



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 202, 2024, BYLAW No. 3277  
DEVELOPMENT PERMIT APPLICATION DP 13-23

To consider rezoning and Development Permit applications from Whitetail Homes Ltd. to accommodate a 5-storey, 132-unit apartment development at 20719-20731 Eastleigh Crescent.

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:**

<b>Applicant:</b>	Whitetail Homes Ltd.
<b>Owners:</b>	1098010 BC Ltd.; Aime Groleau & Claudette Clouatre
<b>Civic Addresses:</b>	20719-20731 Eastleigh Crescent
<b>Legal Description:</b>	Strata Lots 1 & 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601; Strata Lots 1 & 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602
<b>Site Area:</b>	3,806.6 m <sup>2</sup> (0.94 acres)
<b>Number of Units:</b>	132 apartments
<b>Gross Floor Area:</b>	7,632.6 m <sup>2</sup> (82,157 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.005
<b>Lot Coverage:</b>	51.7%
<b>Total Parking Required:</b>	188 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	136 spaces
<b>Visitor</b>	<u>20 spaces</u>
<b>Total</b>	156 spaces (including 8 h/c spaces)
<b>OCP Designation:</b>	Low Rise Residential
<b>Existing Zoning:</b>	RM1 Multiple Residential Low Density
<b>Proposed Zoning:</b>	CD95 Comprehensive Development
<b>Variances Requested:</b>	5.5 m accessible stall length (5.8 m required) 20 visitor parking spaces (27 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>
<b>Development Cost Charges:</b>	\$2,542,288.00 (City - \$1,186,832.00, GVS&DD - \$538,492.00, GVWD - \$535,684.00, SD35 - \$75,200.00, TransLink - \$206,080.00)

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**Community Amenity  
Contributions (CACs):** \$528,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 202**

**BYLAW No. 3277**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20719-20731 Eastleigh Crescent to the CD95 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. 202, 2024, No. 3277”.

**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 – 95 (CD95) Zone immediately after Comprehensive Development – 94 (CD94) Zone:

**“NNNN. CD95                    COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 132-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 CD95 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-080-925  
Strata Lot 1, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- (b) PID: 008-080-933  
Strata Lot 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- (c) PID: 008-081-735  
Strata Lot 1, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- (d) PID: 008-081-743  
Strata Lot 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

### **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. (architectural and landscape plans dated April 24, 2024), one copy each of which is attached to Development Permit No. 13-23.

### **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: 008-080-925  
Strata Lot 1, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- (b) PID: 008-080-933  
Strata Lot 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
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Strata Lot 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

from the RM1 Multiple Residential Low Density Zone to the CD95 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

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READ A FIRST AND SECOND TIME this    day of    , XXXX.

READ A THIRD TIME this    day of    , XXXX.

FINALLY ADOPTED this    day of    , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**

