



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 152, 2018, BYLAW No. 3072
DEVELOPMENT PERMIT APPLICATION DP 11-18**

To consider a Rezoning Application and Development Permit Application by Wensley Architecture Ltd. to accommodate a 3-storey, 13-unit townhouse development.

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:	Wensley Architecture Ltd.
Owners:	Geniale Russo, Gagandeep Chouhan, Dharambir Chouhan, Gurcharan Chouhan
Civic Addresses:	5471 and 5481 -199A Street
Legal Description:	Lots 73, 74, Section 3, Township 8, New Westminster District, Plan 33088
Site Area:	16,399 ft ² (1,523 m ²)
Lot Coverage:	46.8%
Total Parking Required:	26 spaces (plus 3 designated visitor spaces)
Total Parking Provided:	26 spaces (plus 3 designated visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD61 Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$209,053 (includes \$49.149 SF DCC Credit)
Community Amenity Charge:	\$26,000



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 152**

BYLAW No. 3072

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD61) and to rezone the property located at 5471 and 5481 -199A Street 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. 152, 2018, No. 3072”.

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 – 61 (CD61) Zone: immediately after Comprehensive Development -60 (CD60) Zone:

“FFF. CD61 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 13-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

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 CD61 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 001-766-511
Lot 73, Section 3, Township 8, New Westminster District, Plan 33088
- (b) PID: 004-067-819
Lot 74, Section 3, Township 8, New Westminster District, Plan 33088

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 13 pages and dated May, 2018 prepared by Wensley Architecture Ltd. and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 11-18.

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 9th day of July, 2018.

READ A THIRD TIME this 9th day of July, 2018.

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

MAYOR

CORPORATE OFFICER



Civic Address: 5471 & 5481 – 199A Street
Legal Description: Lots 73 & 74, Section 3, Township 8, New Westminster District, Plan 33088
Applicant: Wensley Architecture Ltd.
Owner: G. Russo, G. Chouhan, D. Chouhan, G. Chouhan

