

CITY OF  
LANGLEY



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 182, 2021, BYLAW No. 3189  
DEVELOPMENT PERMIT APPLICATION DP 10-21

To consider rezoning and Development Permit applications by Rajan Dhanowa for a 30-unit townhouse development at 5364-5380 198 Street & 19824 54 Avenue.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Low-Density Residential" in the Official Community Plan (OCP). In order to incorporate provisions for higher-density low-rise residential uses on the site, the applicant has also applied to amend the OCP to amend the land use designation of the subject properties to "Low Rise Residential" as proposed in the upcoming new OCP. All lands designated for multi-family residential uses are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	Rajan Dhanowa
<b>Owners:</b>	Karan Sachdev & Parvinder Pangli, Abhijeet Singh & Vikram Bhagtana, Stephen Frank Radonich, Jenna & Jordan McBain, Frigyes & Robert Szander, & Khanh & Le Tran Sam
<b>Civic Addresses:</b>	5364-5380 198 Street & 19824 54 Avenue
<b>Legal Description:</b>	Lots 100-105, Section 3, Township 8, New Westminster District, Plan 35562
<b>Site Area:</b>	4,097 m <sup>2</sup> (1.01 acres)
<b>Number of Units:</b>	30 townhouses
<b>Residential Density:</b>	75.6 units/ha (30.6 units/acre)
<b>Gross Floor Area:</b>	5,147 m <sup>2</sup> (55,401 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	1.26
<b>Lot Coverage:</b>	43.4%
<b>Total Parking Required:</b>	66 spaces (including 1 h/c space) <i>*RM1 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	60 spaces
<u><b>Visitor</b></u>	<u>6 spaces</u>
<b>Total</b>	66 spaces (including 1 h/c space)
<b>Existing OCP Designation:</b>	Low-Density Residential
<b>Proposed OCP Designation:</b>	Low Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD79 Comprehensive Development Zone
<b>Development Cost Charges:</b>	\$504,655.50 (City - \$324,636.00, GVS&DD - \$108,282.00, SD35 - \$15,487.50, TransLink - \$56,250.00)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 182**

**BYLAW No. 3189**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5364-5380 198 Street & 19824 54 Avenue to the CD79 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. 182, 2021, No. 3189”.

**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 – 79 (CD79) Zone immediately after Comprehensive Development – 78 (CD78) Zone:

**“XXX. CD79 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 30-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 CD79 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 007-218-923  
Lot 100, Section 3, Township 8, New Westminster District,  
Plan 35562
- (b) PID: 007-218-940  
Lot 101, Section 3, Township 8, New Westminster District,  
Plan 35562
- (c) PID: 007-218-958  
Lot 102, Section 3, Township 8, New Westminster District,  
Plan 35562
- (d) PID: 007-218-991  
Lot 103, Section 3, Township 8, New Westminster District,  
Plan 35562
- (e) PID: 002-019-442  
Lot 104, Section 3, Township 8, New Westminster District,  
Plan 35562
- (f) PID: 000-500-348  
Lot 105, Section 3, Township 8, New Westminster District,  
Plan 35562

### **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 Keystone Architecture & Planning Ltd. (dated November 17, 2021) and PMG Landscape Architects (dated November 3, 2021), one copy each of which is attached to Development Permit No. 10-21.

### **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: 007-218-923  
Lot 100, Section 3, Township 8, New Westminster District,  
Plan 35562
- (b) PID: 007-218-940  
Lot 101, Section 3, Township 8, New Westminster District,  
Plan 35562
- (c) PID: 007-218-958  
Lot 102, Section 3, Township 8, New Westminster District,  
Plan 35562
- (d) PID: 007-218-991  
Lot 103, Section 3, Township 8, New Westminster District,  
Plan 35562
- (e) PID: 002-019-442  
Lot 104, Section 3, Township 8, New Westminster District,  
Plan 35562
- (f) PID: 000-500-348  
Lot 105, Section 3, Township 8, New Westminster District,  
Plan 35562

from the RS1 Single Family Residential Zone to the CD79 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 182  
Bylaw No. 3189

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.

---

**MAYOR**

---

**CORPORATE OFFICER**

