

**ZONING BYLAW, 1996, No. 2100, AMENDMENT No. 211, 2024,  
BYLAW No. 3291**

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Prepared by:



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Anton Metalnikov, Planner

Reviewed by:



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Francis Cheung, Chief Administrative Officer



## ZONING BYLAW, 1996, No. 2100 AMENDMENT NO. 211, 2024, BYLAW NO. 3291 DEVELOPMENT PERMIT APPLICATION DP 14-23

To consider rezoning and Development Permit applications from Matthew Cheng Architect Inc. to accommodate a 6-storey, 64-unit apartment development at 20220-20230 Michaud Crescent.

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

### **Background Information:**

<b>Applicant:</b>	Matthew Cheng Architect Inc.
<b>Owner:</b>	Elegant Glass Holdings Ltd.
<b>Civic Addresses:</b>	20220-20230 Michaud Crescent
<b>Legal Description:</b>	Parcel "A" (Reference Plan 7403), Lot 1, District Lot 305, Group 2, New Westminster District, Plan 1614; Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1538
<b>Site Area:</b>	2,027.68 m <sup>2</sup> (0.50 acres)
<b>Number of Units:</b>	64 apartments
<b>Gross Floor Area:</b>	5,494.93 m <sup>2</sup> (59,147 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.710
<b>Lot Coverage:</b>	37%
<b>Total Parking Required:</b>	3 h/c spaces (Provincial Transit-Oriented Area; no minimum required residential parking, other than accessible spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	64 spaces
<b>Visitor</b>	<u>3 spaces</u>
<b>Total</b>	67 spaces (including 3 h/c spaces)
<b>OCP Designation:</b>	Transit-Oriented Residential
<b>Existing Zoning:</b>	RM1 Multiple Residential Low Density
<b>Proposed Zoning:</b>	CD101 Comprehensive Development
<b>Variances Requested:</b>	2.4 m small car width (2.5 m required) 59% small car spaces (40% max.) Distance of 0.3 m between parking spaces and walls (0.6 m required)
<b>Development Cost Charges:</b>	\$1,159,372.00 (City - \$537,500.00, GVS&DD - \$248,200.00, GVWD - \$245,936.00, SD35 - \$34,400.00, TransLink - \$93,336.00)
<b>Community Amenity Contributions (CACs):</b>	\$260,000.00



### **3. Site Dimensions**

The following lots shall form the site and shall be zoned CD101 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 012-313-831  
Parcel "A" (Reference Plan 7403), Lot 1, District Lot 305, Group 2, New Westminster District, Plan 1614
- (b) PID: 000-859-036  
Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW1538, 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: 008-859-087  
Strata Lot 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1538, 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 Matthew Cheng Architect Inc. (dated August 14, 2024) and PMG Landscape Architects (dated September 4, 2024), one copy each of which is attached to Development Permit No. 14-23.

### **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: 012-313-831  
Parcel "A" (Reference Plan 7403), Lot 1, District Lot 305,  
Group 2, New Westminster District, Plan 1614
  
- (b) PID: 000-859-036  
Strata Lot 1, District Lot 305, Group 2, New Westminster  
District, Strata Plan NW1538, 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: 008-859-087  
Strata Lot 2, District Lot 305, Group 2, New Westminster  
District, Strata Plan NW1538, together with an interest in  
the common property in proportion to the unit entitlement  
of the strata lot as shown on Form 1

from the RM1 Multiple Residential Low Density Zone to the CD101  
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.

\_\_\_\_\_  
**MAYOR**

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**CORPORATE OFFICER**



## REZONING APPLICATION RZ 12-23 DEVELOPMENT PERMIT APPLICATION DP 14-23

**Civic Addresses:** 20220-20230 Michaud Crescent  
**Legal Description:** Parcel "A" (Reference Plan 7403), Lot 1, District Lot 305, Group 2, New Westminster District, Plan 1614; Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1538  
**Applicant:** Matthew Cheng Architect Inc.  
**Owner:** Elegant Glass Holdings Ltd.

