



## EXPLANATORY MEMO

### ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 162, 2019, No. 3101

#### **PURPOSE:**

To consider a rezoning application from RS1 Single Family Residential Zone to RM2 Multiple Residential Medium Zone to accommodate a 34 unit, 4-Storey condominium development located at 20755, 20765 Douglas Crescent and 5453 – 208 Street.

#### **Background Information:**

|                             |   |
|-----------------------------|---|
| <b>Applicant:</b>           | David Danyluck, Architect   |
| <b>Owner:</b>               | Aung Yadana Property Ltd.   |
| <b>Civic Addresses:</b>     | 20755, 20765 Douglas Crescent;<br>5453 – 208 Street   |
| <b>Legal Description:</b>   | Lots 16, 17, 18 District Lot 36, Group 2,<br>New Westminster District, Plan 8183                                      |
| <b>Site Area:</b>           | 1,980 m <sup>2</sup> (21,313 sq ft)   |
| <b>Number of Units:</b>     | 34 apartment  |
| <b>Density:</b>             | 171.7 units/ha (69.5 units/acre)  |
| <b>Gross Floor Area:</b>    | 3,001 m <sup>2</sup> (32,302 sq ft)   |
| <b>Floor Space Ratio:</b>   | 1.516   |
| <b>Lot Coverage:</b>        | 58.4%   |
| <b>Parking Required:</b>    | 54 spaces (including 3 h/c stalls)  |
| <b>Parking Provided:</b>    |   |
| <b>Resident</b>             | 47 spaces   |
| <b>Visitor</b>              | 7 spaces  |
| <b>Total</b>                | 54 spaces (including 3 h/c stalls)  |
| <b>Existing Zoning:</b>     | RS1 Single Family Residential   |
| <b>Proposed Zoning:</b>     | RM2 Medium Density Residential  |
| <b>OCP Designation:</b>     | Medium Density Residential  |
| <b>Variances Requested:</b> | Front Setback - 3.2 m (7.5 m required)<br>Rear Setback - 4.4 m (7.5 m required)<br>Lot Coverage - 58.4% (40% maximum) |
| <b>Development Cost</b>     | \$388,515.00 (City - \$269,439.00, GVS&DD   |
| <b>Charges:</b>             | - \$103,736.00, SD35 – \$15,340.00)   |
| <b>Community Amenity</b>    | \$68,000.00   |
| <b>Charges:</b>             |   |



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 162**

**BYLAW No. 3101**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20755, 20765 Douglas Crescent and 5453 – 208 Street to RM2 (Multiple Residential Medium Density) 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. 162, 2019, No. 3101".

**2. Amendment**

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

Lot 16, District Lot 36, Group 2, New Westminster District, Plan 8183

Lot 17, District Lot 36, Group 2, New Westminster District, Plan 8183

Lot 18, District Lot 36, Group 2, New Westminster District, Plan 8183

from RS1 Single Family Residential Zone to RM2 Multiple Residential Medium Density Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-ninth day of April, 2019.

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

READ A THIRD TIME this XXXX day of XXXX, 2019.

FINALLY ADOPTED this XXX day of XXX, 2019.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



## REZONING APPLICATION RZ 01-19 DEVELOPMENT PERMIT APPLICATION DP 01-19

**Civic Address:** 20755 & 20765 Douglas Crescent; 5453 – 208 Street  
**Legal Description:** Lots 16, 17, 18, District Lot 36, Group 2, Westminster District, Plan 8183  
**Applicant:** David Danyluck Architect  
**Owner:** Aung Yadana Property Ltd.

