

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MARCH 25, 2024 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100739 (1368802
BC LTD. / PARAMORPH ARCHITECTURE INC. /
20792 – 68 AVENUE)

REPORT: 24-54
FILE: 08-14-0101

PROPOSAL:

Application to rezone approximately 0.34 hectares (0.84 acres) of land located at 20792 – 68 Avenue to Comprehensive Development Zone CD-201 to facilitate development of approximately 18 townhouses.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5989 subject to nine (9) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1368802 BC Ltd.) Bylaw No. 5989 rezoning 0.34 hectares (0.84 acres) of land located at 20792 – 68 Avenue to Comprehensive Development Zone CD-201 to facilitate development of approximately 18 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, enhanced sidewalks, greenways, and necessary traffic improvements for the south half of 68 Avenue and the west half of Willowbrook Connector in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
 - a. restricting development until a Development Permit is issued
 - b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention

- replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township
- c. prohibiting driveway access to or from 208 Street / Willowbrook Connector
 - d. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
 - f. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units
 - g. notifying property owners of the proximity of the ALR and of the potential for sound odour and airborne impact from natural farm activities.
6. Registration of a reciprocal access easement over 20792 – 68 Avenue for the purposes of access to lands located to the south at 6785 – 208 Street, 6731 – 208 Street and 6705 – 208 Street.
 7. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of \$259,200 in support of the proposed rezoning.
 8. Compliance with the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
 9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

EXECUTIVE SUMMARY:

Paramorph Architecture Inc. has applied on behalf of the owner to rezone approximately 0.34 hectares (0.84 acres) of land located at 20792 – 68 Avenue to Comprehensive Development Zone CD-201 to facilitate development of approximately 18 townhouse units.

A delegated development permit for form and character is being processed concurrently.

As the proposed development is consistent with the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan, staff recommend council consider the rezoning request, subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5989.

REZONING APPLICATION NO. 100739 (1368802
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REFERENCE:

Agent:	Paramorph Architecture Inc. 308, 9639 – 137A Street Surrey BC V3T 0M1
Owner:	1368802 BC Ltd. 209, 6678 – 152 Street Langley BC V3S 7J2
Legal Description:	Lot 4, Except Part in Plan LMP51054 District Lot 311 Group 2 New Westminster District Plan 68504
Location:	20792 – 68 Avenue
Area:	0.34 ha (0.84 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-201
Northeast Gordon Estate Neighbourhood Plan:	Townhouse (22 UPA)

BACKGROUND/HISTORY:

- The subject site is currently zoned Suburban Residential Zone SR-2, designated Multi Family in the Willoughby Community Plan and designated Townhouse (22 UPA) in the Northeast Gordon Estate Neighbourhood Plan.

DISCUSSION/ANALYSIS:

- Paramorph Architecture Inc. has applied to rezone the site to Comprehensive Development Zone CD-201 to facilitate a residential development with approximately 18 townhouses and a density of 21.4 UPA.
- The proposed rezoning complies with the Northeast Gordon Estate Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Northeast Gordon Estate Neighbourhood Plan Designation	Existing Zoning
North:	68 Avenue, beyond which are lots with existing single family dwellings	Townhouse (22 UPA)	Suburban Residential Zone SR-2
South:	A lot with an existing single family dwelling	Townhouse (22 UPA) & Medium Density Apartment (1.9 FSR)	Suburban Residential Zone SR-2

East:	Willowbrook Connector / 208 Street, beyond which is a lot with an existing single family dwelling	Townhouse (22 UPA)	Suburban Residential Zone SR-2
West:	A lot with an existing single family dwelling	Medium Density Apartment (1.9 FSR)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5989 proposes to rezone the site to Comprehensive Development Zone CD-201 to facilitate the development of approximately 18 townhouses.
- A condition of this rezoning is provision of access to the lands south of the subject site via easement.
- The project will be further reviewed as part of the development permit application process to ensure compliance with the provisions of the site's proposed CD-201 zoning in terms of siting, lot coverage, height, use and density.

