



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:

Applicant:	Points West Architecture
Owner:	Whitetail Homes (Yale Manor) Ltd.
Civic Address:	19942 Brydon Crescent
Legal Description:	Lots 9 and 10, Section 3, Township 8, New Westminster District Plan 14434
Site Area:	4,574 m ² (49,234 ft ²)
Lot Coverage:	26%
Floor Area Ratio:	1.03
Total Parking Required:	81 spaces (including 11 visitor spaces)
Total Parking Provided:	81 spaces (including 11 visitor spaces)
Existing Zoning:	RM1 Multiple Residential Low Density Zone
Proposed Zoning:	RM3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$501,861 (includes \$100,090.50 DCC Credit)
Community Amenity Charge:	\$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 eighth day of May, 2017.

READ A THIRD TIME this this eighth day of May, 2017.

FINALLY ADOPTED this xxx day of xxx, 2017.

MAYOR

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.

