



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 159, 2019, BYLAW No. 3091  
DEVELOPMENT PERMIT APPLICATION DP 17-18

To consider a Rezoning Application and Development Permit Application by Skyline Real Estate Consulting Inc. to accommodate a 5-storey, 104-unit condominium development .

The subject property is 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:**

<b>Applicant:</b>	Skyline Real Estate Consulting Inc.
<b>Owner:</b>	1160173 B.C. Ltd., 1117094 B.C. Ltd. G. Grewal, B. Grewal
<b>Civic Addresses:</b>	5460, 5470, 5480, 5490, 5500, 5510-199A Street
<b>Legal Description:</b>	Lots, 80, 81, 82, 83, 84, 85, Section 3, Township 8, New Westminster District, Plan 33088
<b>Site Area:</b>	1.33 acres
<b>Lot Coverage:</b>	40%
<b>Total Parking Required:</b>	155 stalls (including 21 visitor stalls)
<b>Total Parking Provided:</b>	158 stalls (including 21 visitor stalls)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD67 (Comprehensive Development Zone)
<b>OCP Designation:</b>	High-Density Residential
<b>Variances Requested:</b>	None
<b>Community Amenity Charges:</b>	\$208,000.00

CITY OF  
LANGLEY



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 159**

**BYLAW No. 3091**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD67) and to rezone the property located at 5460, 5470, 5480, 5490, 5500, 5510-199A 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. 159, 2019, No. 3091".

**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 – 67 (CD67) Zone: immediately after Comprehensive Development -66 (CD66) Zone:

**"LLL. CD67 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 104-unit condominium 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 67 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-172-719  
Lot 80, Section 3, Township 8, New Westminster District Plan 33088
- (b) PID: 006-795-846  
Lot 81, Section 3, Township 8, New Westminster District Plan 33088
- (c) PID: 001-582-677  
Lot 82, Section 3, Township 8, New Westminster District Plan 33088
- (d) PID: 006-795-871  
Lot 83, Section 3, Township 8, New Westminster District Plan 33088
- (e) PID: 004-389-085  
Lot 84, Section 3, Township 8, New Westminster District Plan 33088
- (f) PID: 002-940-027  
Lot 85, 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 22 pages and dated October 5, 2018 prepared by Keystone Architecture & Planning Ltd. and PMG Landscape Architects 1 copy of which is attached to Development Permit 17-18.

#### **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    day of    , 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 16-18 DEVELOPMENT PERMIT APPLICATION DP 17-18

**Civic Address:** 5460, 5470, 5480, 5490, 5500, 5510 – 199A Street

**Legal Description:** Lots 80, 81, 82, 83, 84, 85, Section 3, Township 8, New Westminster District, Plan 33088

**Applicant:** Skyline Real Estate Consulting Inc.

**Owner:** 1160173 B.C. Ltd.; 1117094 B.C. Ltd.; G. Grewal, B. Grewal

