



ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 176, 2021, BYLAW NO. 3173  
DEVELOPMENT PERMIT APPLICATION DP 05-21

To consider Zoning Bylaw amendment and Development Permit applications by Dennis Chan for a 15-unit townhouse development at 19665 & 19669 55A Avenue.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Medium-Density Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit (DP) to address building form and character.

**Background Information:**

<b>Applicant:</b>	Dennis Chan
<b>Owner:</b>	Fairwind Homes Inc. & Ivanhoe Ventures Ltd.
<b>Civic Addresses:</b>	19665 & 19669 55A Avenue
<b>Legal Descriptions:</b>	Lot "C," Section 3, Township 8, New Westminster District, Plan 19555; Lot "A," Section 3, Township 8, New Westminster District, Plan 15665
<b>Site Area:</b>	2,113.6 m <sup>2</sup> (0.52 acres)
<b>Number of Units:</b>	15 townhouses
<b>Density:</b>	71.0 units/ha (28.8 units/acre)
<b>Gross Floor Area:</b>	2,575.08 m <sup>2</sup> (27,719 ft <sup>2</sup> )
<b>Floor Space Ratio:</b>	1.218
<b>Lot Coverage:</b>	50%
<b>Total Parking Required:</b>	33 spaces (including 1 h/c space)
<b>Parking Provided:</b>	
<b>Resident</b>	30 spaces
<b><u>Visitor</u></b>	<u>3 spaces</u>
<b>Total</b>	33 spaces (including 1 h/c space)
<b>OCP Designation:</b>	Medium-Density Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD75 Comprehensive Development Zone
<b>Variances Requested:</b>	Visitor parking space by wall with standard accessible stall width (wall-adjacent spaces required to be widened by 0.6 m)
<b>Development Cost Charges:</b>	\$279,877.25 (City - \$180,727.00, GVS&DD - \$59,569.00, SD35 - \$8,481.25, TransLink - \$31,100.00)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 176**

**BYLAW No. 3173**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19665 & 19669 55A Avenue to the CD75 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. 176, 2021, No. 3173”.

**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 – 75 (CD75) Zone: immediately after Comprehensive Development – 74 (CD74) Zone:

**“TTT. CD75 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 15-unit townhouse 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 CD75 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 010-519-394  
Lot "C," Section 3, Township 8, New Westminster District,  
Plan 19555
- (b) PID: 010-116-851  
Lot "A", Section 3, Township 8, New Westminster District,  
Plan 15665

### **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 F. Adab Architects Inc. and M2 Landscape Architecture (both dated June 18, 2021), one copy of which is attached to Development Permit No. 05-21.

### **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: 010-519-394  
Lot "C," Section 3, Township 8, New Westminster District, Plan 19555
- (b) PID: 010-116-851  
Lot "A", Section 3, Township 8, New Westminster District, Plan 15665

Zoning Bylaw Amendment No. 176  
Bylaw No. 3173

from the RS1 Single Family Residential Zone to the CD75 Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-eighth day of June , 2021.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this twelfth day of July, 2021.

READ A THIRD TIME this    day of    , XXXX.

FINALLY ADOPTED this    day of    , XXXX.

---

**MAYOR**

---

**CORPORATE OFFICER**

CITY OF  
LANGLEY



# REZONING APPLICATION RZ 04-21 DEVELOPMENT PERMIT APPLICATION DP 05-21

**Civic Addresses:** 19665 & 19669 55A Avenue  
**Legal Description:** Lot "C," Section 3, Township 8, New Westminster District, Plan 19555; Lot "A," Section 3, Township 8, New Westminster District, Plan 15665  
**Applicant:** Dennis Chan  
**Owners:** Fairwind Homes Inc. & Ivanhoe Ventures Ltd.

