



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 132, 2016, BYLAW No. 3006  
DEVELOPMENT PERMIT APPLICATION DP 08-16**

To consider a Rezoning Application and Development Permit Application by Concost Management Inc. to accommodate a 4-storey, 28-unit townhouse development.

The subject property is zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “Medium Density Residential” in the Official Community Plan. All lands designated Multiple Family Residential are subject to a Development Permit to address building form and character.

**COMMENTS/ANALYSIS:**

**Background Information:**

<b>Applicant:</b>	Concost Management Inc.
<b>Owner:</b>	W. Biro, G. Gill, J. Gill
<b>Civic Address:</b>	5501 & 5503 – 198 Street; 5509 – 198 Street; 19771 – 55 Avenue
<b>Legal Description:</b>	Lots A & B, Section 3, Township 8, New Westminster District, Plan 16536; Lot 3, Section 3, Township 8, New Westminster District, Plan 12439
<b>Site Area:</b>	3,232 m <sup>2</sup> (34,789 sq ft)
<b>Dwelling Units:</b>	28 (2-BR)
<b>Proposed Density:</b>	86.6 units/ha (35 units/acre)
<b>Permitted Density (OCP):</b>	173 units/ha (70 units/acre)
<b>Gross Floor Area:</b>	3,683 m <sup>2</sup>
<b>Parking Required:</b>	62 spaces (incl. 6 visitor)
<b>Parking Provided:</b>	69 spaces (incl. 6 visitor)
<b>Height:</b>	4 storeys (11.0 m - 13.0 m)
<b>Exterior Finishes:</b>	Painted cement board, brick, aluminum railings
<b>Current Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD44 Comprehensive Development Zone
<b>OCP Designation:</b>	MF Residential – Medium Density (MD)
<b>DCC's:</b>	\$387,553.00 (City: \$332,448.00, GVS&DD: \$39,470.00, SD35: \$15,635.00)
<b>Community Amenity Charge:</b>	\$28,000.00
<b>Variance Requested:</b>	None



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 132**

**BYLAW No. 3006**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD44) and to rezone the property located at 5501 & 5503 – 198 Street, 5509 – 198 Street and 19771 – 55 Avenue to the new 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. 132, 2016, No.3006”.

**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 – 44 (CD44) Zone: immediately after Comprehensive Development -43 (CD43) Zone:

**“MM. CD44 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 28-unit townhouse development

**2. Permitted Uses**

The Land, buildings and structures shall only 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 lot shall form the site and shall be zoned CD 44 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

(a) PID: 001-681-338

Lot A, Section 3, Township 8, New Westminster District, Plan 16536

(b) PID: 010-203-966

Lot B, Section 3, Township 8, New Westminster District, Plan 16536

(c) PID: 003-367-096

Lot 3, Section 3, Township 8, New Westminster District, Plan 12439

**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 comprising 27 pages and dated November 14, 2016 prepared for Concost Management Inc. by Atelier Pacific Architecture Inc. and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 08-16.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. 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*.”

READ A FIRST AND SECOND TIME this twenty first day of November, 2016.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this ----- day of -----, 2016.

READ A THIRD TIME this ----- day of -----, 2016.

FINALLY ADOPTED this ----- day of -----, -----.

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**MAYOR**

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**CORPORATE OFFICER**



**Civic Address:** 5501 & 5503 – 198 Street; 5509 - 198 Street; 19771 – 55 Avenue

**Legal Description:** Lots A & B, Section 3, Township 8, New Westminster District, Plan 16536; Lot 3, Section 3, Township 8, New Westminster District, Plan 12439

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