



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 155, 2018, BYLAW No. 3078  
DEVELOPMENT PERMIT APPLICATION DP 13-18**

To consider a Rezoning Application and Development Permit Application by Leone Homes Inc. to accommodate a 3-storey, 41-unit townhouse development.

The subject properties are currently zoned RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density 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>	Leone Homes Inc.
<b>Owners:</b>	1044459 B.C. Ltd., C. Bartoszewicz, S.& K. Cooper, H. Colpitts, D. Bydeweg, K. Harmel, L.& P. Dragomir, A. Lee, City of Langley
<b>Civic Addresses:</b>	19610, 19618-26, 19630-32, 19638, and 19648-50 - 55A Avenue
<b>Legal Description:</b>	Lot 112, Section 3, Township 8, New Westminster District Plan 38427; Strata Lots 1 and 2, Section 3, Township 8, New Westminster District, Strata Plan LMS41; Strata Lots 1 and 2, Section 3 Township 8, New Westminster District, Strata Plan LMS28; Lot 3, Section 3, Township 8, New Westminster District Plan 84735; Strata Lots 1 and 2, Section 3, Township 8, New Westminster District Strata Plan LMS139; Portion of Closed Road (574.3m <sup>2</sup> ) shown on Plan EPP83409
<b>Site Area:</b>	1.31 acres
<b>Lot Coverage:</b>	48 %
<b>Total Parking Required:</b>	82 spaces (plus 8 visitor spaces)
<b>Total Parking Provided:</b>	82 spaces (plus 8 visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone
<b>Proposed Zoning:</b>	CD 63 Comprehensive Development Zone
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$617,735.75 (Includes \$196,596 DCC Credit)
<b>Community Amenity Charges:</b>	\$82,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 155**

**BYLAW No. 3078**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD63) and to rezone the property located at 19610, 19618-26, 19630-32, 19638, and 19648-50 -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. 155, 2018, No. 3078".

**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 – 63 (CD63) Zone: immediately after Comprehensive Development - 62 (CD62) Zone:

**"HHH. CD63 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 41-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 CD63 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-538-395  
Lot 112, Section 3, Township 8, New Westminster District, Plan 38427
- (b) PID: 017-337-941  
Strata Lot 1, Section 3, Township 8, New Westminster District  
Strata Plan LMS41 Together With An Interest In The Common  
Property In Proportion To The Unit Entitlement Of The Strata Lot  
As Shown On Form I;
- (c) PID: 017-337-950  
Strata Lot 2, Section 3, Township 8, New Westminster District  
Strata Plan LMS41 Together With An Interest In The Common  
Property In Proportion To The Unit Entitlement Of The Strata Lot  
As Shown On Form I;
- (d) PID: 017-323-169  
Strata Lot 1, Section 3 Township 8, New Westminster District  
Strata Plan LMS28 Together With An Interest In The Common  
Property In Proportion To The Unit Entitlement Of The Strata Lot  
As Shown On Form I;
- (e) PID: 017-323-177  
Strata Lot 2, Section 3 Township 8, New Westminster District  
Strata Plan LMS28 Together With An Interest In The Common  
Property In Proportion To The Unit Entitlement Of The Strata Lot  
As Shown On Form I;
- (f) PID: 015-882-209  
Lot 3, Section 3, Township 8, New Westminster District Plan  
84735

- (g) PID: 017-483-395  
Strata Lot 1, Section 3, Township 8, New Westminster District  
Strata Plan LMS139 Together With An Interest In The Common  
Property In Proportion To The Unit Entitlement Of The Strata Lot  
As Shown on Form 1;
- (h) PID: 017-483-409  
Strata Lot 2, Section 3, Township 8, New Westminster District  
Strata Plan LMS139 Together With An Interest In The Common  
Property In Proportion To The Unit Entitlement Of The Strata Lot  
As Shown on Form 1;
- (i) Portion of Closed Road (574.3m<sup>2</sup>) shown on Plan EPP83409.

#### **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 26 pages prepared by F. Adab Architects (dated July 9, 2018) Inc. and PMG Landscape Architecture (dated July 18, 2018) one copy of which is attached to Development Permit No. 13-18.

#### **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 third day of August, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this seventeenth day of September, 2018.

READ A THIRD TIME this seventeenth day of September, 2018.

APPROVAL OF THE MINISTRY OF TRANSPORTATION was received this eleventh day of October, 2018.

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

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**MAYOR**

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**CORPORATE OFFICER**



## REZONING APPLICATION RZ 11-18 DEVELOPMENT PERMIT APPLICATION DP 13-18

**Civic Address:** 19610, 19618-19626, 19630-19632, 19638, 19648-19650 - 55A Avenue

**Legal Description:** Lot 112, Section 3, Township 8, New Westminster District, Plan 38427; Strata Lots 1 & 2, Section 3, Township 8, New Westminster District Strata Plan LMS41; Strata Lots 1 & 2, Section 3 Township 8, New Westminster District, Strata Plan LMS28; Lot 3, Section 3, Township 8, New Westminster District Plan 84735; Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan LMS139, Portion of Closed Road (574.3m<sup>2</sup>) shown on Plan EPP83409

**Applicant:** Leone Homes Inc.

**Owners:** 104459 BC Ltd., C. Bartoszewicz, D. Bydeweg, H. Colpitts, S. Cooper, K. Cooper, L. Dragomir, P. Dragomir, K. Harmel, A. Lee, City of Langley

