.

**Background Information:**

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| <b>Applicant:</b>                                 | Knightridge Development Ltd  |
| <b>Civic Addresses:</b>                           | 5080 & 5096 208 Street   |
| <b>Legal Description:</b>                         | Lot B Except: Parcel G (Bylaw Plan 68226) & Lot “C”<br>Except: Parcel H (Bylaw Plan 68226), District Lot 312,<br>Group 2, New Westminster District, Plan 12881 |
| <b>Site Area:</b>                                 | 1,367 m <sup>2</sup> (0.34 acres)  |
| <b>Number of Units:</b>                           | 10 townhomes (36 townhomes total with Phase 1)   |
| <b>Gross Floor Area:</b>                          | 1,531.80 m <sup>2</sup> (16,488.18 ft <sup>2</sup> )   |
| <b>Floor Area Ratio:</b>                          | 1.121  |
| <b>Lot Coverage:</b>                              | 44%  |
| <b>Total Parking Required:</b>                    | 22 spaces (79 spaces total with Phase 1 [5030-5064 208 Street & 20845 50A Avenue], including 7 visitor and 2 accessible spaces)                                |
| <b>Parking Provided:</b>                          | 22 spaces (80 spaces total with Phase 1 [5030-5064 208 Street & 20845 50A Avenue], including 8 visitor and 2 accessible spaces)                                |
| <b>OCP Designation:</b>                           | Ground Oriented Residential  |
| <b>Existing Zoning:</b>                           | RS1 Single Family Residential  |
| <b>Proposed Zoning:</b>                           | CD107 Comprehensive Development  |
| <b>Variances Requested:</b>                       | N/A  |
| <b>Estimated Development Cost Charges (DCCs):</b> | \$292,532.00 (City - \$108,212.00, GVS&DD - \$77,264.00, GVWD - \$76,486.00, MV Parks - \$3,438.00, SD35 - \$7,000.00, TransLink - \$20,132.00)                |
| <b>Community Amenity Contributions (CACs):</b>    | \$40,000.00  |



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 217**

**BYLAW No. 3304**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5080 & 5096 208 Street to the CD107 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. 217, 2025, No. 3304”.

**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 – 107 (CD107) Zone immediately after Comprehensive Development – 106 (CD106) Zone:

**“YYYY. CD107            COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 10-unit townhome 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 CD107 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 000-712-213  
Lot "C" Except: Parcel H (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 12881
- (b) PID: 005-786-223  
Lot B Except: Parcel G (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 12881

### **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 Flat Architecture Inc. (dated February 10, 2025) and PMG Landscape Architects (dated February 14, 2025), one copy each of which is attached to Development Permit No. 09-24.

### **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: 000-712-213  
Lot "C" Except: Parcel H (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 12881

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- (b) PID: 005-786-223  
Lot B Except: Parcel G (Bylaw Plan 68226), District Lot  
312, Group 2, New Westminster District, Plan 12881

from the RS1 Single Family Residential Zone to the CD107 Comprehensive  
Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-fourth day of February, 2025.

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**

