



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 160, 2019, BYLAW No. 3096  
DEVELOPMENT PERMIT APPLICATION DP 18-18**

To consider a Rezoning Application and Development Permit Application by Flat Architecture Inc. to accommodate 4-storey, 14-unit “stacked townhouse” development.

The subject property is currently zoned RM1 Multiple Residential Low Density 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:**

<b>Applicant:</b>	Flat Architecture Inc.
<b>Owner:</b>	1170676 B.C. Ltd.
<b>Civic Addresses:</b>	20172-20178-53A Avenue
<b>Legal Description:</b>	Lot 65, District Lot 305, Group 2, New Westminster District Plan 33157
<b>Site Area:</b>	11,162 square feet
<b>Lot Coverage:</b>	49.6 %
<b>Total Parking Required:</b>	26 stalls (plus 2 visitor stalls)
<b>Total Parking Provided:</b>	26 stalls (plus 2 visitor stalls)
<b>Existing Zoning:</b>	RM1 Multiple Residential Low Density Zone
<b>Proposed Zoning:</b>	CD68 (Comprehensive Development Zone)
<b>OCP Designation:</b>	High-Density Residential
<b>Variances Requested:</b>	None
<b>Community Amenity Charges:</b>	\$28,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 160**

**BYLAW No. 3096**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD68) and to rezone the property located at 20172-20178 -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. 160, 2019, No. 3096”.

**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 – 68 (CD68) Zone: immediately after Comprehensive Development -67 (CD67) Zone:

**“MMM. CD68                      COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 14-unit stacked 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 68 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) 006-791-727  
Lot 65, District Lot 305, Group 2, New Westminster District  
Plan 33157

## **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 8pages and dated December 5, 2018, prepared by Flat Architecture Inc. and C. Kavolinas & Associates Inc. Landscape Architecture 1 copy of which is attached to Development Permit 18-18.

## **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 the City of Langley Zoning 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 fourteenth day of January, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this      day of      , 2019.

READ A THIRD TIME this      day of      , 2019.

FINALLY ADOPTED this      day of      , 2019.

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**MAYOR**

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**CORPORATE OFFICER**



## REZONING APPLICATION RZ 17-18 DEVELOPMENT PERMIT APPLICATION DP 18-18

**Civic Address:** 20172, 20174, 20178 – 53A Avenue

**Legal Description:** Lot 65, District Lot 305, Group 2, New Westminster District,  
Plan 33157

**Applicant:** Flat Architecture

**Owner:** 1170676 B.C. Ltd.

