



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 191, 2023, BYLAW No. 3245  
DEVELOPMENT PERMIT APPLICATION DP 02-23

To consider Zoning Bylaw amendment and Development Permit applications from James McKinnon to accommodate an 8-storey, 78-unit apartment development.

The subject properties are currently zoned RS1 Single Family Residential 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:**

<b>Applicant:</b>	James McKinnon
<b>Owners:</b>	Paramjit & Jasbir Badhesa
<b>Civic Addresses:</b>	5404-5414 207 Street
<b>Legal Description:</b>	Lots 44-46, District Lot 36, Group 2, New Westminster District, Plan 29783 & Lot 21, District Lot 36, Group 2, New Westminister District, Plan 8183
<b>Site Area:</b>	1889.09 m <sup>2</sup> (0.47 acres)
<b>Number of Units:</b>	78 apartments
<b>Gross Floor Area:</b>	5,380 m <sup>2</sup> (57,910 sq ft)
<b>Floor Space Ratio:</b>	2.85
<b>Lot Coverage:</b>	29.1%
<b>Total Parking Required:</b>	114 spaces (including 6 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	85 spaces
<b><u>Visitor</u></b>	<u>12 spaces</u>
<b>Total</b>	97 spaces (including 7 h/c spaces)
<b>OCP Designation:</b>	Mid Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD88 Comprehensive Development
<b>Variances Requested:</b>	5.5 m long accessible parking stalls (5.8 m min.) 51% small car space share (40% max.) 12 visitor parking spaces (16 required) <i>*Note a resident parking variance is not required due to use of CD Zone – see commentary in staff report for further details and rationale</i>
<b>Development Cost</b>	\$1,436,782.00 (City - \$671,186.00, GVS&DD -
<b>Charges:</b>	\$307,966.00, GVWD - \$305,590.00, SD35 - \$42,800.00, TransLink - \$109,240.00)
<b>Community Amenity Contributions (CACs):</b>	\$321,000.00



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

**BYLAW No. 3245**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5404-5408 207 Street and a portion, described below, of the property located at 5414 207 Street to the CD88 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. 3245”.

**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 – 88 (CD88) Zone immediately after Comprehensive Development – 87 (CD87) Zone:

**“GGGG. CD88                    COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate an 8-storey, 78-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 CD88 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-779-881  
Lot 44, District Lot 36, Group 2, New Westminster District,  
Plan 29783
- (b) PID: 001-886-371  
Lot 45, District Lot 36, Group 2, New Westminster District,  
Plan 29783
- (c) PID: 009-192-735  
Lot 46, District Lot 36, Group 2, New Westminster District,  
Plan 29783
- (d) Approximately 89 m<sup>2</sup> of the southern portion, measuring  
approximately 2.29 m in depth from the southern lot line, of  
  
PID: 000-864-919  
Lot 21, District Lot 36, Group 2, New Westminster District,  
Plan 8183

as contained within the red hatched area appearing on  
Schedule "A", which is attached to and forms part of this  
bylaw.

### **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 Kumar Architecture Ltd. (dated June 8, 2023) and M2 Landscape Architecture (dated June 9, 2023), one copy each of which is attached to Development Permit No. 02-23.

### **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 classifications of:

- (a) PID: 008-779-881  
Lot 44, District Lot 36, Group 2, New Westminster District, Plan 29783
- (b) PID: 001-886-371  
Lot 45, District Lot 36, Group 2, New Westminster District, Plan 29783
- (c) PID: 009-192-735  
Lot 46, District Lot 36, Group 2, New Westminster District, Plan 29783
- (d) Approximately 89 m<sup>2</sup> of the southern portion, measuring approximately 2.29 m in depth from the southern lot line, of  
  
PID: 000-864-919  
Lot 21, District Lot 36, Group 2, New Westminster District, Plan 8183

as contained within the red hatched area appearing on Schedule “A”, which is attached to and forms part of this bylaw.

