



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 142, 2018, BYLAW No. 3036  
DEVELOPMENT PERMIT APPLICATION DP 15-17**

To consider a Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 3-storey, 34-unit townhouse development.

The subject property is currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “Medium Density Residential” in the Official Community Plan. All lands designated “Medium Density Residential” are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	F. Adab Architects Inc.
<b>Owner:</b>	1126337 B.C. Ltd.
<b>Civic Addresses:</b>	19607, 19619, 19629, 19649, 19655 -55A Ave.
<b>Legal Description:</b>	Lots 69,70,71, Section 3, Township 8, Except Plan BCP50018, New Westminster District Plan 29479 and Lots A and B, Section 3, Township 8, New Westminster District Plan 19555
<b>Site Area:</b>	4,998 m <sup>2</sup> (53,800 ft <sup>2</sup> )
<b>Lot Coverage:</b>	44%
<b>Total Parking Required:</b>	75 spaces (includes 7 designated visitor spaces)
<b>Total Parking Provided:</b>	75 spaces (includes 7 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD51-Comprehensive Development Zone
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$462,792 (includes 5 SF DCC Credits)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 142**

**BYLAW No. 3036**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD51) and to rezone the property located at 19607, 19619, 19629, 19649, 19655 -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. 142, 2018, No. 3036”.

**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 – 51 (CD51) Zone: immediately after Comprehensive Development -50 (CD50) Zone:

**“TT. CD51 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 34-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 47 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 002-167-948  
Lot 69, Section 3, Township 8, New Westminster District Plan 29479
- (b) PID: 009-021-116  
Lot 70, Section 3, Township 8, New Westminster District Plan 29479
- (c) PID: 007-733-381  
Lot 71, Section 3, Township 8, New Westminster District Plan 29479  
Except Plan BCP50018
- (d) PID: 004-492-498  
Lot “A”, Section 3, Township 8, New Westminster District Plan 19555
- (e) PID: 010-519-386  
Lot “B”, Section 3, Township 8, New Westminster District Plan 19555

### (c) **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 xx, 2017 prepared by F. Adab Architects Inc. and PMG Landscape Architects 1 copy of which is attached to Development Permit 15-17.

### (d) **Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

### (e) **Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this bylaw;

- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) 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 -- day of --, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this -- day of --, 2018.

READ A THIRD TIME this -- day of --, 2018.

APPROVED PURSUANT TO SEC 52 (3)(a) OF THE TRANSPORTATION ACT this -  
- day of --, 2018.

FINALLY ADOPTED this -- day of --, 2018.

---

***MAYOR***

---

***CORPORATE OFFICER***



## REZONING APPLICATION RZ 09-17 DEVELOPMENT PERMIT APPLICATION DP 15-17

**Civic Address:** 19607, 19619, 19629, 19649, 19655 – 55A Avenue  
**Legal Description:** Lots 69, 70, 71, Section 3, Township 8, Except Plan BCP50018, New Westminster District, Plan 29479; Lots A & B, Section 3, Township 8, New Westminster District, Plan 19555  
**Owner/Applicant:** 1126337 B.C. Ltd.

