



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 196, 2023, BYLAW NO. 3253
DEVELOPMENT PERMIT APPLICATION DP 03-23

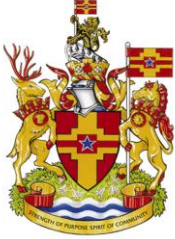
To consider rezoning and Development Permit applications from Admiral Operations Ltd. to accommodate two 6-storey apartment buildings totaling 171 units.

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated “Low Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Low Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Admiral Operations Ltd.
Owner:	1368504 B.C. Ltd.
Civic Addresses:	20659-20679 Eastleigh Crescent
Legal Description:	Lots 43-45, District Lot 37, Group 2, New Westminster District, Plan 34280
Site Area:	5,593.1 m ² (1.38 acres)
Number of Units:	171 apartments
Gross Floor Area:	11,745.5 m ² (126,428 ft ²)
Floor Area Ratio:	2.100
Lot Coverage:	43%
Building Height:	6 Storeys
Total Parking Required:	249 spaces (including 12 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	191 spaces
Visitor	<u>27 spaces</u>
Total	218 spaces (including 11 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD90 Comprehensive Development
Variances Requested:	27 visitor parking spaces (35 required) 5.5 m long accessible parking spaces (5.8 m required) 2.4 m wide small car spaces (2.5 m required) <i>Note a resident 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>
Development Cost Charges:	\$2,851,389.00 (City - \$1,328,316.00, GVS&DD - \$616,809.00, GVWD - \$609,015.00, SD35 - \$83,700.00, TransLink - \$213,549.00)
Community Amenity Contributions (CACs):	\$684,000.00

CITY OF
LANGLEY



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 196**

BYLAW No. 3253

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20659-20679 Eastleigh Crescent to the CD90 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. 196, 2023, No. 3253".

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 – 90 (CD90) Zone immediately after Comprehensive Development – 89 (CD89) Zone:

“VIII. CD90 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate two 6-storey apartment buildings with a total of 171 units.

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 CD90 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 003-860-515
Lot 43, District Lot 37, Group 2, New Westminster District, Plan 34280
- (b) PID: 002-043-955
Lot 44, District Lot 37, Group 2, New Westminster District, Plan 34280
- (c) PID: 002-043-971
Lot 45, 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 Pacific West Architecture (dated July 19, 2023) and Durante Kreuk Ltd. (undated), one copy each of which is attached to Development Permit No. 03-23.

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: 003-860-515

Lot 43, District Lot 37, Group 2, New Westminster District,
Plan 34280

(b) PID: 002-043-955
Lot 44, District Lot 37, Group 2, New Westminster District,
Plan 34280

(c) PID: 002-043-971
Lot 45, District Lot 37, Group 2, New Westminster District,
Plan 34280

from the RM1 Multiple Residential Low Density Zone to the CD90
Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-fourth day of July, 2023.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"
was held this eleventh day of September, 2023.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 03-23 DEVELOPMENT PERMIT APPLICATION DP 03-23

Civic Addresses: 20659-20679 Eastleigh Crescent
Legal Description: Lots 43-45, District Lot 37, Group 2, New Westminster District, Plan 34280
Applicant: Admiral Operations Ltd.
Owner: 1368504 B.C. Ltd.

