



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 154, 2018, BYLAW No. 3077
DEVELOPMENT PERMIT APPLICATION DP 12-18**

To consider a Rezoning Application and Development Permit Application by Oaken Developments (Brydon) Inc. to accommodate a 4-storey, 127-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:

Applicant:	Points West Architecture
Owners:	Oaken Developments (Brydon) Inc., City of Langley
Civic Addresses:	5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent
Legal Description:	Lot 96, Section 3, Township 8, New Westminster District Plan 31842; Parcel One, Section 3, Township 8, New Westminster District Reference Plan 87123; Lot 229, 230, 231, 232 Section 3, Township 8, New Westminster District Plan 56234; 0.103 Ha portion of closed road shown as Parcel A on Reference Plan EPP73909
Site Area:	2.54 Acres
Lot Coverage:	29%
Total Parking Required:	189 Stalls (including 26 visitor stalls)
Total Parking Provided:	189 Stalls (including 26 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 62 (Comprehensive Development Zone)
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$1,579,149.75
Community Amenity Charge:	\$254,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 154**

BYLAW No. 3077

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD62) and to rezone the property located at 5423. 5433, 19900, 19910, 19920, 19930 Brydon Crescent and .103 hectare portion of closed road shown as Parcel A on Reference Plan EPP73909 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. 154, 2018, No. 3077”.

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 – 62 (CD62) Zone: immediately after Comprehensive Development - 61 (CD61) Zone:

“GGG. CD62 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 127-unit condominium 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 CD62 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 016-718-496
Parcel One, Section 3, Township 8, New Westminster District, Reference Plan 87123
- (b) PID: 004-457-251
Lot 96, Section 3, Township 8, New Westminster District, Plan 31842
- (c) PID: 005-440-114
Lot 229, Section 3, Township 8, New Westminster District Plan 56234
- (d) PID: 004-828-798
Lot 230, Section 3, Township 8, New Westminster District Plan 56234
- (e) PID: 005-440-483
Lot 231, Section 3, Township 8, New Westminster District Plan 56234
- (f) PID: 005-440-505
Lot 232, Section 3, Township 8, New Westminster District Plan 56234
- (g) 0.103 Ha portion of closed road shown as Parcel A on Reference Plan EPP73909

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 22 pages and dated July 6, 2018 prepared by Points West Architecture Ltd. and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 12-18.

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 twenty fourth day of September, 2018.

READ A THIRD TIME this fifteenth day of October, 2018.

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

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 10-18 DEVELOPMENT PERMIT APPLICATION DP 12-18

Civic Address: 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent

Legal Description: Lot 96, Section 3, Township 8, New Westminster District, Plan 31842; Parcel One, Section 3, Township 8, New Westminster District, Reference Plan 87123; Lot 229, Section 3, Township 8, New Westminster District, Plan 56234; Lot 230, Section 3, Township 8, New Westminster District, Plan 56234; Lot 231, Section 3, Township 8, New Westminster District, Plan 56234; Lot 232, Section 3, Township 8, New Westminster District, Plan 56234; 0.103 Ha portion of closed road shown as Parcel A on Reference Plan EPP73909.

Applicant: Points West Architecture

Owners: Oaken Developments (Brydon) Inc., City of Langley

