



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 133, 2017, BYLAW No. 3014  
DEVELOPMENT PERMIT APPLICATION DP 01-17

To consider a Rezoning Application and Development Permit Application by Tannin Developments to accommodate a 4-storey, 98-unit condominium apartment development.

The subject property is currently zoned RM1 Multiple Residential Low Density Zone and CD38 Comprehensive Development 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:**

<b>Applicant:</b>	Tannin Developments
<b>Owner:</b>	CH Project (Langley) Ltd. & R. Cheng-Chen, J. Cheng
<b>Civic Addresses:</b>	5393, 5455-5457 -201 <sup>st</sup> Street
<b>Legal Description:</b>	Lot 1, District Lot 305, Group 2, New Westminster District Plan EPP42319, and Strata Lots 1 and 2, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 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>	4943 m <sup>2</sup> (1.22 acres)
<b>Lot Coverage:</b>	44.5%
<b>Gross Floor Area:</b>	94,224 ft <sup>2</sup>
<b>Floor Area Ratio:</b>	1.77 FSR
<b>Total Parking Required:</b>	127 spaces (plus 20 visitor)
<b>Total Parking Provided:</b>	128 spaces (plus 20 visitor)
<b>Existing Zoning:</b>	RM1 –Multiple Residential Low Density Zone and CD38-Comprehensive Development Zone
<b>Proposed Zoning:</b>	CD 45 –Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential (80 units/acre)
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$925,410.50 (includes \$167,020 SF DCC Credit)
<b>Community Amenity Charge:</b>	\$98,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 133**

**BYLAW No. 3014**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD45) and to rezone the property located at 5393, 5455-5457 -201 Street 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. 133, 2017, No.3014”.

**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 – 45 (CD45) Zone: immediately after Comprehensive Development -44 (CD44) Zone:

**“NN. CD45 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 98-unit 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 45 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 029-900-042  
Lot 1, District Lot 305, Group 2, New Westminster District Plan EPP42319
- (b) PID: 018-000-312  
Strata Lot 2, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 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: 018-000-304  
Strata Lot 1, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 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 comprising 18 pages and dated January 16, 2017 prepared for Tannin Developments by Keystone Architecture & Planning and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 01-17.

### 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 20<sup>th</sup> day of February, 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 -----, -----.

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**MAYOR**

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**CORPORATE OFFICER**



<b>Civic Address:</b>	<b>5393 – 201 Street, 5455-5457 – 201 Street</b>
<b>Legal Description:</b>	<b>Lot 1, District Lot 305, Group 2, New Westminster District, Plan EPP42319; Strata Lots 1 &amp; 2, District Lot 305, Group 2, New Westminster District, Plan LMS643</b>
<b>Owner:</b>	<b>CH Project (Langley) Ltd., R. Cheng-Chen, J. Cheng</b>
<b>Applicant:</b>	<b>Tannin Developments</b>

