



# ZONING BYLAW, 1996, NO. 2100 AMENDMENT NO. 163, 2019, BYLAW NO. 3103 DEVELOPMENT PERMIT APPLICATION DP 02-19

To consider a Rezoning Application and Development Permit Application from Prossimo Development Consulting Ltd. to accommodate a 5-storey, 115-unit condominium apartment development.

The subject properties are 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>	Prossimo Development Consulting Ltd.
<b>Owner:</b>	Brydon Crescent Properties Nominee Inc.
<b>Civic Addresses:</b>	5443, 5453, 5461, 5469 Brydon Crescent
<b>Legal Description:</b>	Lots 25 & 26, Section 3, Township 8, New Westminster District, Plan 15401; Lots 27 & 28, Section 3, Township 8, New Westminster District, Plan 16572
<b>Site Area:</b>	5,809 m <sup>2</sup> (1.44 acres)
<b>Number of Units:</b>	115 apartments
<b>Density:</b>	198.0 units/ha (79.9 units/acre)
<b>Gross Floor Area:</b>	9,061 m <sup>2</sup> (97,537 sq ft)
<b>Floor Space Ratio:</b>	1.560
<b>Lot Coverage:</b>	31.0%
<b>Total Parking Required:</b>	175 spaces (including 8 h/c spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	152 spaces
<b><u>Visitor</u></b>	<u>23 spaces</u>
<b>Total</b>	175 spaces (including 8 h/c spaces)
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM3 High Density Residential
<b>Variances Requested:</b>	Building Height – 5 storeys (4 storey max.) Front Setback – 6.0 m (7.5 m required) Int. Setback (S.) – 6.0 m (7.5 m required)
<b>Development Cost Charges:</b>	\$1,465,155.75 (City - \$1,024,499.00, GVS&DD - \$384,238.00, SD35 - \$56,418.75)
<b>Community Amenity Charges:</b>	\$230,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 163  
BYLAW No. 3103**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5443, 5453, 5461, 5469 Brydon Crescent to the RM3 (Multiple Residential High 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. 163, 2019, No. 3103".

**2. Amendment**

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

- (a) PID: 004-521-501  
Lot 25, Section 3, Township 8, New Westminster District, Plan 15401
- (b) PID: 010-060-138  
Lot 26, Section 3, Township 8, New Westminster District, Plan 15401
- (c) PID: 010-400-176  
Lot 27, Section 3, Township 8, New Westminster District, Plan 16572
- (d) PID: 010-219-285  
Lot 28, Section 3, Township 8, New Westminster District, Plan 16572

from the RS1 Single Family Residential Zone to the RM3 Multiple Residential High Density Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-seventh day of May, 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 02-19 DEVELOPMENT PERMIT APPLICATION DP 02-19

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