

Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

|                   |                                                                                                                                            |                |            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------|
| <b>PRESENTED:</b> | SEPTEMBER 11, 2023 - REGULAR MEETING                                                                                                       | <b>REPORT:</b> | 23-168     |
| <b>FROM:</b>      | COMMUNITY DEVELOPMENT DIVISION                                                                                                             | <b>FILE:</b>   | 13-20-0151 |
| <b>SUBJECT:</b>   | REZONING APPLICATION NO. 100645 AND DEVELOPMENT<br>PERMIT APPLICATION NO. 101194 (OAP DEVELOPMENTS<br>LTD. / 27257 AND 27265 – 28A AVENUE) |                |            |

### PROPOSAL:

Application to rezone approximately 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 and issue a Development Permit to facilitate development of a 5-storey 43 unit apartment building.

### RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5903 subject to 10 development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 5903) of Development Permit No. 101194.

### RATIONALE:

The proposed development complies with the overall objectives of the Aldergrove Community Plan.

### RECOMMENDATIONS:

**That** Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (OAP Developments Ltd.) Bylaw No. 5903 rezoning approximately 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to facilitate the development of 43 unit apartment building subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan.
3. Dedication and construction, consistent with Aldergrove Community Plan, of a 10 m wide greenway along the west property line.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with Age Friendly Amenity Area requirements.
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
7. Registration of a restrictive covenant acceptable to the Township:

REZONING APPLICATION NO. 100645 AND DEVELOPMENT  
PERMIT APPLICATION NO. 101194 (OAP DEVELOPMENTS  
LTD. / 27257 AND 27265 – 28A AVENUE)  
Page 2 . . .

- a. Identifying a minimum of 10% of the apartment units, in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan.
8. Consolidation of the two existing single family lots into one.
9. Finalization of landscape and architectural plans.
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township’s 5% Neighbourhood Park Land Acquisition Policy; and

**That** Council at time of final reading of Rezoning Bylaw No. 5903 authorize issuance of Development Permit No. 101194 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”.
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. On-site landscaping to be secured by letter of credit at building permit stage.
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

#### **EXECUTIVE SUMMARY:**

David Danyluck, on behalf of OAP Developments Ltd., has applied to rezone 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to facilitate the development of a 43 unit apartment building.

A development permit (Attachment G) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with and supports the overall objectives of the Aldergrove Community Plan, staff recommend that Council consider the rezoning request subject to the completion of 10 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5903) of Development Permit No. 101194.

#### **PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5903 and Development Permit No. 101194.

REZONING APPLICATION NO. 100645 AND DEVELOPMENT  
 PERMIT APPLICATION NO. 101194 (OAP DEVELOPMENTS  
 LTD. / 27257 AND 27265 – 28A AVENUE)  
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**REFERENCE:**

**Owner:** OAP Developments Ltd.  
 29213 Simpson Road  
 Abbotsford, BC V4X 1H9

**Agent:** David Danyluck Architect  
 108, 20460 Douglas Crescent  
 Langley, BC V3A 0C6

**Legal Description:** Lot 3 and 4 Section 20 Township 13 New Westminster  
 District Plan 17812

**Location:** 27257 and 27265 – 28A Avenue

**Area:** 0.3 ha (0.7 ac)

**Existing Zoning:** Residential Zone R-1B

**Proposed Zoning:** Comprehensive Development Zone CD-188

**Aldergrove Community Plan:** Medium Density Residential (2.0 FSR)

**BACKGROUND/HISTORY:**

- The Aldergrove Community Plan designates the site Medium Density Residential (2.0 FSR) with a north/south greenway along the west property line.

**DISCUSSION/ANALYSIS:**

- The proposal to rezone the site to Comprehensive Development CD-188 with 43 apartment units with a Floor Space Ratio of 1.93 is consistent with the site's Medium Density Residential designation.
- The applicant has also applied for a concurrent Development Permit application, which requires finalization to both architectural and landscape plans prior to final reading.
- Dedication of a 10 m greenway identified in the Aldergrove Community Plan along the western property line has been included as a prerequisite of final reading.

**Adjacent Uses:**

|               | Existing Use           | Neighbourhood Plan Designation       | Existing Zoning              |
|---------------|------------------------|--------------------------------------|------------------------------|
| <b>North:</b> | Aldergrove Rotary Park | Civic/Recreational                   | Civic Institutional Zone P-1 |
| <b>South:</b> | Church                 | Low Density Residential              | Civic Institutional Zone P-1 |
| <b>East:</b>  | A single family lot    | Medium Density Residential (2.0 FSR) | Residential Zone R-1B        |
| <b>West:</b>  | A single family lot    | Medium Density Residential (2.0 FSR) | Residential Zone R-1B        |

**Zoning Amendment:**

- Bylaw No. 5903 proposes to rezone the site to a new Comprehensive Development Zone CD-188 to facilitate the development of 43 apartment units in a 5-storey building.

REZONING APPLICATION NO. 100645 AND DEVELOPMENT  
 PERMIT APPLICATION NO. 101194 (OAP DEVELOPMENTS  
 LTD. / 27257 AND 27265 – 28A AVENUE)  
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- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-188 zoning in terms of siting, site coverage, height, use and density.

#### **Development Permit:**

- The subject property is located in Development Permit Area "D" of the Aldergrove Community Plan. Proposed Development Permit No. 101194 (Attachment G) includes renderings, site plans, building elevations, and tree and landscaping plans.
- Finalization of the architectural and landscape plans to form a final Development Permit prior to final reading has been included as a development pre-requisite.

#### **Community Amenity Contributions:**

The Community Amenity Contributions (CAC) Policy exempts properties located in the Aldergrove Core Area Plan per Section 5.3 e) if the property receives third reading prior to July 31, 2024. CAC contributions will become effective August 1, 2024 for projects located in this area.