From the RS1 Single Family Residential Zone to the CD88 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this    day of    , XXXX.

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.

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**MAYOR**

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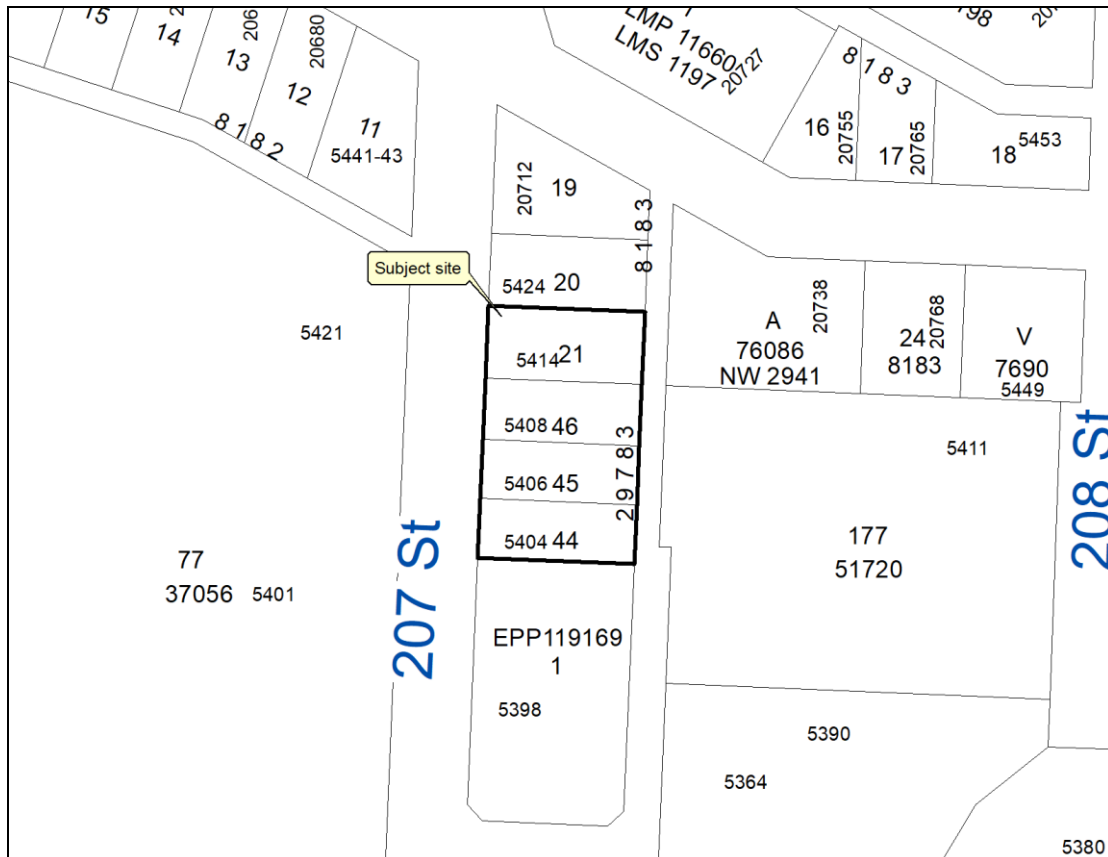
**CORPORATE OFFICER**

CITY OF  
LANGLEY



# REZONING APPLICATION RZ 02-23 DEVELOPMENT PERMIT APPLICATION DP 02-23

**Civic Addresses:** 5404-5414 207 Street  
**Legal Description:** Lots 44-46, District Lot 36, Group 2, New Westminster District, Plan 29783 & Lot 21, District Lot 36, Group 2, New Westminster District, Plan 8183  
**Applicant:** James McKinnon  
**Owners:** Paramjit & Jasbir Badhesa



# SCHEDULE "A" OF BYLAW NO. 3245

