



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 134, 2017, BYLAW No. 3017
DEVELOPMENT PERMIT APPLICATION DP 02-17

To consider a Rezoning Application and Development Permit Application by Keystone Architecture & Planning Ltd. to accommodate a 4-storey, 62-unit condominium apartment development.

The subject property is currently zoned RM1 Multiple Residential Low Density Zone and RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “High 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:

Applicant:	Keystone Architecture & Planning Ltd.
Owners:	Randy Cotton, Khalid Musa, 1100626 B.C. Ltd., K& G Claire Holdings Ltd.
Civic Addresses:	5406, 5418-5420 -198 th Street and 19829-19831-54 th Avenue
Legal Description:	Strata Lot 1, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, Strata Lot 2, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, Lot 1, Section 3, Township 8, New Westminster District Plan 21252, Lot 3, Section 3, Township 8, New Westminster District Plan 21252
Site Area:	.77acre (33,866.55 ft ²)
Total Parking Required:	90 spaces (including 12 visitor)
Total Parking Provided:	90 spaces (including 12 visitor)
Existing Zoning:	RM1 –Multiple Residential Low Density Zone and RS1 –Single Family Residential Zone
Proposed Zoning:	CD 46 –Comprehensive Development Zone
OCP Designation:	High Density Residential (80 units/acre)
Variances Requested:	None
Development Cost Charges:	\$586,742 (includes \$104,387.50 DCC Credit)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 134**

BYLAW No. 3017

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD46) and to rezone the property located at 5406, 5418-5420-198th Street and 19831-54th 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. 134, 2017, No. 3017”.

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 – 46 (CD46) Zone: immediately after Comprehensive Development -45 (CD45) Zone:

“00. CD46 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 62-unit condominium apartment 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 46 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 001-522-841
Strata Lot 1, Section 3, Township 8, New Westminster District Strata Plan NW788 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: 001-522-884
Strata Lot 2, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (c) PID: 010-344-616
Lot 1, Section 3, Township 8, New Westminster District Plan 21252

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 19 pages and dated February 2, 2017 prepared by Keystone Architecture & Planning and KD Planning and Design, 1 copy of which is attached to Development Permit 02-17.

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----- day of -----, 2017.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this ----- day of -----, 2017.

READ A THIRD TIME this ----- day of -----, 2017.

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

MAYOR

CORPORATE OFFICER

Civic Address: 5406 – 198 Street, 5418-5420 – 198 Street, 19829-19831 – 54 Avenue

Legal Description: Lots 1 & 3, Section 3, Township 8, New Westminster District, Plan 21252; Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW788

Owner: 1100626 BC Ltd., R. Cotton, K. Musa

Applicant: North Meridian Enterprises Ltd.