Development Permit:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated application is being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- Based on current rates, the CAC calculation for this proposal is as follows:

	Count	Rate	Total
Townhouses	18	\$14,400.00	\$259,200.00
Total			\$259,200.00

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
12	1	25	25	8	34

Staff note that the proposed significant tree retention is subject to further consideration as part of the development permit application process.

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Policy Considerations:

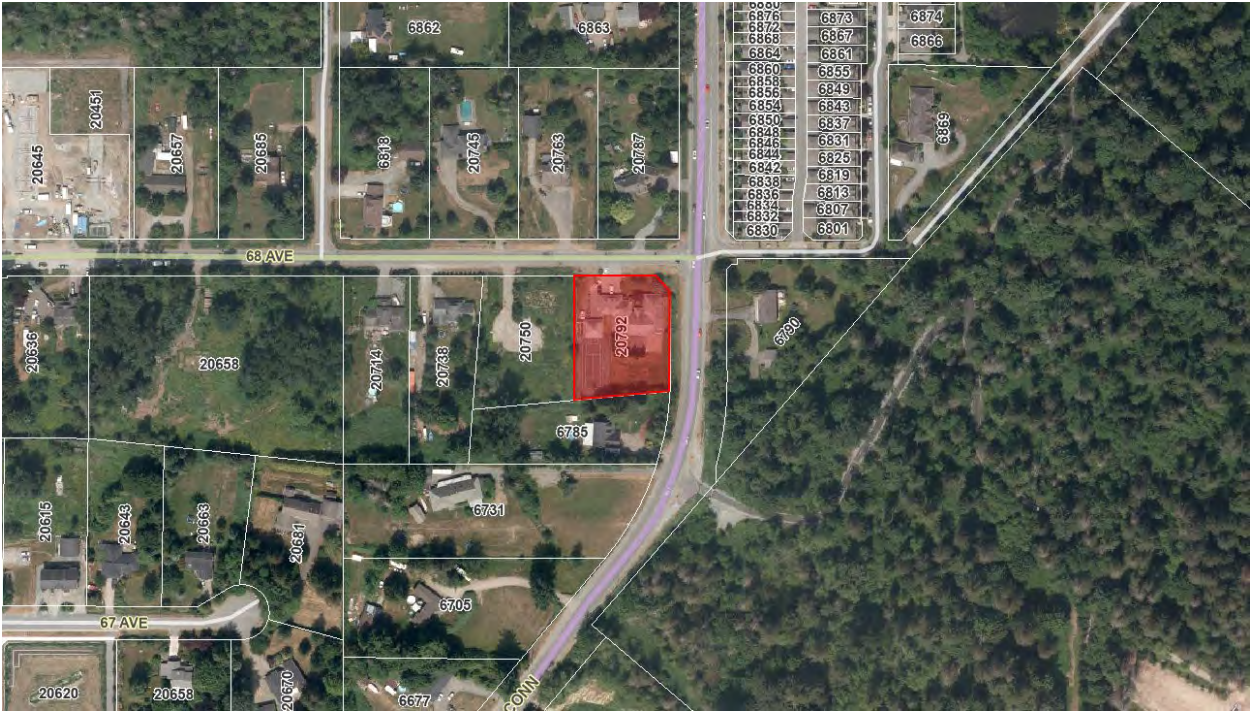
The proposed rezoning application facilitates the development of approximately 18 townhouses. The proposal is consistent with the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5989 (subject to nine (9) development prerequisites).