#### **Tree Protection / Replacement:**

The applicant has submitted tree management plans indicating the following:

| <b>Significant<br/>Trees on<br/>Site</b> | <b>Significant<br/>Trees<br/>Retained</b> | <b>Replacement<br/>Trees<br/>Required</b> | <b>Replacement<br/>Trees<br/>Provided</b> | <b>Street<br/>Trees<br/>Provided</b> | <b>Total Trees<br/>Post<br/>Development</b> |
|------------------------------------------|-------------------------------------------|-------------------------------------------|-------------------------------------------|--------------------------------------|---------------------------------------------|
| 10                                       | 2                                         | 11                                        | 13                                        | 3                                    | 18                                          |

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

#### **Policy Considerations:**

The proposed rezoning and development permit facilitate the development of 43 apartment units within a 5-storey building with a density of 1.93. The proposal is consistent with the Aldergrove Community Plan and staff recommend Council give first, second and third reading to Bylaw No. 5903 (subject to 10 development prerequisites).

Respectfully submitted,

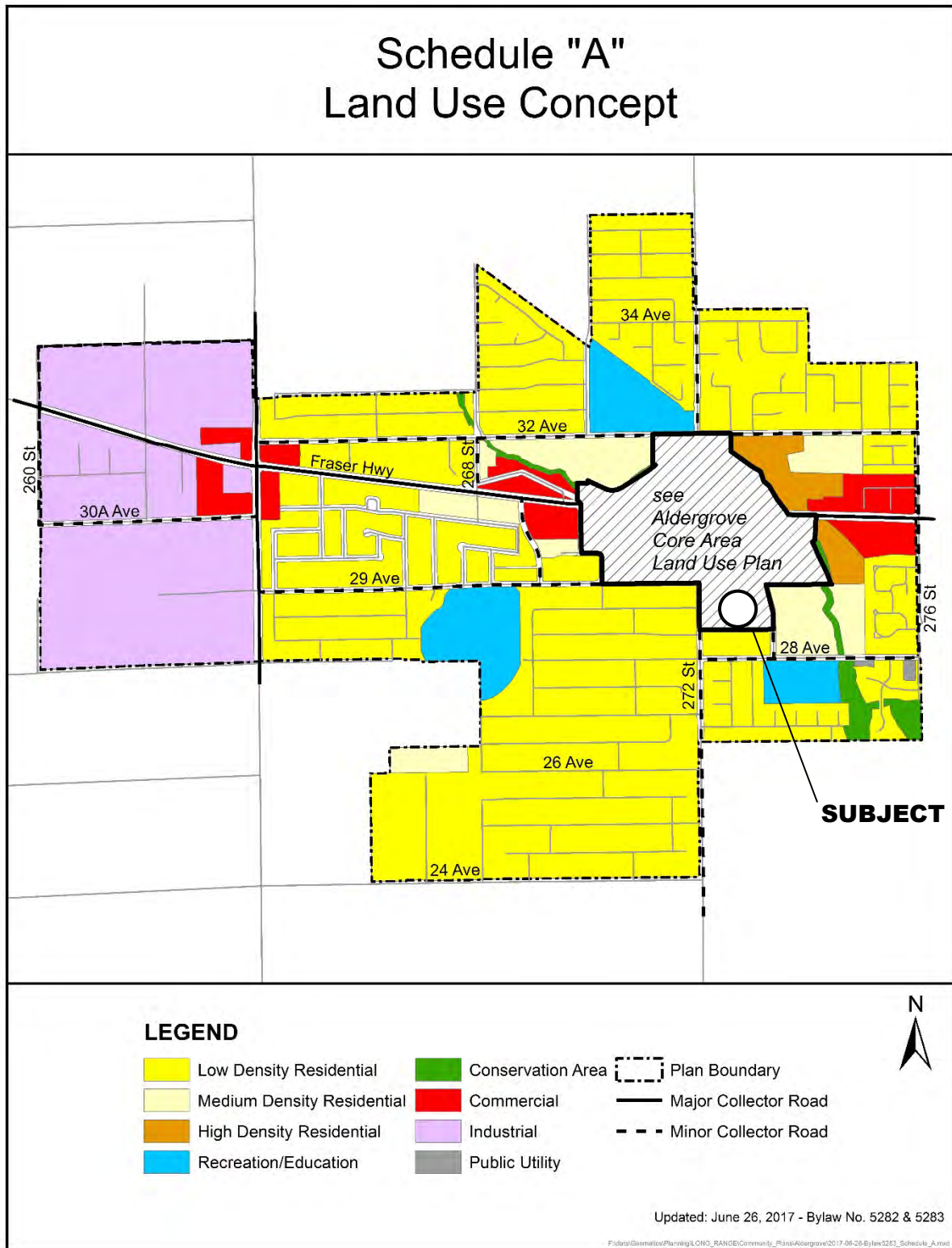
Ruby Sandher  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

