



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 146, 2018, BYLAW No. 3054

To consider a Rezoning Application and Development Permit Application by Dagneault Planning Consultants Ltd. to accommodate a 3-storey, 23 unit townhouse development located at 20689 and 20699 Eastleigh Crescent.

The subject property is currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated “Low Density Residential” in the Official Community Plan.

**Background Information:**

|                                      |                                                                                  |
|--------------------------------------|----------------------------------------------------------------------------------|
| <b>Applicant:</b>                    | Dagneault Planning Consultants Ltd.                                              |
| <b>Owner:</b>                        | Canada Haihua Investment Ltd.                                                    |
| <b>Civic Addresses:</b>              | 20689 and 20699 Eastleigh Crescent                                               |
| <b>Legal Description:</b>            | Lots 46 and 47, District Lot 37, Group 2,<br>New Westminster District Plan 34280 |
| <b>Site Area:</b>                    | 3,732 m <sup>2</sup>                                                             |
| <b>Lot Coverage:</b>                 | 47 %                                                                             |
| <b>Total Parking Required:</b>       | 51 stalls, including 7 visitor stalls                                            |
| <b>Total Parking Provided:</b>       | 52 stalls, including 8 visitor stalls                                            |
| <b>Existing Zoning:</b>              | RM1 –Multiple Residential Low Density<br>Zone                                    |
| <b>Proposed Zoning:</b>              | CD-55 Comprehensive Development Zone                                             |
| <b>OCP Designation:</b>              | Low Density Residential                                                          |
| <b>Variiances Requested:</b>         | None                                                                             |
| <b>Development Cost<br/>Charges:</b> | \$150,135.75 (Includes 14 DCC credit)                                            |
| <b>Community Amenity<br/>Charge:</b> | \$46,000                                                                         |



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 146  
BYLAW No. 3054**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD55) and to rezone the property located at 20689 and 20699 Eastleigh Crescent to the new 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. 146, 2018, No. 3054”.

**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 – 55 (CD55) Zone: immediately after Comprehensive Development -54 (CD54) Zone:

**“ZZ. CD55 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 23 unit townhouse development.

## **2. Permitted Uses**

The Land, buildings and structures shall only 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 lot shall form the site and shall be zoned CD 55 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 007-000-995  
Lot 46, District Lot 37, Group 2, New Westminster District Plan 34280
- (b) PID: 003-860-531  
Lot 47, District Lot 37, Group 2, New Westminster District Plan 34280

### **(c) 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 comprising 29 pages and dated January, 2018 prepared by Ankenman Marchand Architecture and Damon Oriente Ltd. Landscape Architecture 1 copy of which is attached to Development Permit 04-18.

### **(d) Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

### **(e) Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this bylaw;

- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

READ A FIRST AND SECOND TIME this twenty third day of April, 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.

APPROVED PURSUANT TO SEC 52 (3)(a) OF THE TRANSPORTATION ACT this -  
- day of --, 2018.

FINALLY ADOPTED this -- day of --, 2018.

\_\_\_\_\_  
**MAYOR**

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**CORPORATE OFFICER**

