



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 199, 2023, BYLAW No. 3261
DEVELOPMENT PERMIT APPLICATION DP 08-23

To consider rezoning and Development Permit applications from Sean Tilstra to accommodate a 6-storey, 136-unit apartment development at 20619 & 20629 Eastleigh Crescent.

The subject properties are currently zoned P2 Private Institutional/Recreation Zone in Zoning Bylaw No. 2100 and designated “Transit-Oriented Residential” in the Official Community Plan Land Use Map. All lands designated “Transit-Oriented Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Sean Tilstra
Owner:	Highland Lodge Ltd.
Civic Addresses:	20619 & 20629 Eastleigh Crescent
Legal Description:	Lots 39 & 40, District Lot 37, Group 2, New Westminster District, Plan 34280
Site Area:	3,719 m ² (0.92 acres)
Number of Units:	136 apartments
Gross Floor Area:	10,313 m ² (111,008 ft ²)
Floor Area Ratio:	2.773
Lot Coverage:	54.33%
Building Height:	6 Storeys
Total Parking Required:	203 spaces (including 10 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	149 spaces
Visitor	<u>20 spaces</u>
Total	169 spaces (including 9 h/c spaces)
OCP Designation:	Transit-Oriented Residential
Existing Zoning:	P2 Private Institutional/Recreation
Proposed Zoning:	CD92 Comprehensive Development
Variances Requested:	20 visitor parking spaces (28 required) 5.5 m long accessible parking spaces (5.8 m required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$2,751,688.00 (City - \$1,298,664.00, GVS&DD - \$580,584.00, GVWD - \$579,496.00, SD35 - \$81,600.00, TransLink - \$211,344.00)
Community Amenity Contributions (CACs):	\$557,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 199**

BYLAW No. 3261

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20619 & 20629 Eastleigh Crescent to the CD92 Comprehensive Development 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. 199, 2023, No. 3261”.

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 – 92 (CD92) Zone immediately after Comprehensive Development – 91 (CD91) Zone:

“KKKK. CD92 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 136-unit apartment development.

2. Permitted Uses

The Land, buildings, and structures shall 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 lots shall form the site and shall be zoned CD92 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 006-999-930
Lot 39, District Lot 37, Group 2, New Westminster District, Plan 34280
- (b) PID: 007-001-207
Lot 40, District Lot 37, Group 2, New Westminster District, Plan 34280

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 prepared by Keystone Architecture & Planning Ltd. (architectural plans dated December 1, 2023 and landscape plans dated November 6, 2023), one copy each of which is attached to Development Permit No. 08-23.

5. 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*.

(2) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 006-999-930
Lot 39, District Lot 37, Group 2, New Westminster District, Plan 34280

Zoning Bylaw Amendment No. 199
Bylaw No. 3261

(b) PID: 007-001-207
Lot 40, District Lot 37, Group 2, New Westminster District,
Plan 34280

from the P2 Private Institutional/Recreation Zone to the CD92
Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this day of , XXXX.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 07-23 DEVELOPMENT PERMIT APPLICATION DP 08-23

Civic Address: 20619 & 20629 Eastleigh Crescent
Legal Description: Lots 39 & 40, District Lot 37, Group 2, New Westminster District, Plan 34280
Applicant: Sean Tilstra
Owner: Highland Lodge Ltd.