Respectfully submitted,

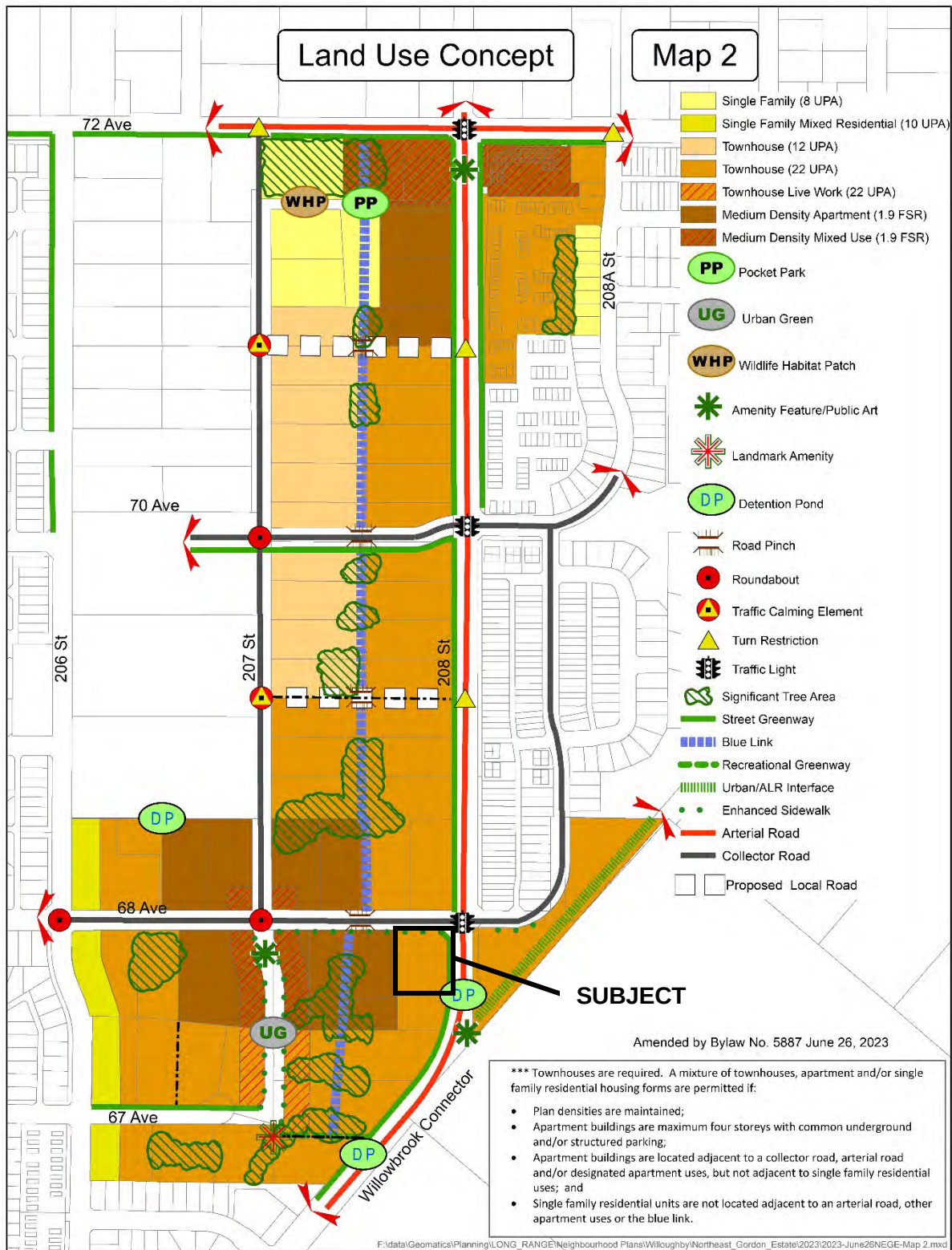
Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