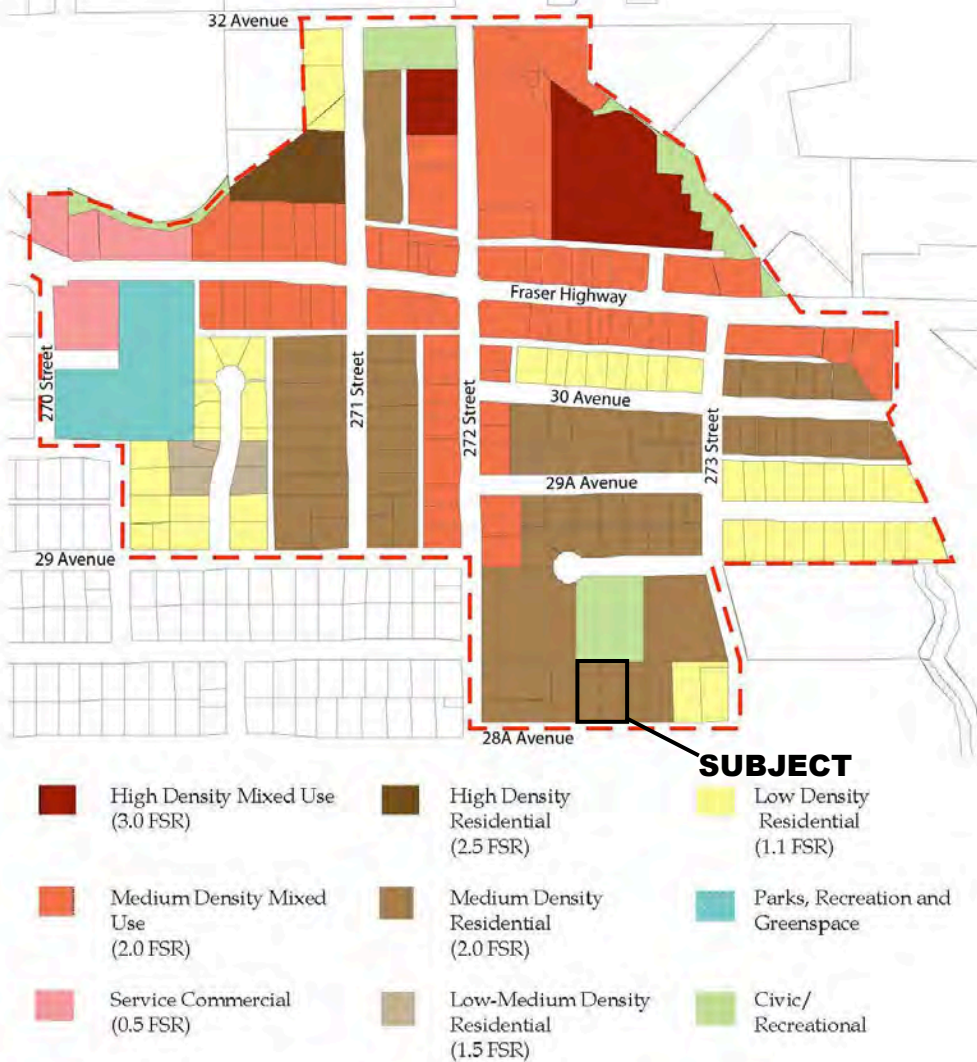
|              |                                                          |
|--------------|----------------------------------------------------------|
| ATTACHMENT A | Aerial Context Map                                       |
| ATTACHMENT B | Aldergrove Community Plan Map                            |
| ATTACHMENT C | Aldergrove Core Land Use Map                             |
| ATTACHMENT D | Zoning Bylaw No. 2500                                    |
| ATTACHMENT E | Building Elevations (Rendering) – Submitted by Applicant |
| ATTACHMENT F | Site Plan – Submitted by Applicant                       |
| ATTACHMENT G | Development Permit No.101194                             |

ATTACHMENT A



AERIAL PHOTO

**ATTACHMENT B**

**ATTACHMENT C**

ATTACHMENT D



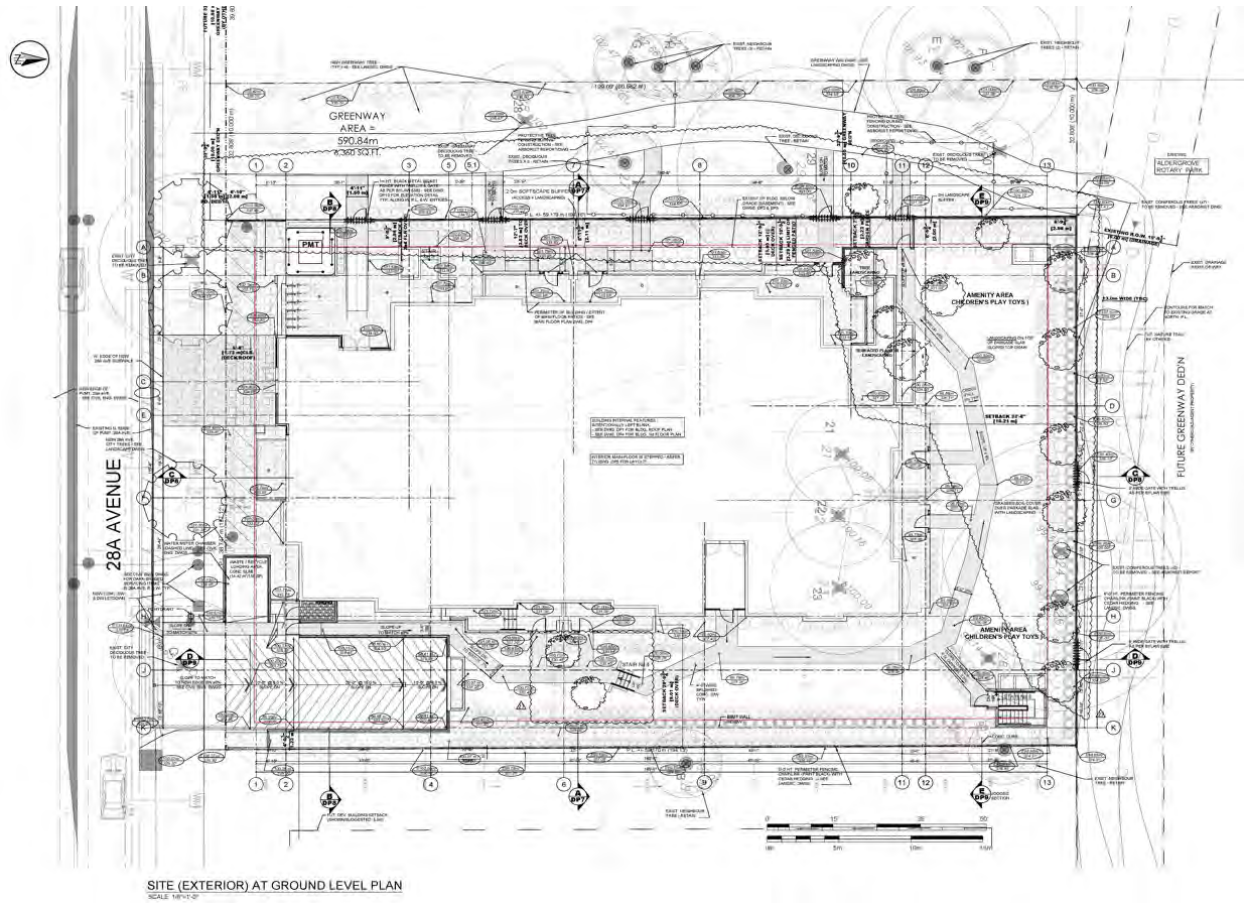
ZONING BYLAW NO. 2500

**ATTACHMENT E**



**RENDERING – SUBMITTED BY APPLICANT**

## ATTACHMENT F



SITE PLAN – SUBMITTED BY APPLICANT

**ATTACHMENT G**

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101194

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2023 to:

1. Name: OAP Developments Ltd.

Address: 29213 Simpson Road  
Abbotsford, BC V4X 1H9

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 48 Section 14 Township 8 New Westminster District Plan 61764

CIVIC ADDRESS: 27257 and 27265 – 28A Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

- a. Building plans being in substantial compliance with Schedule "A".
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. On-site landscaping to be secured by letter of credit at building permit stage.
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

DEVELOPMENT PERMIT NO. 101194  
(OAP DEVELOPMENTS LTD. / 27257 AND 27265 – 28A AVENUE)  
Page 2 . . .

