



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 135, 2017, BYLAW No. 3018  
DEVELOPMENT PERMIT APPLICATION DP 04-17

To consider a Rezoning Application and Development Permit Application by Focus Architecture to accommodate a 5-storey, 88-unit condominium apartment development.

The subject property is currently zoned RM2 Multiple Residential Medium Density Zone in Zoning Bylaw No. 2100 and designated "Downtown Commercial" in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	Focus Architecture Inc.
<b>Owner:</b>	Creada Holding Inc.
<b>Civic Addresses:</b>	5630 and 5640 -201A <sup>st</sup> Street
<b>Legal Description:</b>	Lot 36 and Lot 37, District Lot 309, Group 2, New Westminster District Plan 26341
<b>Site Area:</b>	3,725m <sup>2</sup> (40,100 ft <sup>2</sup> )
<b>Lot Coverage:</b>	53%
<b>Total Parking Required:</b>	124 spaces (including 18 visitor)
<b>Total Parking Provided:</b>	125 spaces (including 18 visitor)
<b>Existing Zoning:</b>	RM2 Multiple Residential Medium Density Zone
<b>Proposed Zoning:</b>	CD47-Comprehensive Development Zone
<b>OCP Designation:</b>	Downtown Commercial
<b>Variiances Requested:</b>	None
<b>Development Cost Charges:</b>	\$498,455 (includes \$482,503 MF DCC Credit)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 135**

**BYLAW No. 3018**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD47) and to rezone the property located at 5630 and 5640 -201A 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. 135, 2017, No. ”.

**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 – 47 (CD47) Zone: immediately after Comprehensive Development -46 (CD46) Zone:

**“PP. CD47 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 88-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 47 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 002-692-104  
Lot 36, District Lot 309, Group 2, New Westminster District Plan 26341
- (b) PID: 004-622-430  
Lot 37, District Lot 309, Group 2, New Westminster District Plan 26341

**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 30 pages and dated February 7, 2017 prepared by Focus Architecture and Van der Zalm & Associates Inc. 1 copy of which is attached to Development Permit 04-17.

**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 third day of April, 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**

# REZONING APPLICATION RZ 03-17 DEVELOPMENT PERMIT APPLICATION DP 04-17

**Civic Address:** 5630 & 5640 – 201A Street  
**Legal Description:** Lots 36 & 37, District Lot 309, Group 2, New Westminster District, Plan 26341  
**Owner:** Creada Holdings Inc.  
**Applicant:** Focus Architecture Ltd.

