



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 187, 2022, BYLAW NO. 3205
DEVELOPMENT PERMIT APPLICATION DP 14-21

To consider rezoning and Development Permit applications by 1292533 BC Ltd. for a 92-unit apartment development at 5494-5508 Brydon Crescent & 19890 55A Avenue.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “Low Rise Residential” in the Official Community Plan Land Use Map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

Background Information:

Applicant:	1292533 BC Ltd.
Owner:	1292533 BC Ltd.
Civic Addresses:	5494-5508 Brydon Crescent & 19890 55A Avenue
Legal Description:	Lots 56, 57, & 59, Section 3, Township 8, New Westminster District, Plan 21709; Lot 1, Section 3, Township 8, New Westminster District, Plan EPP112969
Site Area:	3,076.8 m ² (0.76 acres)
Number of Units:	92 apartments
Gross Floor Area:	6,460.9 m ² (69,545 ft ²)
Floor Space Ratio:	2.100
Lot Coverage:	37%
Total Parking Required:	132 spaces (including 7 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	101 spaces
<u>Visitor</u>	<u>19 spaces</u>
Total	120 spaces (including 7 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD83 Comprehensive Development Zone
Variances Requested:	5.5 m long accessible parking stalls (5.8 m min.) 45% small car spaces (max. 40%) <i>Note a parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>

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Development Cost Charges: \$1,276,676.00 (City - \$804,872.00,
GVS&DD - \$303,048.00, SD35 -
\$37,760.00, TransLink - \$130,996.00)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 187**

BYLAW No. 3205

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5494-5508 Brydon Crescent & 19890 55A Avenue to the CD83 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. 187, 2022, No. 3205”.

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 – 83 (CD83) Zone: immediately after Comprehensive Development – 82 (CD82) Zone:

“BBBB. CD83 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 92-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 CD83 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 010-501-126
Lot 56, Section 3, Township 8, New Westminster District,
Plan 21709
- (b) PID: 001-800-035
Lot 57, Section 3, Township 8, New Westminster District,
Plan 21709
- (c) PID: 004-675-932
Lot 59, Section 3, Township 8, New Westminster District,
Plan 21709
- (d) PID: 031-543-260
Lot 1, Section 3, Township 8, New Westminster District,
Plan EPP112969

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 March 11, 2022) and C. Kavolinas & Associates Inc. (dated March, 2022), one copy each of which is attached to Development Permit No. 14-21.

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: 010-501-126
Lot 56, Section 3, Township 8, New Westminster District, Plan 21709
 - (b) PID: 001-800-035
Lot 57, Section 3, Township 8, New Westminster District, Plan 21709
 - (c) PID: 004-675-932
Lot 59, Section 3, Township 8, New Westminster District, Plan 21709
 - (d) PID: 031-543-260
Lot 1, Section 3, Township 8, New Westminster District, Plan EPP112969

from the RS1 Single Family Residential Zone to the CD83 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty second day of March, 2022.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this fourth day of April, 2022.

READ A THIRD TIME this twenty-fifth day of April, 2022.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