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

Attachments:

|            |                        |
|------------|------------------------|
| SCHEDULE A | Architectural Drawings |
| SCHEDULE B | Landscape Drawings     |





# G

|           |             |                                                                                   |               |
|-----------|-------------|-----------------------------------------------------------------------------------|---------------|
| Drawn:    | KB          | Checked:                                                                          | DD            |
| Date:     | 26 Mar 2021 | Scale:                                                                            | 1/32" = 1'-0" |
| Sheet No: | DP0.1       |  |               |



[illegible]

David  
Danyluck  
- Architect

**ABC**

**108-20460 Douglas Crescent**  
Langley, B.C.  
V 3 A 0 C 6

**604. 530-0978**

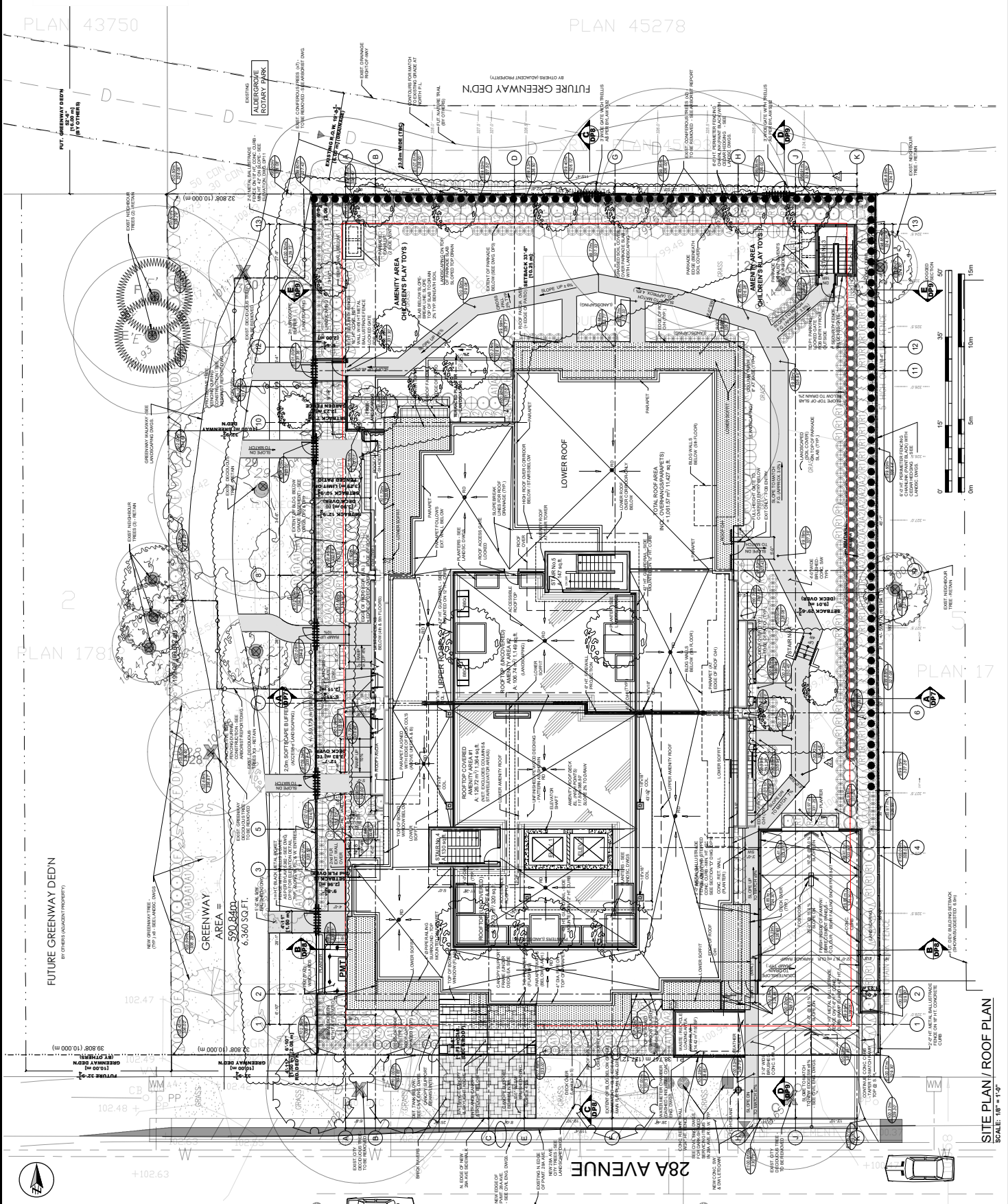
**fax: 604. 530-0978**  
**e-mail: dan.arch@telus.net**

