



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 150, 2018, BYLAW No. 3067
DEVELOPMENT PERMIT APPLICATION DP 07-18

To consider a Rezoning Application and Development Permit Application by Hehe Rosewood Senior Centre Inc. to accommodate a senior citizens housing development, including *Senior Citizens Care Facility, Congregate Housing, and Senior-Oriented Multiple Unit Residential*.

The subject properties are currently zoned RS1 Single Family Residential Zone and P2 Private Institutional/Recreation Zone in Zoning Bylaw No. 2100 and designated “*Urban Residential and Institutional*” in the Official Community Plan. All lands designated for Multifamily Residential and Environmentally Sensitive Areas are subject to a Development Permit.

Background Information:

Applicant:	Billard Architecture
Owners:	Hehe Rosewood Senior Centre Inc.
Civic Addresses:	20964, 20974, 20980, 21016, 21024 Old Yale Road
Legal Description:	Lots 1 and Lot 2, District Lot 36, Group 2, New Westminster District Plan 5706; Lot 38 Except: Firstly: Part Subdivided By Plan 41617; Secondly: Part Subdivided By Plan 66178; Thirdly: Part Subdivided By Plan 66179; District Lot 36, Group 2, New Westminster District Plan 26751; Parcel “A” (Explanatory Plan 10443) Lot 3, District Lot 36, Group 2, New Westminster District Plan 7420.
Density:	142.3 units/ha (57.6 units/acre)
Floor Area Ratio:	1.267
Total Parking Required:	226 (including 36 visitor and 12 H/C)
Total Parking Provided:	286 (Including 67 visitor and 15 H/C)
Existing Zoning:	RS1 Single Family Residential Zone & P2 Private Institutional/ Recreation Zone
Proposed Zoning:	CD 59 (Comprehensive Development Zone)
Proposed OCP Designation:	Old Yale Road Seniors District
Variances Requested:	None
Development Cost Charges:	\$3,773,875.85 (City-\$2,650,807.24, GVS&DD -\$989,728.61, SD-\$133,340.00
Community Amenity Charge:	264 Units @ \$2,000/unit = \$528,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 150**

BYLAW No. 3067

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD59) and to rezone the property located at 20964, 20974, 21016, 21024 Old Yale Road 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. 150, 2018, No. 3067”.

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 – 59 (CD59) Zone: immediately after Comprehensive Development - 58 (CD58) Zone:

“DDD. CD59 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a senior citizens housing development , including *Senior Citizens Care Facility*, *Congregate Housing*, and *Senior-Oriented Multiple Unit Residential*.

2. Permitted Uses

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

- (a) *Senior Citizens Care Facility*;
- (b) *Congregate Housing*;

- (c) *Senior-Oriented Multiple Unit Residential.*

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: 011-161-981
Lot 1, District Lot 36, Group 2, New Westminster District Plan 5706
- (b) PID: 011-762-900
Lot 2, District Lot 36, Group 2, New Westminster District Plan 5706
- (c) PID: 008-874-786
Lot 38 Except: Firstly: Part Subdivided By Plan 41617; Secondly: Part Subdivided By Plan 66178; Thirdly: Part Subdivided By Plan 66179; District Lot 36, Group 2, New Westminster District Plan 26751
- (d) PID: 000-602-302
Parcel "A" (Explanatory Plan 10443) Lot 3, District Lot 36, Group 2, New Westminster District Plan 7420
- (e) PID: 028-856-341
Lot A, District Lot 36, Group 2, New Westminster District Plan BCP50813

4. Site Area

The minimum lot area which may be created by subdividing the said lands in this Zone shall be .40 ha.

5. 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 63 pages and dated August 2018 prepared by Billard Architecture and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 07-18.

6. Special Regulations

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

7. 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 seventeenth day of September, 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 07-18 DEVELOPMENT PERMIT APPLICATION DP 07-18

Civic Address: 20964, 20974, 21016, 21024 Old Yale Road

Legal Description: Lot 1, District Lot 36, Group 2, New Westminster District Plan 5706;
Lot 2, District Lot 36, Group 2, New Westminster District Plan 5706;
Lot 38 Except: Firstly: Part Subdivided By Plan 41617; Secondly:
Part Subdivided By Plan 66178; Thirdly: Part Subdivided By Plan
66179; District Lot 36, Group 2, New Westminster District Plan
26751;
Parcel "A" (Explanatory Plan 10443) Lot 3, District Lot 36, Group 2,
New Westminster District Plan 7420.

Applicant: Billard Architecture

Owners: Hehe Rosewood Senior Centre Inc.

