



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 151, 2018, BYLAW No. 3068
DEVELOPMENT PERMIT APPLICATION DP 10-18**

To consider a Rezoning Application and Development Permit Application by Keystone Architecture & Planning Ltd. to accommodate a 4-storey, 48-unit condominium apartment.

The subject properties are currently zoned RS1 Single Family Residential Zone 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:	Keystone Architecture & Planning Ltd.
Owner:	RKDI (Langley) Homes Ltd.
Civic Addresses:	20105, 20109, 20119, 20129 -53A Avenue
Legal Description:	Lots 238, 239, 240, 241, District Lot 305, Group 2, New Westminster District, Plan 19625; Lot 4, Section 3, Township 8, New Westminster District, Plan 39394
Site Area:	26,173 ft ² (2,431 m ²)
Lot Coverage:	42.8%
Total Parking Required:	71 spaces (including 10 designated visitor spaces)
Total Parking Provided:	71 spaces (including 10 designated visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD60 Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$554,274 (City: \$348,716, GVS&DD: \$147,728, SD35: \$21,830)
Community Amenity Charge:	\$96,000



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 151**

BYLAW No. 3068

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD60) and to rezone the property located at 20105, 20109, 20119, 20129 -53A 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. 151, 2018, No. 3068”.

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 – 60 (CD60) Zone: immediately after Comprehensive Development -59 (CD59) Zone:

“EEE. CD60 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 48-unit condominium apartment.

2. Permitted Uses

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and

1. 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 CD60 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-575-142
Lot 238, District Lot 305, Group 2, New Westminster District, Plan 39394
- (b) PID: 008-575-169
Lot 239, District Lot 305, Group 2, New Westminster District, Plan 39394
- (c) PID: 008-575-177
Lot 240, District Lot 305, Group 2, New Westminster District, Plan 39394
- (d) PID: 001-497-715
Lot 241, District Lot 305, Group 2, New Westminster District, Plan 39394

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 15 pages and dated May 30, 2018 prepared by Keystone Architecture & Planning Ltd. and C. Kavolinas & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 10-18.

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, and the *Land Title Act*.”

READ A FIRST AND SECOND TIME this twenty fifth day of June, 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.

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

MAYOR

CORPORATE OFFICER



Civic Address: 20105, 20109, 20119, 20129 – 53A Avenue
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