



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 208, 2024, BYLAW No. 3288  
DEVELOPMENT PERMIT APPLICATION DP 04-23

To consider Zoning Bylaw amendment and Development Permit applications from David Eaton Architect Inc. to accommodate a 3-storey, 4-unit, fee-simple rowhouse development.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "Mid Rise Residential" in the Official Community Plan Land Use Map. All lands designated "Mid Rise Residential" are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	Trio Architecture Inc.
<b>Owners:</b>	Zest Ventures Langley Inc.
<b>Civic Address:</b>	20139 - 53A Avenue
<b>Legal Description:</b>	Lot 242, District Lot 305, Group 2, New Westminster District, Plan 39394
<b>Site Area:</b>	665.59 m <sup>2</sup> (0.164 acres)
<b>Number of Units:</b>	4 rowhouses
<b>Gross Floor Area:</b>	778.01 m <sup>2</sup> (8,374.44 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	1.17
<b>Lot Coverage:</b>	45.22%
<b>Total Parking Required:</b>	9 spaces
<b>Parking Provided:</b>	
<b>Resident</b>	8 spaces
<b><u>Visitor</u></b>	<u>1 space</u>
<b>Total</b>	9 spaces
<b>OCP Designation:</b>	Mid Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD99 Comprehensive Development Zone
<b>Development Cost Charges:</b>	\$81,015.00 (City - \$39,603.00, GVS&DD - \$15,306.00, GVWD - \$16,092.00, SD35 - \$2,600.00, TransLink - \$7,414.00)
<b>Community Amenity Contributions (CACs):</b>	\$16,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 208**

**BYLAW No. 3288**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20139 - 53A Avenue to the CD89 Comprehensive Development 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. 208, 2024, No. 3288”.

**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 – 99 (CD99) Zone immediately after Comprehensive Development – 98 (CD98) Zone:

**“RRRR. CD99                    COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 4-unit, fee-simple rowhouse development.

**2. Permitted Uses**

The Land, buildings, and structures shall 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 lots shall form the site and shall be zoned CD99 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-575-185  
Lot 242, 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 prepared by D&D Design Ltd., Architect and C. Kavolinas & Associates Inc., Landscape Architect, one copy each of which is attached to Development Permit No. 04-23.

### **5. 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*.

- (2) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by changing the zone classification of:

- (a) PID: 008-575-185  
Lot 242, District Lot 305, Group 2, New Westminster District, Plan 39394

from the RS1 Single Family Residential Zone to the CD99 Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this    day of    , XXXX.

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

READ A THIRD TIME this    day of    , XXXX.

FINALLY ADOPTED this    day of    , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



## REZONING APPLICATION RZ 04-23 DEVELOPMENT PERMIT APPLICATION DP 04-23

**Civic Address:** 20139 – 53A Avenue  
**Legal Description:** Lot 242, District Lot 305, Group 2, New Westminster District, Plan 39394  
**Applicant:** Trio Architecture Inc.  
**Owner:** Zest Ventures Langley Inc.

