



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 161, 2019, BYLAW No. 3098  
DEVELOPMENT PERMIT APPLICATION DP 19-18**

To consider a Rezoning Application and Development Permit Application by Andrew Cheung Architects Inc. to accommodate a 4-storey, 80-unit condominium apartment development .

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

**Background Information:**

<b>Applicant:</b>	Andrew Cheung Architects Inc.
<b>Owner:</b>	1166934 B.C. Ltd.
<b>Civic Addresses:</b>	19920, 19930, 19940, 19950, 19960, 19970 - 55A Avenue
<b>Legal Description:</b>	Lots 88, 90, 91, 92, 93 Section 3, Township 8, New Westminster District, Plan 31094; Lot 89, North East Quarter, Section 3, Township 8, New Westminster District, Plan 31094.
<b>Site Area:</b>	4,080 m <sup>2</sup> (43,917 sq ft)
<b>Density:</b>	196.1 units/ha (79.3 units/acre)
<b>Lot Coverage:</b>	41.8%
<b>Parking Required:</b>	124 spaces (including 6 h/c stalls)
<b>Parking Provided:</b>	
<b>Resident</b>	108 spaces
<u><b>Visitor</b></u>	<u>16 spaces</u>
<b>Total</b>	124 spaces (including 6 h/c stalls)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD69 Comprehensive Development
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$940,173.00 (City - \$653,466.00, GVS&DD - \$249,832.00, SD35 – \$36,875.00)
<b>Community Amenity Charge:</b>	\$160,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 161**

**BYLAW No. 3098**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD69) and to rezone the property located at 19920, 19930, 19940, 19950, 19960, 19970 - 55A 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. 161, 2019, No. 3098”.

**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 – 69 (CD69) Zone: immediately after Comprehensive Development - 68 (CD68) Zone:

**“NNN. CD69 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 80-unit condominium 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 lots shall form the site and shall be zoned CD69 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 006-567-100  
Lot 88, Section 3, Township 8, New Westminster District, Plan 31094
- (b) PID: 000-446-602  
Lot 89, North East Quarter, Section 3, Township 8, New Westminster District, Plan 31094
- (c) PID: 006-567-134  
Lot 90, Section 3, Township 8, New Westminster District, Plan 31094
- (d) PID: 006-567-151  
Lot 91, Section 3, Township 8, New Westminster District, Plan 31094
- (e) PID: 006-567-185  
Lot 92, Section 3, Township 8, New Westminster District, Plan 31094
- (f) PID: 006-567-223  
Lot 93, Section 3, Township 8, New Westminster District, Plan 31094

#### **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 31 pages prepared by Andrew Cheung Architects Inc. and M2 Landscape Architecture and dated March 18, 2019 1 copy of which is attached to Development Permit 19-18.

#### **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 the City of Langley Zoning 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."

READ A FIRST AND SECOND TIME this twenty fifth day of March, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this eighth day of April, 2019.

READ A THIRD TIME this     day of     , 2019.

FINALLY ADOPTED this     day of     , 2019.

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**MAYOR**

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**CORPORATE OFFICER**

