



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 191, 2023, BYLAW No. 3237
DEVELOPMENT PERMIT APPLICATION DP 03-22

To consider a Zoning Bylaw amendment application and Development Permit application from 1337204 BC Ltd. to accommodate a 12-storey, 370-unit apartment development.

The subject property is currently zoned RM2 Multiple Residential Medium 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/Owner:	1337204 BC Ltd.
Civic Address:	5360 204 Street
Legal Description:	Lot 178, District Lot 36, Group 2, New Westminster District, Plan 53282
Site Area:	7,151.85 m ² (1.77 acres)
Number of Units:	370 apartments
Gross Floor Area:	24,901 m ² (268,032 ft ²)
Floor Area Ratio:	3.482
Lot Coverage:	34.3%
Total Parking Required:	527 spaces (including 27 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	393 spaces
Visitor	<u>56 spaces</u>
Total	449 spaces (including 23 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RM2 Multiple Residential Medium Density
Proposed Zoning:	CD87 Comprehensive Development
Variances Requested:	5.5 m long h/c parking stalls (5.8 m min.) Visitor parking located underground (required to be at surface) 45% small car space share (40% max.) 56 visitor parking spaces (74 required) <i>*Note a resident parking variance is not required due to use of CD Zone – see commentary in staff report for more details</i>
Development Cost Charges:	\$5,198,072.00 (City - \$3,112,974.00, GVS&DD - \$1,391,694.00, SD35 - \$186,800.00, TransLink - \$506,604.00)
Community Amenity Contributions (CACs):	\$740,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 191**

BYLAW NO. 3237

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the property located at 5360 204 Street to the CD87 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. 191, 2023, No. 3237".

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 – 87 (CD87) Zone immediately after Comprehensive Development – 86 (CD86) Zone:

"FFFF. CD87 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 12-storey, 370-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 lot shall form the site and shall be zoned CD87 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 000-471-976
Lot 178, District Lot 36, Group 2, New Westminster District,
Plan 53282

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 Keystone Architecture & Planning Ltd. (dated May 29, 2023) and C. Kavolinas & Associates Inc. (dated June 2023), one copy each of which is attached to Development Permit No. 03-22.

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: 000-471-976
Lot 178, District Lot 36, Group 2, New Westminster District,
Plan 53282

from the RM2 Multiple Residential Medium Density Zone to the CD87 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 169
Bylaw No. 3142

READ A FIRST AND SECOND TIME this nineteenth day of June, 2023.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"
was held this day of , XXXX.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER