



**EXPLANATORY MEMO**  
**ZONING BYLAW, 1996, No. 2100**  
**AMENDMENT No. 140, 2018, BYLAW No. 3033**  
**DEVELOPMENT PERMIT APPLICATION DP 11-17**

The statutory public hearing notice for Bylaw 3033 published in the March 29<sup>th</sup> and April 5<sup>th</sup> editions of the Langley Advance newspaper contained an error in one of the addresses of the proposed development. As a result, the Public Hearing scheduled for this bylaw has been postponed. Any reference to 5591 199A Street in the bylaw and staff reports is incorrect. The correct address is 5491 199A Street.

In accordance with Council's Procedure Bylaw, it is recommended that Council amend the bylaw to correct the error prior to holding a public hearing and considering third reading of the bylaw as amended.

Recommended Motion:

*THAT Bylaw No. 3033 be amended by replacing "5591 199A Street" with "5491 199A Street" in the preamble section of the bylaw.*



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 140, 2018, BYLAW NO. 3033  
DEVELOPMENT PERMIT APPLICATION DP 11-17**

To consider a Rezoning Application and Development Permit Application by Wensley Architecture Ltd. to accommodate a 3-storey, 39-unit townhouse development.

The subject properties are currently zoned RS1 Single Family Residential Zone and un-zoned portion of 199A Street road dedicated by Plan 33088 in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands designated “High Density Residential” are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	Wensley Architecture Ltd.
<b>Owner:</b>	Oaken Developments Inc. and City of Langley
<b>Civic Addresses:</b>	5491, 5520, 5521, 5511, 5501, 199A Street
<b>Legal Description:</b>	Lots 75, 76, 77, 78, 79 Section 3, Township 8, New Westminster District, Plan 33088; and portion of road (532.8m <sup>2</sup> ) located adjacent to 199A Street dedicated by Plan 33088
<b>Site Area:</b>	66,863 ft <sup>2</sup> (6,212 m <sup>2</sup> )
<b>Lot Coverage:</b>	39%
<b>Total Parking Required:</b>	80 spaces (plus 8 designated visitor spaces)
<b>Total Parking Provided:</b>	80 spaces (plus 10 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone and un-zoned right of way
<b>Proposed Zoning:</b>	CD50-Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Community Amenity Charges:</b>	\$78,000



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 144**

**BYLAW No. 3033**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD50) and to rezone the property located at 5520, 5521, 5511, 5501, ~~5591-199A~~ **5491 199A** Street and un-zoned right of way 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. 140, 2018, No. 3033”.

**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 – 50 (CD50) Zone: immediately after Comprehensive Development -49 (CD49) Zone:

**“UU. CD50 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 39-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 50 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 006-795-641  
Lot 75, Section 3, Township 8, New Westminster District Plan 33088
- (b) PID: 006-795-692  
Lot 76, Section 3, Township 8, New Westminster District Plan 33088
- (c) PID: 006-795-765  
Lot 77, Section 3, Township 8, New Westminster District Plan 33088
- (d) PID: 002-459-451  
Lot 78, Section 3, Township 8, New Westminster District Plan 33088
- (e) PID: 006-795-811  
Lot 79, Section 3, Township 8, New Westminster District Plan 33088
- (f) Portion of 199A Street road (532.8m<sup>2</sup>) dedicated by Plan 33088

### (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 37 pages and dated October, 2017 prepared by Wensley Architecture Ltd. and Vander der Zalm & Associates Landscape Architecture 1 copy of which is attached to Development Permit 11-17.

**(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 nineteenth day of March, 2018.

AMENDED this – day of April, 2018.

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

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

FINALLY ADOPTED this -- day of , 2018.

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**MAYOR**

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**CORPORATE OFFICER**



## REZONING APPLICATION RZ 07-17 DEVELOPMENT PERMIT APPLICATION DP 11-17

**Civic Address:** 5491, 5501, 5511, 5520, 5521 – 199A Street  
**Legal Description:** Lots 75, 76, 77, 78, 79, Section 3, Township 8, New Westminster District, Plan 33088; Portion of road dedicated by Plan 33088  
**Applicant:** Concost Management Inc.  
**Owner:** Oaken Developments (199A) Inc.  
City of Langley