|  |                                                                           |                           |
|--|---------------------------------------------------------------------------|---------------------------|
|  | Trees updated, sunk, lost; Overland                                       | 10 July 2020              |
|  | Site reviewed, landscape plan added, landscaping added, tree next revised | Grenney path next revised |
|  | N.S.S. P1 fence objects removed                                           | 24 May 2020               |
|  | Road overlying & lower left                                               | 16 April 2020             |
|  | N.d.d. Grenney path adjusted                                              | 15 March 2020             |
|  | Landscaping signal added                                                  | 23 Mar 2020               |
|  | S.W.'s 9.5' wide Piton depth;                                             | 23 Mar 2020               |
|  | N.E Corner moved to level P.1.                                            | 23 Mar 2020               |
|  | State #1 added Road paraset                                               | 23 Mar 2020               |
|  | REVIEW / COORDINATION                                                     | 23 Mar 2020               |
|  | Preliminary Review                                                        | 25 Feb 2020               |
|  | Final Review                                                              | 25 Feb 2020               |
|  | Approved for construction                                                 | 25 Feb 2020               |
|  | Construction start date                                                   | 25 Feb 2020               |
|  | Construction end date                                                     | 25 Feb 2020               |
|  | Construction status                                                       | 25 Feb 2020               |
|  | Construction notes                                                        | 25 Feb 2020               |
|  | Construction photos                                                       | 25 Feb 2020               |
|  | Construction documents                                                    | 25 Feb 2020               |
|  | Construction schedule                                                     | 25 Feb 2020               |
|  | Construction budget                                                       | 25 Feb 2020               |
|  | Construction risk assessment                                              | 25 Feb 2020               |
|  | Construction safety plan                                                  | 25 Feb 2020               |
|  | Construction quality control                                              | 25 Feb 2020               |
|  | Construction communication                                                | 25 Feb 2020               |
|  | Construction stakeholder engagement                                       | 25 Feb 2020               |
|  | Construction impact assessment                                            | 25 Feb 2020               |
|  | Construction monitoring and evaluation                                    | 25 Feb 2020               |
|  | Construction reporting                                                    | 25 Feb 2020               |
|  | Construction documentation                                                | 25 Feb 2020               |
|  | Construction archiving                                                    | 25 Feb 2020               |
|  | Construction backup                                                       | 25 Feb 2020               |
|  | Construction recovery                                                     | 25 Feb 2020               |
|  | Construction disaster preparedness                                        | 25 Feb 2020               |
|  | Construction business continuity                                          | 25 Feb 2020               |
|  | Construction crisis management                                            | 25 Feb 2020               |
|  | Construction incident response                                            | 25 Feb 2020               |
|  | Construction post-mortem                                                  | 25 Feb 2020               |
|  | Construction lessons learned                                              | 25 Feb 2020               |
|  | Construction improvement plan                                             | 25 Feb 2020               |
|  | Construction feedback loop                                                | 25 Feb 2020               |
|  | Construction continuous improvement                                       | 25 Feb 2020               |
|  | Construction innovation                                                   | 25 Feb 2020               |
|  | Construction research and development                                     | 25 Feb 2020               |
|  | Construction pilot projects                                               | 25 Feb 2020               |
|  | Construction proof of concept                                             | 25 Feb 2020               |
|  | Construction feasibility study                                            | 25 Feb 2020               |
|  | Construction business case                                                | 25 Feb 2020               |
|  | Construction strategic plan                                               | 25 Feb 2020               |
|  | Construction vision statement                                             | 25 Feb 2020               |
|  | Construction mission statement                                            | 25 Feb 2020               |
|  | Construction values statement                                             | 25 Feb 2020               |
|  | Construction code of ethics                                               | 25 Feb 2020               |
|  | Construction policy manual                                                | 25 Feb 2020               |
|  | Construction standard operating procedures                                | 25 Feb 2020               |
|  | Construction work instructions                                            | 25 Feb 2020               |
|  | Construction job aids                                                     | 25 Feb 2020               |
|  | Construction checklists                                                   | 25 Feb 2020               |
|  | Construction templates                                                    | 25 Feb 2020               |
|  | Construction forms                                                        | 25 Feb 2020               |
|  | Construction reports                                                      | 25 Feb 2020               |
|  | Construction presentations                                                | 25 Feb 2020               |
|  | Construction newsletters                                                  | 25 Feb 2020               |
|  | Construction press releases                                               | 25 Feb 2020               |
|  | Construction social media posts                                           | 25 Feb 2020               |
|  | Construction website updates                                              | 25 Feb 2020               |
|  | Construction email newsletters                                            | 25 Feb 2020               |
|  | Construction phone calls                                                  | 25 Feb 2020               |
|  | Construction video conferences                                            | 25 Feb 2020               |
|  | Construction webinars                                                     | 25 Feb 2020               |
|  | Construction podcasts                                                     | 25 Feb 2020               |
|  | Construction e-books                                                      | 25 Feb 2020               |
|  | Construction whitepapers                                                  | 25 Feb 2020               |
|  | Construction case studies                                                 | 25 Feb 2020               |
|  | Construction testimonials                                                 | 25 Feb 2020               |
|  | Construction references                                                   | 25 Feb 2020               |
|  | Construction bibliography                                                 | 25 Feb 2020               |
|  | Construction glossary                                                     | 25 Feb 2020               |
|  | Construction index                                                        | 25 Feb 2020               |
|  | Construction table of contents                                            | 25 Feb 2020               |
|  | Construction executive summary                                            | 25 Feb 2020               |
|  | Construction introduction                                                 | 25 Feb 2020               |
|  | Conclusion                                                                | 25 Feb 2020               |

**Project:**  
**Multi-Family  
Residential**  
27257-65 - 28A Avenue, Langley, B.C.

SITE PLAN / ROOF PLAN

|           |              |          |            |
|-----------|--------------|----------|------------|
| Drawn:    | RB           | Checked: | DD         |
| Date:     | 26 JULY 2019 | Scale:   | 1/8"=1'-0" |
| Sheet No: | DP1          | 23       |            |



