



**ZONING BYLAW, 1996, No. 2100**  
**AMENDMENT No. 130, 2016, BYLAW No. 2998**  
**DEVELOPMENT PERMIT APPLICATION DP 04-16**

To consider a Rezoning Application and Development Permit Application by Superstar Homes Ltd. to accommodate a 19 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.

**Background Information:**

|                                  |   |
|----------------------------------|---|
| <b>Applicant:</b>                | Fred Adab Architects Inc.   |
| <b>Owner:</b>                    | Superstar Homes Ltd.  |
| <b>Civic Addresses:</b>          | 19660, 19674 and 19680 - 55A Avenue   |
| <b>Legal Description:</b>        | Lot 133 and Lot 134, Section 3, Township 8,<br>New Westminster District Plan 44597, and<br>Parcel “A” (Explanatory Plan 15261) Lot 8,<br>Section 3, Township 8, New Westminster<br>District Plan 9565 |
| <b>Site Area:</b>                | 3088 m <sup>2</sup> (.76 acre)  |
| <b>Lot Coverage:</b>             | 39.6%   |
| <b>Gross Floor Area:</b>         | 2448.6 m <sup>2</sup>   |
| <b>Floor Area Ratio:</b>         | .79   |
| <b>Total Parking Required:</b>   | 38 stalls (plus 4 visitor stalls)   |
| <b>Total Parking Provided:</b>   | 38 stalls (plus 4 visitor stalls)   |
| <b>Existing Zoning:</b>          | RS1 Single Family Residential Zone  |
| <b>Proposed Zoning:</b>          | CD 42-Comprehensive Development Zone  |
| <b>OCP Designation:</b>          | Medium Density Residential  |
| <b>Variances Requested:</b>      | None  |
| <b>Development Cost Charges:</b> | \$ 254,320.75( \$ 62,632.50 SF DCC Credit)  |
| <b>Community Amenity Charge:</b> | \$19,000 (@\$1,000/unit)  |



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 130**

**BYLAW No. 2998**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD42) and to rezone the property located at 19660, 19674 and 19680 -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. 130, 2016, No.2998”.

**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 – 42 (CD42) Zone: immediately after Comprehensive Development -41 (CD41) Zone:

**“N.N. CD42 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 19-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 42 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

(a) PID: 007-327-781

Parcel “A” (Explanatory Plan 15281) Lot 8, Section 3, Township 8, New Westminster District Plan 9565

(b) PID: 007-571-429

Lot 133, Section 3, Township 8, New Westminster District Plan 44597

(c) PID: 002-358-611

Lot 134, Section 3, Township 8, New Westminster District Plan 44597

**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 October, 2016 prepared for Superstar Homes Ltd. by Fred Adab Architects Inc. , 1 copies of which are attached to Development Permit 04-16.

**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 nineteenth day of September, 2016.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this third day of October, 2016.

READ A THIRD TIME this third day of October, 2016.

APPROVED UNDER THE TRANSPORTATION ACT SBC 2004 c.44 this twenty sixth day of October, 2016.

FINALLY ADOPTED this -- day of --, 2016.

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**MAYOR**

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**CORPORATE OFFICER**



## REZONING APPLICATION RZ 01-16 DEVELOPMENT PERMIT APPLICATION DP 04-16

**Civic Address:** 19660, 19674, 19680 – 55A Avenue  
**Legal Description:** Parcel "A" (Explanatory Plan 15261), Lot 8, Section 3, Township 8, New Westminster District, Plan 9565; Lots 133 & 134, Section 3, Township 8, New Westminster District, Plan 44597  
**Owner/Applicant:** Superstar Homes Ltd.

