

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:

Applicant: Owner: Civic Addresses: Legal Description:	Prossimo Development Consulting Ltd. Brydon Crescent Properties Nominee Inc. 5443, 5453, 5461, 5469 Brydon Crescent Lots 25 & 26, Section 3, Township 8, New Westminster District, Plan 15401; Lots 27 & 28, Section 3, Township 8, New Westminster District, Plan 16572
Site Area:	5,809 m ² (1.44 acres)
Number of Units:	115 apartments
Density:	198.0 units/ha (79.9 units/acre)
Gross Floor Area:	9,061 m² (97,537 sq ft)
Floor Space Ratio:	1.560
Lot Coverage:	31.0%
Total Parking Required:	175 spaces (including 8 h/c spaces)
Parking Provided:	
Resident	152 spaces
<u>Visitor</u>	23 spaces
Total	175 spaces (including 8 h/c spaces)
OCP Designation:	High Density Residential (HDR)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	RM3 High Density Residential
Variances Requested:	Building Height – 5 storeys (4 storey max.)
Development Cost Charges:	Front Setback – 6.0 m (7.5 m required) Int. Setback (S.) – 6.0 m (7.5 m required) \$1,465,155.75 (City - \$1,024,499.00, GVSⅅ - \$384,238.00, SD35 - \$56,418.75)
Community Amenity Charges:	\$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.

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 02-19 DEVELOPMENT PERMIT APPLICATION DP 02-19

Civic Address: Legal Description: 5443, 5453, 5461, 5469 Brydon Crescent Lots 25 & 26, Section 3, Township 8, New Westminster District, Plan 15401; Lots 27 & 28, Section 3, Township 8, New Westminster District, Plan 16572 Prossimo Development Consulting Ltd. Brydon Crescent Properties Nominee Inc.

Applicant: Owner:

59 66 66 92⁻ -93 96 819 6187 8019 90 199 199 6 89 5521 A 97 5510 58 4 5516 BCP31140 33796 4 31094 943 5500 St BCS3201 5 57 98 EPP81904 80 5510 1 5575 5494 56 6 BCS1942 5485 550081 5490 55 5488 7 BCP18556 Brydon EPP85448 0 8 A 5490 82 5484 54 A EPP87761 15 547 54⁸⁰ 83 Cres 5474 66 5474 53 EPS3 28 5469 ASt BCS2540 A 5470 84 BCP23366 5464 52 В 725461 BCS2287 27 546 Subject Property 5454 21/209 850 5454 26 5453 49.7995 T 0 5444 50 BCS1314 12 REMAR 5438 25 5443 Α Brydon Cres 9966 BCP11986 19966 28680 A 6728 427 19956 12 21252 A 2 19946 NW788 5418-20 5415 19855⁰ ა 19829-31 19845⁰¹ 19839⁴ 128 19940 1 8 EPP87370 127 5406 40\$30 1 5401 54 Ave 43⁴ 5393 828 830 848 28 105 838 850 68