



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 200, 2024, BYLAW No. 3271  
DEVELOPMENT PERMIT APPLICATION DP 10-23

To consider rezoning and Development Permit applications from Rajinder Warraich to accommodate a 26-unit townhome development at 5030-5064 208 Street & 20845 50A Avenue.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “Ground Oriented Residential” in the Official Community Plan Land Use Map. All lands designated for multiple-unit residential are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	Rajinder Warraich
<b>Owners:</b>	Florence Burton, James Okeymow, John Hyzka, Ellen Young, & Richard & Terry Seymour
<b>Civic Addresses:</b>	5030-5064 208 Street & 20845 50A Avenue
<b>Legal Description:</b>	Lots 242 & 243, District Lot 312, Group 2, New Westminster District, Plan 57547; Lots 1 (Except: Parcel L [Bylaw Plan 68226]), 2 (Except: Parcel K [Bylaw Plan 68226]), & 3 (Except: Parcel J [Bylaw Plan 68226]), District Lot 312, Group 2, New Westminster District, Plan 10032
<b>Site Area:</b>	3,603 m <sup>2</sup> (0.89 acres)
<b>Number of Units:</b>	26 townhomes
<b>Gross Floor Area:</b>	3,795 m <sup>2</sup> (40,853 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	1.053
<b>Lot Coverage:</b>	45%
<b>Total Parking Required:</b>	57 spaces (including 1 h/c space)
<b>Parking Provided:</b>	
<b>Resident</b>	52 spaces
<b>Visitor</b>	5 spaces
<b>Total</b>	57 spaces (including 1 h/c space)
<b>OCP Designation:</b>	Ground Oriented Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD93 Comprehensive Development Zone
<b>Development Cost Charges:</b>	\$579,921.00 (City - \$285,033.00, GVS&DD - \$108,870.00, GVWD - \$114,636.00, SD35 - \$18,400.00, TransLink - \$52,982.00)
<b>Community Amenity Contributions (CACs):</b>	\$104,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 200**

**BYLAW No. 3271**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5030-5064 208 Street & 20845 50A Avenue to the CD93 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. 200, 2024, No. 3271”.

**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 – 93 (CD93) Zone immediately after Comprehensive Development – 92 (CD92) Zone:

**“LLLL. CD93 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 26-unit townhome 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 CD93 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-058-592  
Lot 242, District Lot 312, Group 2, New Westminster District, Plan 57547
- (b) PID: 005-611-873  
Lot 243, District Lot 312, Group 2, New Westminster District, Plan 57547
- (c) PID: 001-718-231  
Lot 1 Except: Parcel L (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 10032
- (d) PID: 000-712-132  
Lot 2 Except: Parcel K (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 10032
- (e) PID: 000-846-589  
Lot 3 Except: Parcel J (Bylaw Plan 68226), District Lots 36 and 312, Group 2, New Westminster District, Plan 10032

### **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 Flat Architecture Inc. (plans dated May 7, 2024) and PMG Landscape Architects (plans dated April 26, 2024), one copy each of which is attached to Development Permit No. 10-23.

### **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: 001-058-592  
Lot 242, District Lot 312, Group 2, New Westminster District, Plan 57547
- (b) PID: 005-611-873  
Lot 243, District Lot 312, Group 2, New Westminster District, Plan 57547
- (c) PID: 001-718-231  
Lot 1 Except: Parcel L (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 10032
- (d) PID: 000-712-132  
Lot 2 Except: Parcel K (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 10032
- (e) PID: 000-846-589  
Lot 3 Except: Parcel J (Bylaw Plan 68226), District Lots 36 and 312, Group 2, New Westminster District, Plan 10032

from the RS1 Single Family Residential Zone to the CD93 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this THIRTEENTH day of MAY, 2024.

READ A THIRD TIME this     day of     , XXXX.

FINALLY ADOPTED this     day of     , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



## REZONING APPLICATION RZ 09-23 DEVELOPMENT PERMIT APPLICATION DP 10-23

**Civic Address:** 5030-5064 208 Street & 20845 50A Avenue  
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**Applicant:** Rajinder Warraich  
**Owners:** Florence Burton, James Okeymow, John Hyzka, Ellen Young, & Richard & Terry Seymour

