

# 3.0 Regulatory Context

## 3.1 Current Zoning

The site is zoned Comprehensive Development District (CD-1 #55). This CD-1, adopted in March of 1969, amended in 1982 and 1995, allows for a college and related facilities. The CD-1 By-law # 55 regulates on use, building area and parking. Through the Campus Master Planning Process, including comprehensive community consultation, guidelines for building heights, setbacks and overall form of development were developed.



## 3.2 Area Zoning

The site is located in an area that is predominantly zoned RS-1. To the north and east is lands zoned RS-1 and is occupied by single family dwellings. To the south of the college is Langara Golf Course which is also zoned RS-1. Immediately to the west of Langara College are CD-1 zoned sites occupied by the South Slope Family YMCA and multiple-dwelling buildings.

## 3.3 Applicable By-Laws, Policies and Guidelines

By-laws:  
 CD-1 #55  
 Uses - The CD-1 #55 Zoning By-law permits the following uses:

- A college and related facilities
- A student resources building

Policies and Guidelines  
 Langara College Policy Statement (March 2005)  
 The Langara College Policy statements provides a policy and site planning framework to guide, and provides a basis for assessing, future phased rezoning and expansion.

This Policy Statement sets directions for development over the next 25 years in terms of:

- Overall campus organization
- Land-use
- Density
- Building forms

The policy also addresses:

- Development phasing
- Parking and traffic circulation
- Sustainability
- Public amenities (childcare and public open space)