



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 131, 2016, BYLAW No. 2999  
DEVELOPMENT PERMIT APPLICATION DP 05-16

To consider a Rezoning Application and Development Permit Application by CF Projects Inc. to accommodate a 4-storey, 80-unit apartment development.

The subject property is zoned RS1 Single Family Residential Zone and RM1 Low Density Residential Zone in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands designated Multiple Family Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

**Background Information:**

<b>Owner:</b>	Sol 53A Investment Corp.
<b>Civic Address:</b>	20180, 20190, 20200, 20210, 20220 – 53A Avenue
<b>Legal Description:</b>	Lots 72, 73, 74, 75, 76, District Lot 305, Group 2, New Westminster District, Plan 33503
<b>Site Area:</b>	4,128 m <sup>2</sup> (44,430 sq ft)
<b>Road Dedication:</b>	<u>333 m<sup>2</sup> (3,588 sq ft)</u>
<b>Net Area:</b>	3,794 m <sup>2</sup> (40,842 sq ft)
<b>Gross Floor Area:</b>	7,174 m <sup>2</sup> (77,224 sq ft)
<b>Lot Coverage:</b>	43.5 % (1,794 m <sup>2</sup> )
<b>Floor Area Ratio:</b>	1.738
<b>Parking Required:</b>	121 spaces (includes 7 h/c, 16 visitor)
<b>Parking Provided:</b>	121 spaces (includes 7 h/c, 16 visitor)
<b>Height:</b>	4 Storeys (15.8 m)
<b>Exterior Finishes:</b>	“Hardie Plank” and “Hardie Panel” (fibre cement siding), stone facing, steel and glass balcony railings, wood trim, vinyl window frames
<b>Current Zoning:</b>	RS1 Single Family Residential Zone RM1 Low Density Residential Zone
<b>Proposed Zoning:</b>	CD43 Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>DCC’s:</b>	\$787,392.50 (City: \$671,875, GVSDD: \$77,905, SD35: \$37,612.50)
<b>Community Amenity Charge:</b>	\$80,000



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 131**

**BYLAW No. 2999**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD43) and to rezone the property located at 20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue to the new 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. 131, 2016, No.2999”.

**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 – 41 (CD43) Zone: immediately after Comprehensive Development -42 (CD42) Zone:

**“MM. CD43 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 80-unit apartment development

**2. Permitted Uses**

The Land, buildings and structures shall only 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 CD 43 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-973-428  
Lot 72, District Lot 305, Group 2, New Westminster District, Plan 33503
- (b) PID: 006-906-770  
Lot 73, District Lot 305, Group 2, New Westminster District, Plan 33503
- (c) PID: 006-906-451  
Lot 74, District Lot 305, Group 2, New Westminster District, Plan 33503
- (d) PID: 001-848-623  
Lot 75, District Lot 305, Group 2, New Westminster District, Plan 33503
- (e) PID: 000-443-999  
Lot 76, District Lot 305, Group 2, New Westminster District, Plan 33503

**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 comprising 13 pages and dated September 6, 2016 prepared for CF Projects Inc. by Keystone Architecture & Planning Ltd. and C. Kavolinas & Associates Inc., 1 copies of which are attached to Development Permit 05-16.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. 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, the *Land Title Act* and the Development Cost Charge Bylaw.”

READ A FIRST AND SECOND TIME this nineteenth day of September, 2016.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this -- day of October, 2016.

READ A THIRD TIME this ----- day of -----, 2016.

FINALLY ADOPTED this ----- day of -----, -----.

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**MAYOR**

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**CORPORATE OFFICER**



## REZONING APPLICATION RZ 02-16 DEVELOPMENT PERMIT APPLICATION DP 05-16

**Civic Address:** 20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue  
**Legal Description:** Lots 72, 73, 74, 75, 76, District Lot 305, Group 2, New Westminster District, Plan 33503  
**Applicant:** CF Projects Inc.  
**Owner:** Sol 53A Investment Corporation

