



## EXPLANATORY MEMO

### ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 139, 2017, BYLAW No. 3027 DEVELOPMENT PERMIT APPLICATION DP 08-17

To consider a Rezoning Application and Development Permit Application by Monarchy Homes Ltd. to accommodate a 14-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>Owner/Applicant:</b>	Monarchy Homes Ltd./F. Adab Architects Inc.
<b>Civic Addresses:</b>	19753 -55A Avenue
<b>Legal Description:</b>	Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716 Except: Phase One Strata Plan EPS3996
<b>Site Area:</b>	23,464 ft <sup>2</sup> (2179 m <sup>2</sup> )
<b>Number of Units</b>	14 townhouse units
<b>Lot Coverage:</b>	43%
<b>Total Parking Required:</b>	31 spaces (including 3 visitor spaces)
<b>Total Parking Provided:</b>	31 stalls (including 3 visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD 49
<b>OCP Designation:</b>	Medium Density Residential
<b>Exterior Finishes:</b>	Hardy Siding and Shingles, Cultured Stone Trim, Aluminum Railings, Vinyl Windows
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$233,544.50
<b>Community Amenity Charge:</b>	\$28,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 139**

**BYLAW No. 3027**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD49) and to rezone the property located at 19753 -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. 139, 2017, No. 3027”.

**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 – 49 (CD49) Zone: immediately after Comprehensive Development -48 (CD48) Zone:

**“UU. CD49 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 14-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 49 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 030-037-484  
Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716  
Except: Phase One Strata Plan EPS3996

### 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 17 pages and dated October, 2016 prepared for Monarchy Homes Ltd. by F. Adab Architects Inc, 1 copies of which are attached to Development Permit 08-17.

### 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, the *Land Title* Act and the Development Cost Charge Bylaw.”

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.

APPROVED UNDER THE TRANSPORTATION ACT SBC 2004 c.44 this -- day of --, 2017.

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

FINALLY ADOPTED this -- day of --, 2017.

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***MAYOR***

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***CORPORATE OFFICER***



## REZONING APPLICATION RZ 06-17 DEVELOPMENT PERMIT APPLICATION DP 08-17

**Civic Address:** 19753 – 55A Avenue  
**Legal Description:** Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716 Except: Phase One Strata Plan EPS3996  
**Owner/Applicant:** Monarchy Homes Ltd.

19700 1 LMS 4044 LMP40352	19712 13 9 5 6 5	19720 A 6 5	19730 1 BCP 21805 BCS2487	19774 BCS 2040 A BCP 20940	
19701 A	19709 B 1 5 6 7 5	19721 C 1 5 6 7 5	19729 4 9 9 8 2	<b>EPP67716 1 19753</b> Subject Property	EPS3996
				A LMP30865 19785	
19704 A			19752 EPS1969	19782 9	10 5519

55 A Ave

198 St