

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:

Applicant:	Rajan Dhanowa
Owners:	Karan Sachdev & Parvinder Pangli, Abhijeet Singh & Vikram Bhagtana, Stephen Frank Radonich, Jenna & Jordan McBain, Frigyes & Robert Szander, & Khanh & Le Tran Sam
Civic Addresses:	5364-5380 198 Street & 19824 54 Avenue
Legal Description:	Lots 100-105, Section 3, Township 8, New Westminster District, Plan 35562
Site Area:	4,097 m ² (1.01 acres)
Number of Units:	30 townhouses
Residential Density:	75.6 units/ha (30.6 units/acre)
Gross Floor Area:	5,147 m ² (55,401 ft ²)
Floor Area Ratio:	1.26
Lot Coverage:	43.4%
Total Parking Required:	66 spaces (including 1 h/c space) <i>*RM1 requirement</i>
Parking Provided:	
Resident	60 spaces
<u>Visitor</u>	<u>6 spaces</u>
Total	66 spaces (including 1 h/c space)
Existing OCP Designation:	Low-Density Residential
Proposed OCP Designation:	Low Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD79 Comprehensive Development Zone
Development Cost Charges:	\$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 twenty-second day of November, 2021.

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

READ A THIRD TIME this thirteenth day of December, 2021.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 08-21 DEVELOPMENT PERMIT APPLICATION DP 10-21

Civic Addresses: 5364-5380 198 Street & 19824 54 Avenue
Legal Description: Lots 100-105, Section 3, Township 8, New Westminster District, Plan 35562
Applicant: Rajan Dhanowa
Owner: Karan Sachdev & Parvinder Pangli, Abhijeet Singh & Vikram Bhagtana, Stephen Frank Radonich, Jenna & Jordan McBain, Frigyes & Robert Szander, & Khanh & Le Tran Sam

