



## 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:**

<b>Applicant:</b>	Jagson Investment Ltd.
<b>Owner:</b>	J. Bhullar, K. Graves, C. Cafrine, J. Cafrine, S. Vincent
<b>Civic Address:</b>	19941,19943,19951 and 5444 Brydon Crescent, 5461 – 199A Street
<b>Legal Description:</b>	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
<b>Site Area:</b>	4,190 m2 (45,100 ft2)
<b>Lot Coverage:</b>	40%
<b>Floor Area Ratio:</b>	1.611
<b>Total Parking Required:</b>	102 stalls (including 15 visitor stalls)
<b>Total Parking Provided:</b>	102 stalls (including 15 visitor stalls)
<b>Existing Zoning:</b>	RS1 Single Family Residential 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>	\$753,950.75 (includes \$104,387.50 SF Credit)
<b>Community Amenity Charge:</b>	\$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 fifteenth day of January, 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.

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***MAYOR***

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***CORPORATE OFFICER***

CITY OF  
LANGLEY



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

**Civic Address:** 19941, 19943, 19951, 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

**Applicant:** Jagson Investment Ltd.

**Owner:** J. Bhullar, K. Graves, C. Cafrine, J. Cafrine, S. Vincent

