



## EXPLANATORY MEMO

### ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 136, 2017, No. 3019

#### **PURPOSE:**

To consider a rezoning application from RM1 –Multiple Residential Low Density Zone to RM-3 –Multiple Residential High Density Zone to accommodate a 4-Storey, 54 unit condominium development located at 19942 Brydon Crescent.

#### **Background Information:**

<b>Applicant:</b>	Points West Architecture
<b>Owner:</b>	Whitetail Homes (Yale Manor) Ltd.
<b>Civic Address:</b>	19942 Brydon Crescent
<b>Legal Description:</b>	Lots 9 and 10, Section 3, Township 8, New Westminster District Plan 14434
<b>Site Area:</b>	4,574 m <sup>2</sup> (49,234 ft <sup>2</sup> )
<b>Lot Coverage:</b>	26%
<b>Floor Area Ratio:</b>	1.03
<b>Total Parking Required:</b>	81 spaces (including 11 visitor spaces)
<b>Total Parking Provided:</b>	81 spaces (including 11 visitor spaces)
<b>Existing Zoning:</b>	RM1 Multiple Residential Low Density Zone
<b>Proposed Zoning:</b>	RM3 Multiple Residential High Density Zone
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$501,861 (includes \$100,090.50 DCC Credit)
<b>Community Amenity Charge:</b>	\$54,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 136**

**BYLAW No. 3019**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19942 Brydon Crescent to RM3 (Multiple Residential High Density) 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. 136, 2017, No. 3019.

**2. Amendment**

Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100 is hereby amended by changing the zone classification of:

**3. Lot 9, Section 3, Township 8, New Westminster District Plan 14434 and**

Lot 10, Section 3, Township 8, New Westminster District Plan 14434

from RM1 –Multiple Residential Low Density Zone to RM-3 – Multiple Residential High Density Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-fourth day of April, 2017.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this xxx day of xxx , 2017.

READ A THIRD TIME this xxx day of xxx , 2017.

FINALLY ADOPTED this xxx day of xxx , 2017.

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***MAYOR***

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***DEPUTY CORPORATE OFFICER***



## REZONING APPLICATION RZ 04-17 DEVELOPMENT PERMIT APPLICATION DP 05-17

**Civic Address:** 19942 Brydon Crescent  
**Legal Description:** Lots 9 & 10, Section 3, Township 8, New Westminster District, Plan 14434  
**Applicant:** Points West Architecture  
**Owner:** Whitetail Homes (Yale Manor) Ltd.

