

CITY OF  
LANGLEY



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 179, 2021, BYLAW No. 3180  
DEVELOPMENT PERMIT APPLICATION DP 03-21

To consider Zoning Bylaw amendment and Development Permit applications by Erik Hacker for a 13-unit townhouse development at 5324-5326 & 5334-5336 198 Street.

The subject property is 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 draft 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>	Erik Hacker
<b>Owner:</b>	1160233 B.C. LTD.
<b>Civic Addresses:</b>	5324-5326 & 5334-5336 198 Street
<b>Legal Descriptions:</b>	Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW1183, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1; Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW1182, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
<b>Site Area:</b>	1,893.00 m <sup>2</sup> (0.47 acres)
<b>Number of Units:</b>	13 townhouses
<b>Residential Density:</b>	69.0 units/ha (27.8 units/acre)
<b>Gross Floor Area:</b>	2,271.69 m <sup>2</sup> (24,452.29 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	1.200
<b>Lot Coverage:</b>	43.5%
<b>Total Parking Required:</b>	29 spaces (including 1 h/c space) <i>*RM1 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	26 spaces
<b><u>Visitor</u></b>	<u>3 spaces</u>
<b>Total</b>	29 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>	CD77 Comprehensive Development Zone
<b>Development Cost Charges:</b>	\$200,985.75 (City - \$130,527.00, GVS&DD - \$42,255.00, SD35 - \$5,973.75, TransLink - \$22,230.00)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 179**

**BYLAW No. 3180**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5324-5326 & 5334-5336 198 Street to the CD77 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. 179, 2021, No. 3180”.

**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 – 77 (CD77) Zone immediately after Comprehensive Development – 76 (CD76) Zone:

**“VVV. CD77 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 13-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 CD77 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-664-468 & PID: 001-664-476  
Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW1183, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (b) PID: 001-664-417 & PID: 001-664-425  
Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW1182, 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 Atelier Pacific Architecture Inc. and VDZ+A (both dated June 21, 2021), one copy each of which is attached to Development Permit No. 03-21.

### **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: 001-664-468 & PID: 001-664-476  
Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW1183, together with an Interest in the

Common Property in Proportion to the Unit Entitlement of the  
Strata Lot as Shown on Form 1

- (b) 001-664-417 & PID: 001-664-425  
Strata Lots 1 & 2, Section 3, Township 8, New Westminster  
District, Strata Plan NW1182, 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 RS1 Single Family Residential Zone to the CD77 Comprehensive  
Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this thirteenth day of September, 2021.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"  
was held this twenty-seventh day of September, 2021.

READ A THIRD TIME this fourth day of October, 2022.

FINALLY ADOPTED this     day of     , XXXX.

---

**MAYOR**

---

**CORPORATE OFFICER**

CITY OF  
LANGLEY



# REZONING APPLICATION RZ 02-21 DEVELOPMENT PERMIT APPLICATION DP 03-21

**Civic Address:** 5324-5326 & 5334-5336 - 198 Street  
**Legal Description:** Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW1183, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1; Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW1182, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

**Applicant:** Erik Hacker  
**Owner:** 1160233 B.C. LTD.