**SITE PLAN / ROOF PLAN**  
**SCALE: 1/8" = 1'-0"**



David  
Danyluck  
Architect

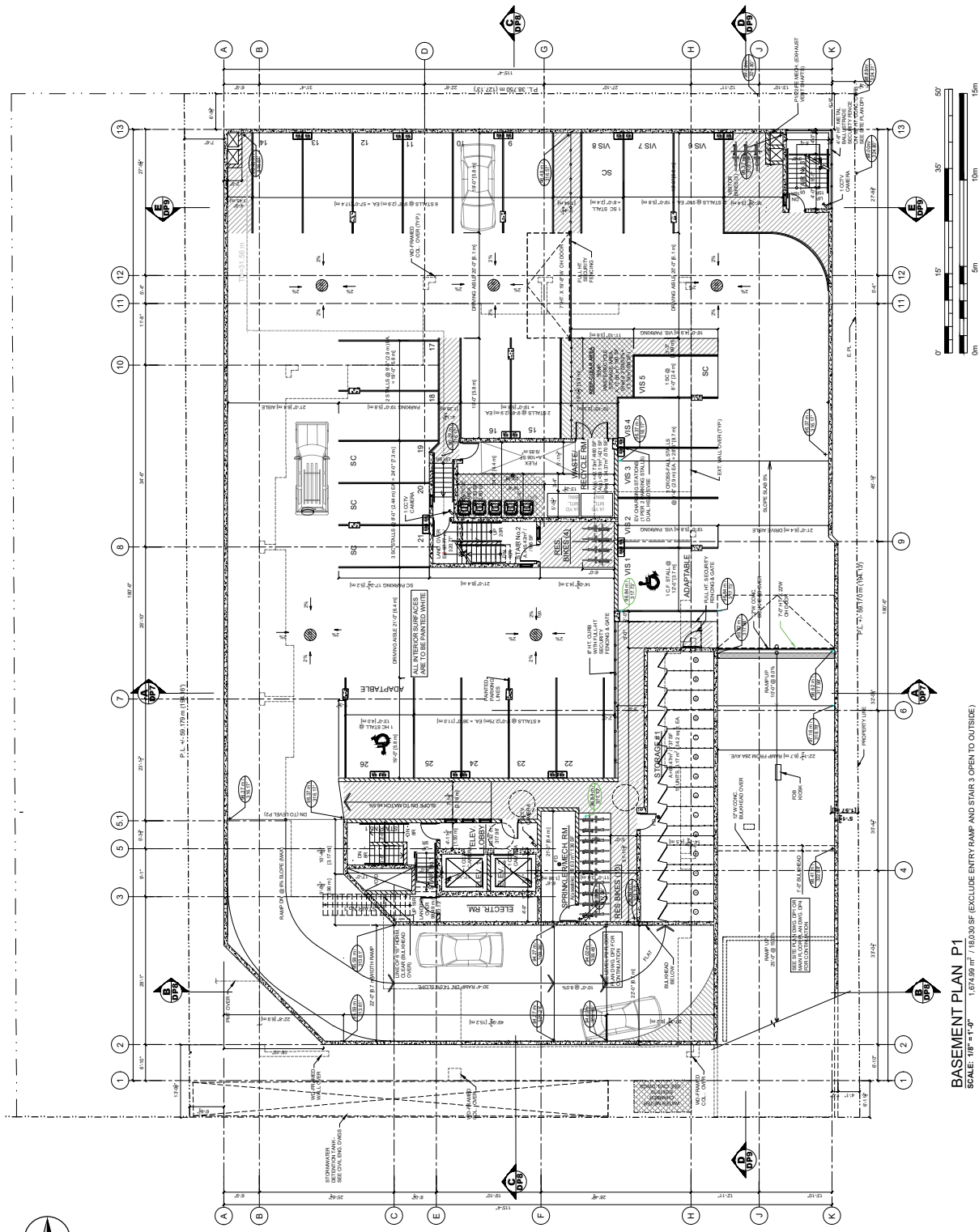
508-204-60 Douglas Crescent  
Burlington, VT  
V 5 4 4 6  
604.530-0978  
Fax: 604.530-0978  
danyluck@earthlink.net  
www.danyluckarchitect.com

- 1. Ramp shifted to Store #2 Parking
- 2. Entry ramp extended (tab stop)
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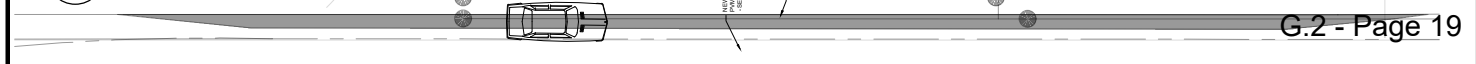
Project:  
Multi-Family  
Residential  
2751-65 - 78A Avenue, Langley, B.C.

Sheet:  
P1 PARKADE  
BASEMENT PLAN  
G.2

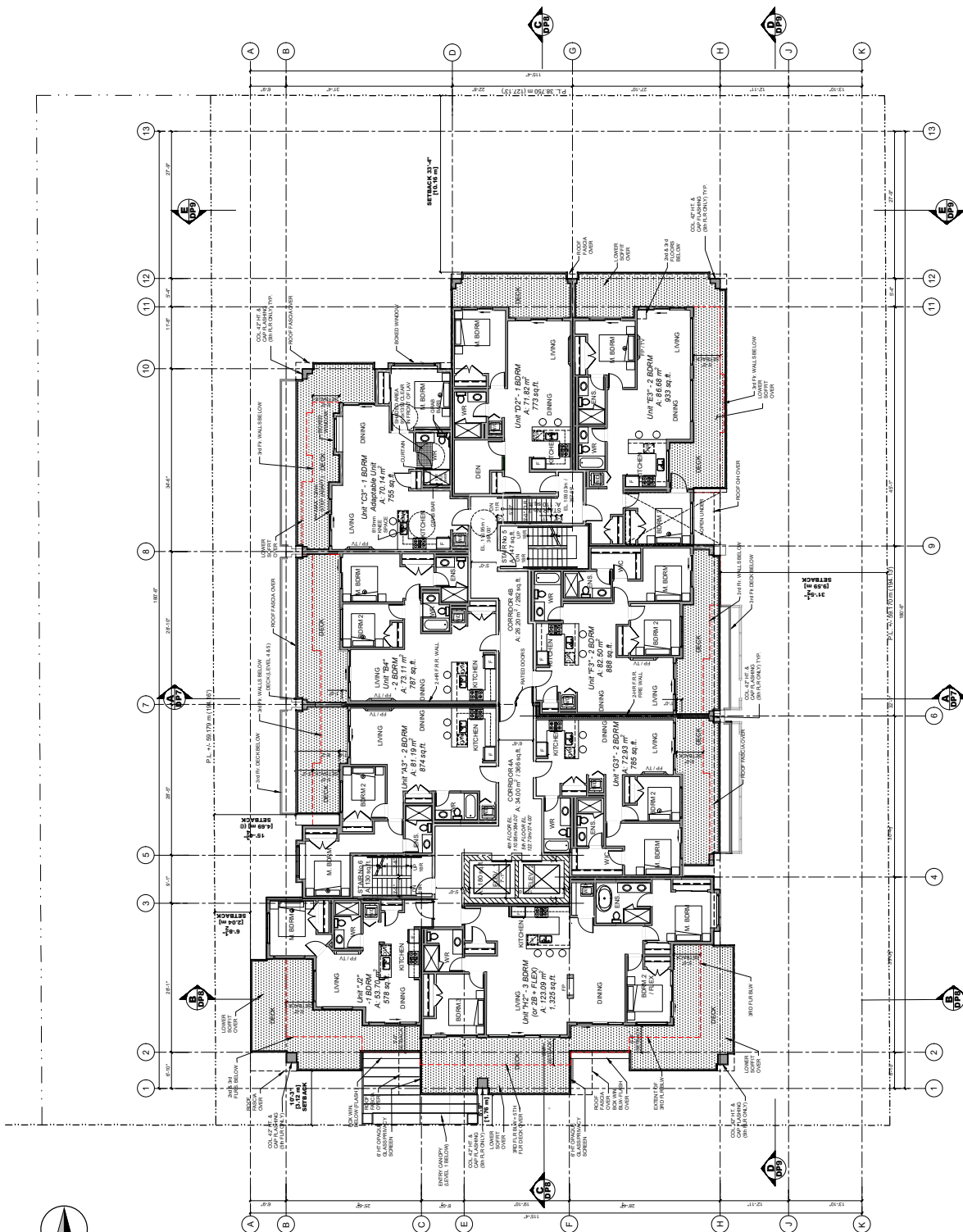
Drawn:  
21 July 2015  
Scale:  
1/8" = 1'-0"  
Sheet No:  
DP3  
A