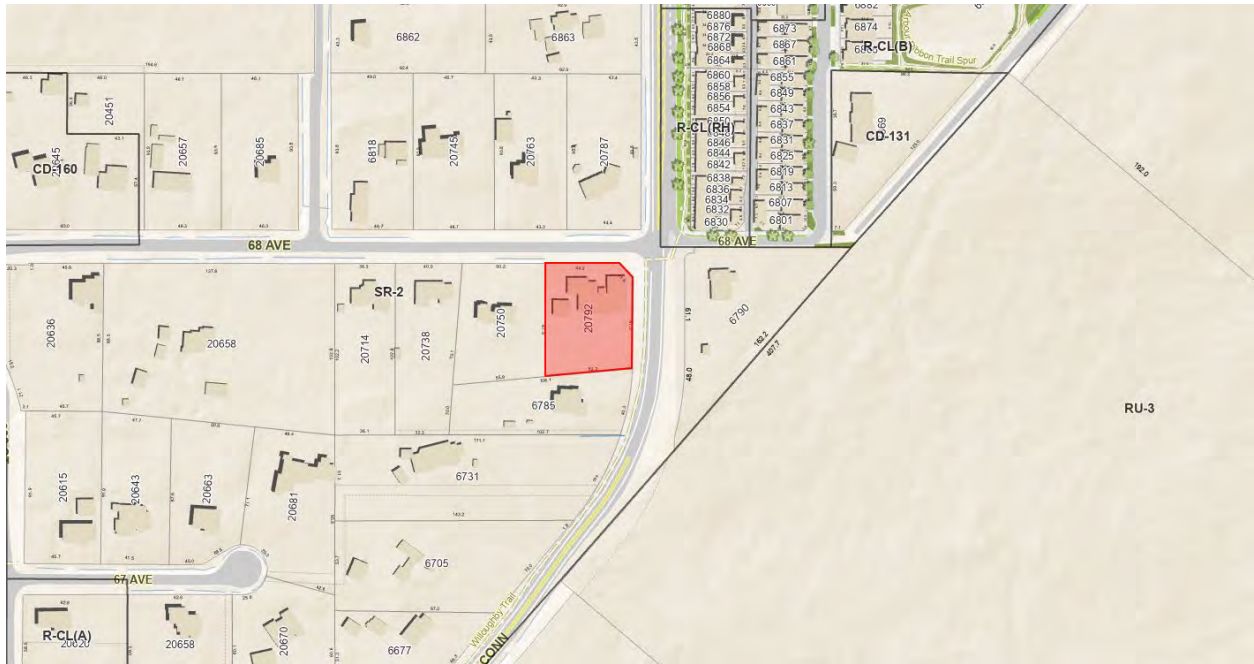
ATTACHMENT A Maps and Graphics

ATTACHMENT A



AERIAL CONTEXT MAP





ZONING BYLAW NO. 2500



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1368802 BC LTD.) BYLAW NO. 5989**

EXPLANATORY NOTE

Bylaw No. 5989 rezones 0.34 ha (0.84 ac) of land located at 20792 – 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-201 to facilitate the development of approximately 18 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (1368802 BC LTD.) BYLAW NO. 5989

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1368802 BC Ltd.) Bylaw No. 5989".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-201" after the words "Comprehensive Development Zone CD-200"
 - b. Adding to Section 110.1 after the words "CD-200" the words "CD-201 – 2600 m²"
 - c. Adding after Section 1100 "Comprehensive Development Zone CD-200" the following as Section 1101 "Comprehensive Development Zone CD-201"

1101 **COMPREHENSIVE DEVELOPMENT ZONE CD-201**

Uses Permitted

- 1101.1 In the CD-201 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *townhouses*

Density

- 1101.2 The density permitted shall be no greater than 54 units per hectare (22 units per acre).

Lot Coverage

- 1101.3 *Buildings and structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 1101.4 Siting of *buildings and structures* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1101.5 The *height of buildings and structures* shall not exceed three (3) storeys plus a rooftop patio access and will be in accordance with a Development Permit.

Parking and Loading

- 1101.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

- 1101.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1101.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

- 1101.9 *Age Friendly Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1101.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.
3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 4, Except Part in Plan LMP51054 District Lot 311 Group 2 New Westminster
District Plan 68504

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to
Comprehensive Development Zone CD-201.

NOTICE WAS ADVERTISED the	14, 21	day of	March	, 2024
READ A FIRST TIME the		day of		, 2024
READ A SECOND TIME the		day of		, 2024
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5989

