



EXPLANATORY MEMO
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:

Applicant:	Wensley Architecture Ltd.
Owner:	Oaken Developments Inc. and City of Langley
Civic Addresses:	5491, 5520, 5521, 5511, 5501, 199A Street
Legal Description:	Lots 75, 76, 77, 78, 79 Section 3, Township 8, New Westminster District, Plan 33088; and portion of road (532.8m ²) located adjacent to 199A Street dedicated by Plan 33088
Site Area:	66,863 ft ² (6,212 m ²)
Lot Coverage:	39%
Total Parking Required:	80 spaces (plus 8 designated visitor spaces)
Total Parking Provided:	80 spaces (plus 10 designated visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone and un-zoned right of way
Proposed Zoning:	CD50-Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Community Amenity Charges:	\$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 and 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 (532.8m²) 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 9th day of April, 2018.

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

READ A THIRD TIME AS AMENDED this twenty third day of April, 2018.

FINALLY ADOPTED this -- day of , 2018.

MAYOR

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

