



EXPLANATORY MEMO

ZONING BYLAW, 1996, No. 2100 AMENDMENT NO. 141, 2018, No. 3035

PURPOSE:

To consider a rezoning application from RS-1 – Single Family Residential Zone to RM-3 – Multiple Residential High Density Zone to accommodate a 77 unit, 4-Storey condominium development located at 19941, 19943, 19951 and 5444 Brydon Crescent, 5461 – 199A Street.

Background Information:

Applicant:	Jagson Investment Ltd.
Owner:	J. Bhullar, K. Graves, C. Cafrine, J. Cafrine, S. Vincent
Civic Address:	19941,19943,19951 and 5444 Brydon Crescent, 5461 – 199A Street
Legal Description:	Parcel “A” (Explanatory Plan 28685), Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709; Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8, New Westminster District, Plan 21709; Lots 49 & 50, Section 3, Township 8, New Westminster District, Plan 21709; Lot 72, Section 3, Township 8, New Westminster District, Plan 33088
Site Area:	4,190 m2 (45,100 ft2)
Lot Coverage:	40%
Floor Area Ratio:	1.611
Total Parking Required:	102 stalls (including 15 visitor stalls)
Total Parking Provided:	102 stalls (including 15 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	RM3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$753,950.75 (includes \$104,387.50 SF Credit)
Community Amenity Charge:	\$154,000



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 141
BYLAW No. 3035

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19941, 19943, 19951 and 5444 Brydon Crescent, 5461 – 199A Street 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. 141, 2018, No. 3035”.

2. Amendment

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

Parcel “A” (Explanatory Plan 28685), Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709 and

Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8, New Westminster District, Plan 21709 and

Lot 49, Section 3, Township 8, New Westminster District, Plan 21709 and

Lot 50, Section 3, Township 8, New Westminster District, Plan 21709 and

Lot 72, Section 3, Township 8, New Westminster District, Plan 33088

from RS-1 – Single Family Residential Zone to RM-3 – Multiple Residential High Density Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this day of , 2018.

A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held
this day of , 2018.

READ A THIRD TIME this day of , 2018.

FINALLY ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 08-17 DEVELOPMENT PERMIT APPLICATION DP 14-17

Civic Address: 19941, 19943, 19951, 5444 Brydon Crescent; 5461 – 199A Street

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Applicant: Jagson Investment Ltd.

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