ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 216, 2025, BYLAW NO. 3303
DEVELOPMENT PERMIT APPLICATION DP 15-23

To consider rezoning and Development Permit applications from ParaMorph Architecture Inc. to accommodate a 6-storey, 70-unit apartment development.

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated "Mid Rise Residential" in the Official Community Plan Land Use Map. All lands designated "Mid Rise Residential" are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Paramorph Architecture Inc.
Owner:	HOV Investments Ltd.
Civic Addresses:	20239-20249 54A Avenue
Legal Description:	Strata Lots 1-4, District Lot 305, Group 2, New Westminster District, Strata Plan NW2626, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1, & Strata Lots 1-2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1617, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
Site Area:	1,863 m^2 (0.46 acres)
Number of Units:	70 apartments
Gross Floor Area:	4,996 m^2 (53,778 ft^2)
Floor Area Ratio:	2.682
Lot Coverage:	49%
Total Parking Required:	4 accessible spaces
Parking Provided:	56 spaces (including 5 accessible spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD105 Comprehensive Development
Variances Requested:	N/A
Estimated Development Cost Charges (DCCs):	$1,235,928.00 (City - $573,600.00, GVS&DD - $264,762.00, GVWD - $262,102.00, SD35 - $36,400.00, TransLink - $99,064.00)
Community Amenity Contributions (CACs):	$284,400.00

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 216

BYLAW NO. 3303

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20239-20249 54A Avenue to the CD105 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. 216, 2025, No. 3303".

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 – 105 (CD105) Zone immediately after Comprehensive Development – 104 (CD104) Zone:

"XXXX. CD105 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 70-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 CD105 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 008-347-069
Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW2626, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

(b) PID: 008-347-085
Strata Lot 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW2626, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

(c) PID: 008-347-107
Strata Lot 3, District Lot 305, Group 2, New Westminster District, Strata Plan NW2626, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

(d) PID: 008-347-115
Strata Lot 4, District Lot 305, Group 2, New Westminster District, Strata Plan NW2626, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

(e) PID: 001-849-409
Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW1617, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

(f) PID: 001-849-417
Strata Lot 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1617, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

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 ParaMorph Architecture Inc. (dated April 22, 2024) and David Stoyko Landscape Architect (dated April 18, 2024), one copy each of which is attached to Development Permit No. 15-23.

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: 008-347-069
Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW2626, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

(b) PID: 008-347-085
Strata Lot 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW2626, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

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(d) PID: 008-347-115
Strata Lot 4, District Lot 305, Group 2, New Westminster District, Strata Plan NW2626, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

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Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW1617, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

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from the RM1 Multiple Residential Low Density Zone to the CD105 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.

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MAYOR

_____
CORPORATE OFFICER

REZONING APPLICATION RZ 14-23
DEVELOPMENT PERMIT APPLICATION DP 15-23

Civic Addresses:	**20239-20249 54A Avenue**
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Applicant:	**Paramorph Architecture Inc.**
Owner:	**HOV Investments Ltd.**

