



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 171, 2020, BYLAW NO. 3147
DEVELOPMENT PERMIT APPLICATION DP 05-20

To consider a rezoning and Development Permit application by Redekop Ferrario Properties (Eastleigh) Corp. for a 6-storey, 88-unit apartment development at 20689 and 20699 Eastleigh Crescent.

The subject properties are currently zoned RM1 Multiple Residential Low Density in Zoning Bylaw No. 2100 and designated “Low Density Residential” in the Official Community Plan. In order to incorporate provisions for higher-density low-rise residential uses on the site, the applicant has also applied to amend the Official Community Plan to create a new “Low Rise Residential” land use designation, as proposed in the draft new OCP currently being developed, ahead of its targeted adoption in early 2021 (OCP Amendment Bylaw No. 3146). The Low Rise Residential land use designation would be affected by existing Multiple-Family Residential Development Permit Area Guidelines until they are updated as part of the new OCP. All lands designated “Low Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Redekop Ferrario Properties (Eastleigh) Corp.
Owners:	Redekop Ferrario Properties (Eastleigh) Corp.
Civic Addresses:	20689 Eastleigh Crescent; 20699 Eastleigh Crescent
Legal Description:	Lot 46, District Lot 37, Group 2, New Westminster District, Plan 34280; Lot 47, District Lot 37, Group 2, New Westminster District, Plan 34280
Site Area:	3,732 m ² (0.922 acres)
Number of Units:	88 apartments
Density:	236 units/ha (95.4 units/acre)
Gross Floor Area:	7,128.9 m ² (76,735 ft ²)
Floor Space Ratio:	1.91
Lot Coverage:	39%
Total Parking Required:	127 spaces (including 7 h/c spaces)
Parking Provided:	
Resident	103 spaces
Visitor	18 spaces
Total	121 spaces (including 7 h/c spaces)
Existing OCP Designation:	Low-Density Residential
Proposed OCP Designation:	Low Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD71 Comprehensive Development

VariANCES Requested:	Bicycle parking – provided through storage lockers (required to be separate) <i>Note a parking variance is not required due to the use of CD Zone – see “ADP Report – RZ 02-20” attachment for further details and rationale.</i>
Development Cost Charges:	\$990,827.50 (City - \$637,270.00, GVS&DD - \$244,910.00, SD35 - \$29,647.50, TransLink - \$79,000.00)
Community Amenity Contributions (CACs):	\$176,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 171**

BYLAW No. 3147

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20689 & 20699 Eastleigh Crescent to the CD71 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. 171, 2020, No. 3147”.

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 – 71 (CD71) Zone: immediately after Comprehensive Development – 70 (CD70) Zone:

“PPP. CD71 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 88-unit apartment 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 CD71 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 007-000-995
Lot 46, District Lot 37, Group 2, New Westminster District, Plan 34280
- (b) PID: 003-860-531
Lot 47, District Lot 37, Group 2, New Westminster District, Plan 34280

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 Keystone Architecture & Planning Ltd. (dated December 8, 2020) and C. Kavolinas & Associates Inc. (dated December, 2020), one copy of which is attached to Development Permit No. 05-20.

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: 007-000-995
Lot 46, District Lot 37, Group 2, New Westminster District, Plan 34280
- (b) PID: 003-860-531
Lot 47, District Lot 37, Group 2, New Westminster District, Plan 34280

Zoning Bylaw Amendment No. 171
Bylaw No. 3147

from the RM1 Multiple Residential Low Density Zone to the CD71
Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this fourteenth day of December, 2020.

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.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 03-20 DEVELOPMENT PERMIT APPLICATION DP 05-20

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