



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 158, 2018, BYLAW No. 3090
DEVELOPMENT PERMIT APPLICATION DP 16-18**

To consider a Rezoning Application and Development Permit Application by Pacific West Architecture to accommodate a 4-storey, 40-unit condominium apartment development.

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

Background Information:

Applicant:	Pacific West Architecture
Owners:	Gui Gong and Wei Liu,
Civic Addresses:	5398, 5410, 5448-208 th Street
Legal Description:	Lot 1, District Lot 36, Group 2, New Westminster District Plan 17901, and Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232, and Lot 3 District Lot 36, Group 2, New Westminster District Plan 20232.
Site Area:	2,316.3 m ² (24,932.6 ft ²)
Lot Coverage:	44.5 %
Total Parking Required:	69 spaces (including 8 visitor spaces)
Total Parking Provided:	69 spaces (including 8 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 66 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$470,086.50 (Includes \$73,723.50 DCC Credit)
Community Amenity Charges:	\$80,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 158**

BYLAW No. 3090

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD66) and to rezone the property located at 5398, 5410, 5448-208th Street 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. 158, 2018, No. 3090".

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 – 66 (CD66) Zone: immediately after Comprehensive Development - 65 (CD65) Zone:

"KKK. CD66 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 40-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 lot shall form the site and shall be zoned CD66 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 000-684-015
Lot 1, District Lot 36, Group 2, New Westminster District Plan 17901;
- (b) PID: 002-198-690
Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232;
- (c) PID: 008-709-378
Lot 3, District Lot 36, Group 2, New Westminster District Plan 20232.

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 21 pages prepared by Pacific West Architecture (dated September 21, 2018) Inc. and Royal Pacific Landing Ltd. Landscape Architecture (dated September 20, 2018) one copy of which is attached to Development Permit No. 16-18.

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 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*.”

READ A FIRST AND SECOND TIME this fifteenth day of October, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this nineteenth day of November, 2018.

READ A THIRD TIME this third day of December, 2018.

FINALLY ADOPTED this -- day of --, 2018.

MAYOR

CORPORATE OFFICER



Civic Address: 5398, 5410, 5448 – 208 Street
Legal Description: Lot 1, District Lot 36, Group 2, New Westminster District, Plan 17901; Lots 2 & 3, District Lot 36, Group 2, New Westminster District, Plan 20232
Applicant: Pacific West Architecture
Owner: G. Gong, W. Liu

