



## EXPLANATORY MEMO

### ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 138, 2017, No. 3023

#### **PURPOSE:**

To consider a rezoning application from RS1 –Single Family Residential Zone to CD-48 Comprehensive Development Zone to accommodate a 17- unit development located at 5519-198<sup>th</sup> Street and 19782-55A Avenue.

#### **Background Information:**

<b>Applicant:</b>	Concost Management Inc./Atelier Pacific Architecture Inc.
<b>Owners:</b>	Shirley Taylor & James Henry, 1103300 B.C. Ltd.
<b>Civic Addresses:</b>	19782-55A Avenue and 5519-198 <sup>th</sup> Street
<b>Site Area:</b>	21,391 square feet (1,987 square meters)
<b>Legal Description:</b>	Lot 9, Section 3, Township 8, New Westminster District Plan 9887, and Lot 10, Section 3, Township 8, New Westminster District Plan 9887
<b>Total Parking Required:</b>	39 stalls (including 5 designated visitor stalls)
<b>Total Parking Provided:</b>	39 stalls (including 5 designated visitor stalls)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD 48-Comprehensive Development Zone
<b>OCP Designation:</b>	MF Residential Medium Density
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$241,834.75 (includes \$41,755 SF DCC Credit)
<b>Community Amenity Charge:</b>	\$17,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 138**

**BYLAW NO. 3023**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD48) and to rezone the property located at 5519-198<sup>th</sup> Street and 19782-55A 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. 138, 2017, No.3023”.

**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 – 48 (CD48) Zone: immediately after Comprehensive Development -47 (CD47) Zone:

***QQ. CD48 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 17-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 lots shall form the site and shall be zoned CD 48 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 011-508-035

Lot 9, Section 3, Township 8, New Westminster District Plan 9887

- (b) PID: 001-681-320

Lot 10, Section 3, Township 8, New Westminster District Plan 9887

**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 29 pages and dated May 5th, 2017 prepared by Atelier Pacific Architecture Inc. and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 06-17.

**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 26<sup>th</sup> day of June, 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***



## REZONING APPLICATION RZ 05-17 DEVELOPMENT PERMIT APPLICATION DP 06-17

**Civic Address:** 5519-198<sup>th</sup> Street and 19782-55A Avenue .

**Legal Description:** Lots 9 & 10, Section 3, Township 8, New Westminster District, Plan 9887

**Applicant:** Concost Management Inc.

**Owner:** Shirley Taylor & James Henry, 1103300 BC Ltd.