BASEMENT PLAN P1  
SCALE: 1/8" = 1'-0"  
1,074.00 SF / 7,600.30 SF (EXCLUDE ENTRY RAMP AND STAIR 3 OPEN TO OUTSIDE)

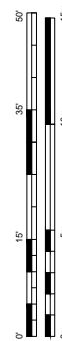






4TH & 5TH FLOOR PLAN  
SCALE: 1/8"=1'-0"

AREA: 9,916 SQ.FT. / 928.30 m<sup>2</sup>  
10 RES. SUITES: 5 x 1-BDRM, 5 x 2-BDRM, 2 ADAPTABLE (1 EACH FLOOR)  
TOTAL RESIDENTIAL AREA = 7,563 SQ.FT. / 701.67 m<sup>2</sup>



South side units layout revised  
12 Apr. 2023

**David  
Danyluck  
Architect**

108-20-60 Douglas Crescent  
New York, N.Y. 10022  
V 3 4 5 C 6

604.530-0978

Fax: 604.530-0978  
danyluck@ddarchitect.com  
www.ddarchitect.com

Approved for DP  
17 Mar. 2023

Revised for DP  
27 Jun. 2021

Revised for DP  
27 Jun. 2021

Set, W.B. Units D405/4 PRELIMINARY  
27 Nov. 2020

Unit E1 layout & area revised  
10 Jul. 2020

Remove balcony enclosures  
10 Jul. 2020

Close end 5 corner balconies  
10 Jul. 2020

Adjustable Unit added  
11 Mar. 2020

Unit E1 layout & area revised  
11 Mar. 2020

Preliminary Design  
2 Dec. 2019

Preliminary Design  
2 Dec. 2019

Revisions  
12 Sep. 2019

Revisions  
12 Sep. 2019

Revisions  
12 Sep. 2019

Revisions  
12 Sep. 2019

Revisions  
12 Sep. 2019

Revisions  
12 Sep. 2019

Revisions  
12 Sep. 2019

Revisions  
12 Sep. 2019

Revisions  
12 Sep. 2019

Revisions  
12 Sep. 2019

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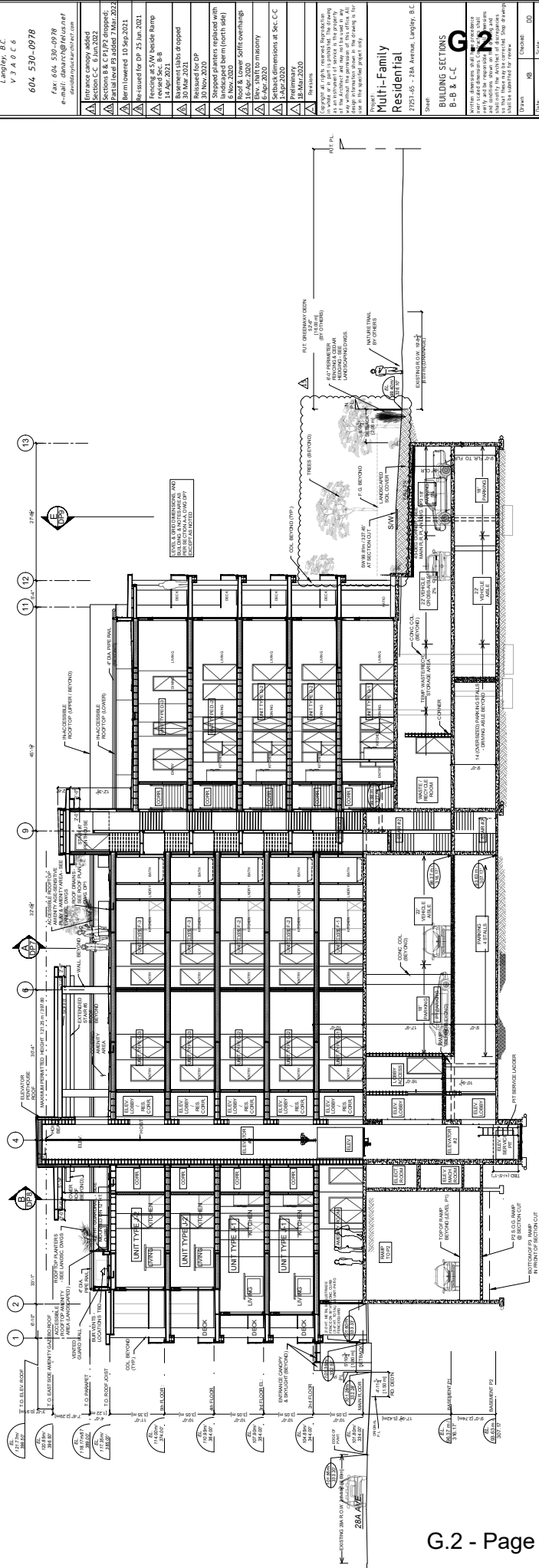
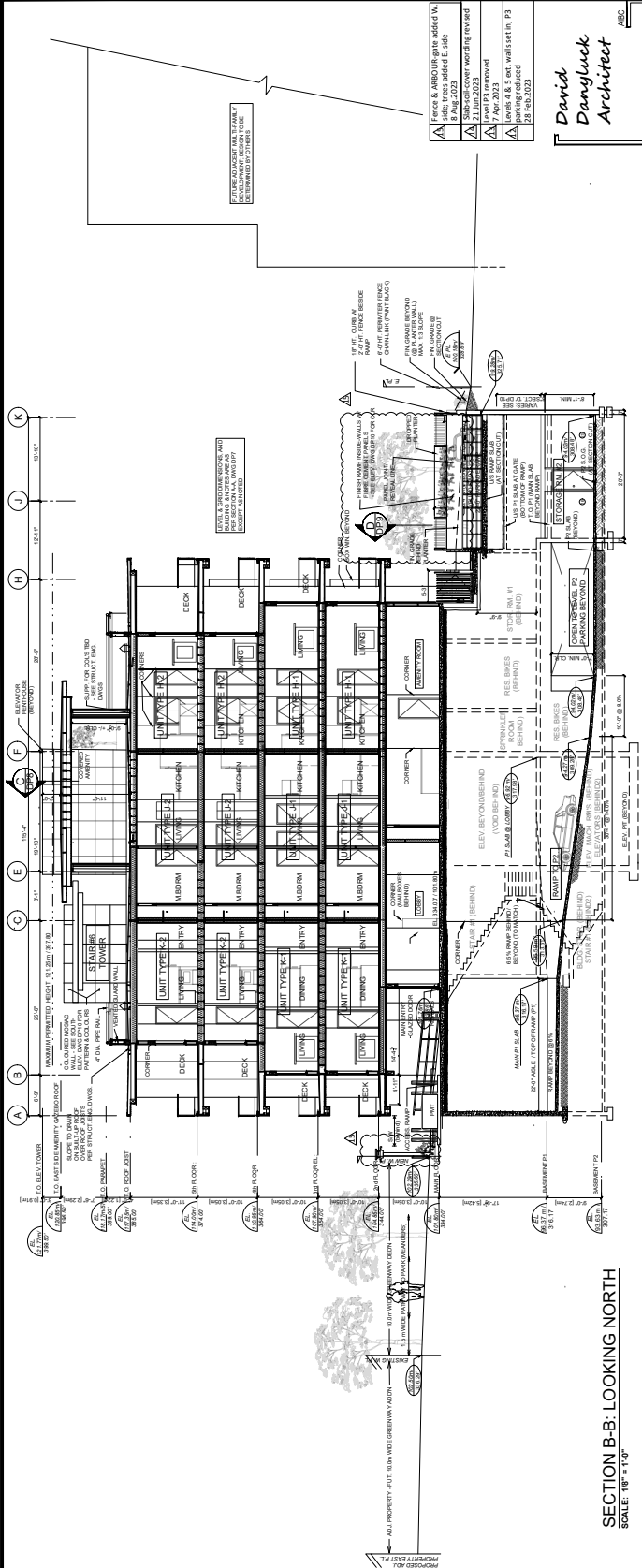
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| Drawn    | K8          | Checked | 00           |
| Date:    | 19 Mar 2020 | Scale:  | 1/4" = 1'-0" |
| Sheet No | DP7         | 12      |              |



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**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (OAP DEVELOPMENTS) BYLAW NO. 5903**

**EXPLANATORY NOTE**

Bylaw No. 5903 rezones 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to accommodate 43 apartment units.

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

### TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (OAP DEVELOPMENTS) BYLAW NO. 5903

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (OAP Developments) Bylaw No. 5903”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
