



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 157, 2018, BYLAW No. 3082  
DEVELOPMENT PERMIT APPLICATION DP 14-18**

To consider a Rezoning Application and Development Permit Application by Whitetail Homes Inc. to accommodate a 5-storey, 78-unit condominium apartment development.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan. All lands designated "High Density Residential" are subject to a Development Permit to address building form and character.

**Background Information:**

|                                |  |
|--------------------------------|--|
| <b>Applicant:</b>              | Keystone Architecture & Planning Inc.  |
| <b>Owners:</b>                 | Whitetail Homes Inc.   |
| <b>Civic Addresses:</b>        | 5493, 5483, 5475 Brydon Crescent   |
| <b>Legal Description:</b>      | Lots 29, 30, 31, Section 3, Township 8,<br>New Westminster District Plan 16572 |
| <b>Site Area:</b>              | .98 acres  |
| <b>Lot Coverage:</b>           | 34.2%  |
| <b>Total Parking Required:</b> | 116 spaces, including 16 visitor spaces  |
| <b>Total Parking Provided:</b> | 116 spaces, including 16 visitor spaces  |
| <b>Existing Zoning:</b>        | RS1 Single Family Residential Zone   |
| <b>Proposed Zoning:</b>        | CD 65 (Comprehensive Development<br>Zone)                                      |
| <b>OCP Designation:</b>        | High Density Residential   |
| <b>Variances Requested:</b>    | None   |
| <b>Development Cost</b>        | \$986,706 (includes \$73,723.50 DCC  |
| <b>Charges:</b>                | Credit)  |
| <b>Community Amenity</b>       | \$156,000.00   |
| <b>Charge:</b>                 |  |



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 157**

**BYLAW No. 3082**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD65) and to rezone the property located at 5493, 5483, 5475 Brydon 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. 157, 2018, No. 3082".

**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 – 65 (CD65) Zone: immediately after Comprehensive Development - 64 (CD64) Zone:

**"JJJ. CD65 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 78-unit condominium apartment development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and

1. 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 CD65 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 010-219-293  
Lot 29, Section 3, Township 8, New Westminster District, Plan 16572
- (b) PID: 009-894-918  
Lot 30, Section 3, Township 8, New Westminster District, Plan 16572
- (c) PID: 004-492-447  
Lot 31, Section 3, Township 8, New Westminster District, Plan 16572

### **4. 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 24 pages and dated July 23, 2018 prepared by Keystone Architecture & Planning Ltd. and M2 Landscape Architecture one copy of which is attached to Development Permit No. 14-18.

### **5. Special Regulations**

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

### **6. Other Regulations**

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

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

- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. 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 August, 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**



## REZONING APPLICATION RZ 14-18 DEVELOPMENT PERMIT APPLICATION DP 14-18

**Civic Address:** 5475, 5483, 5493 Brydon Crescent

**Legal Description:** Lots 29, 30, 31, Section 3, Township 8, New Westminster District, Plan 16572

**Applicant:** L. Gosselin

**Owner:** 1165114 B.C. Ltd., T. Koziel, T. Kump, M. Kump

