



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:

Applicant:	Whitetail Homes Ltd.
Owners:	1098010 BC Ltd.; Aime Groleau & Claudette Clouatre
Civic Addresses:	20719-20731 Eastleigh Crescent
Legal Description:	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
Site Area:	3,806.6 m ² (0.94 acres)
Number of Units:	132 apartments
Gross Floor Area:	7,632.6 m ² (82,157 ft ²)
Floor Area Ratio:	2.005
Lot Coverage:	51.7%
Total Parking Required:	188 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	136 spaces
Visitor	<u>20 spaces</u>
Total	156 spaces (including 8 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD95 Comprehensive Development
Variances Requested:	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>
Development Cost Charges:	\$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
- (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

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 THIRTEENTH day of MAY, 2024.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 11-23 DEVELOPMENT PERMIT APPLICATION DP 13-23

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