  - a. Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-188” after the words “Comprehensive Development Zone CD-187”
  - b. Adding to Section 110.1 after the words “CD-187” the words “CD-188 – 0.3 ha”
  - c. Adding after Section 1087 “Comprehensive Development Zone CD-187” the following as Section 1088 “Comprehensive Development Zone CD-188”

#### 1088 **COMPREHENSIVE DEVELOPMENT ZONE CD-188**

##### **Uses Permitted**

- 1088.1 In the CD-188 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
  - 2) *accessory home occupations* subject to Section 104.3
  - 3) *apartments*

##### **Density**

- 1088.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-188 shall not exceed 2.0.

##### **Lot Coverage**

- 1088.3 *Buildings* and *structures* shall not cover more than 55% of the *lot area*.

##### **Siting of Buildings and Structures**

- 1088.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

**Height of Buildings and Structures**

1088.5 The *height of buildings and structures* shall not exceed 6 storeys or 20 m.

**Parking and Loading**

1088.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

**Subdivision Requirements**

1088.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

**Landscaping, Screening and Fencing**

1088.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

**Age Friendly Amenity**

1088.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

**Development Permit Requirements**

1088.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 3 and 4 Section 20 Township 13 New Westminster District Plan 17812

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-188.

|                        |       |        |                   |         |
|------------------------|-------|--------|-------------------|---------|
| NOTICE ADVERTISED the  | 31, 7 | day of | August, September | , 2023  |
| READ A FIRST TIME the  |       | day of |                   | , 2023  |
| READ A SECOND TIME the |       | day of |                   | , 2023. |
| READ A THIRD TIME the  |       | day of |                   | , 2023. |
| ADOPTED the            |       | day of |                   | , 2023. |

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A' BYLAW NO. 5903

