

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	REPORT:	23-180
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-23-0230
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100269 (MCELHANNEY LTD. / 7950 – 202A STREET; 20320, 20340, 20360, 20388 – 80 AVENUE; 7849, 7843, 7831 – 204 STREET; AND 20323, 20315 – 78 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan and rezone approximately 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue Comprehensive Development Zones CD-194 and CD-195 to facilitate development of approximately 1,452 apartments and 171 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5930 and 5931 subject to 15 development prerequisites being satisfied prior to final reading of Bylaw No. 5931 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan, Yorkson Neighbourhood Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (McElhanney Ltd.) Bylaw No. 5930 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McElhanney Ltd.) Bylaw No. 5931 rezoning 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Comprehensive Development Zone CD-194 and CD-195 to facilitate the development of approximately 1,452 apartments and 171 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, and necessary traffic improvements including dedication along 202A Street (including greenway), 204 Street, 78 Avenue, 78A Avenue and 80 Avenue (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, Yorkson Neighbourhood Plan and the Latimer Neighbourhood Plan.
3. Completion of a road closure bylaw for the portion of 78 Avenue between 203A Street and 204 Street.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100269 (MCELHANNEY
LTD. / 7950 – 202A STREET; 20320, 20340, 20360,
20388 – 80 AVENUE; 7849, 7843, 7831 – 204 STREET;
AND 20323, 20315 – 78 AVENUE)
Page 2 . . .

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Completion of a subdivision to create the proposed apartment and townhouse lots.
6. Provision of a traffic study addressing the impact of the proposal on the existing surrounding road network and identifying (and securing) any potential upgrades (onsite and offsite) including parking design, signalization of intersections, provision of roundabouts and any other upgrades.
7. Dedication and construction of a 4.5 m wide street greenway on the east side of 202A Street and south side of 80 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
8. Compliance with Schedule 3 – Development Permit Areas: Streamside Protection and Enhancement of the Township OCP including issuance of a Streamside Development Permit, security of required senior government approvals, security of proposed enhancement works including access infrastructure, and protection of the lands via restrictive covenant.
9. 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).
10. Registration of restrictive covenants acceptable to the Township:
 - a. restricting building on all proposed lots until applicable target community amenity contributions are provided as outlined in Policy 07-166 as amended
 - b. restricting development until a Development Permit is issued
 - c. prohibiting access to 80 Avenue and 202A Street
 - d. prohibiting clearing of all proposed townhouse and apartment lots (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)
 - e. identifying the units (5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - f. establishment and protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage and security
 - g. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
 - h. 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.
11. Registration of statutory rights-of-ways for the purpose of public pedestrian corridors over proposed Lots 1, 2, 3, 4, and 5 connecting the 202A Street and 80 Avenue greenways to 204 Street, 78 Avenue, 78A Avenue and 79 Avenue.
12. Registration of a cross access easement between proposed Lots 1, 2, and 3.
13. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a voluntary community amenity contribution currently estimated at approximately \$34M based on current rates, to be determined at the time of issuance of building permits (subject to recalculated applicable CAC rates at that time and the Municipal Price Index (MPI) with an initial contribution of \$5,922,261 based on current rates.
14. Compliance with the Willoughby Arterial Road Completion Amenity Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100269 (MCELHANNEY
 LTD. / 7950 – 202A STREET; 20320, 20340, 20360,
 20388 – 80 AVENUE; 7849, 7843, 7831 – 204 STREET;
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 Page 3 . . .

15. 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;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (McElhanney Ltd.) Bylaw No. 5930 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5930 and 5931.

EXECUTIVE SUMMARY:

McElhanney Ltd. has applied on behalf of the owners to amend the land use designations in the Willoughby Community Plan, Latimer Neighbourhood Plan and Yorkson Neighbourhood Plan and rezone approximately 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Comprehensive Development Zones CD-194 and CD-195 to facilitate development of approximately 1,452 apartments and 171 townhouses. Future Development Permit applications for form and character (yet to be applied for) will be required prior to issuance of building permits for the proposed apartment and townhouse buildings should Council elect to advance the application.

The easterly portion of the site is located in the Yorkson Neighbourhood Plan and is currently designated Townhouse (22 units per acre (UPA)), Single Family Mixed Residential (10 UPA), and Greenway. The westerly portion of the site is located in the Latimer Neighbourhood Plan and is currently designated Rowhouse / Townhouse (22 UPA). Within the Willoughby Community Plan the northerly and westerly portion of the subject site is designated Multi Family while the southeasterly portion of the site is designated Mixed Residential.

To accommodate the proposed development, the applicant has applied to amend the Willoughby Community Plan by redesignating the entirety of the site Multi Family. The applicant has further applied to amend the Latimer Neighbourhood Plan and Yorkson Neighbourhood Plan to redesignate the northerly portion of the site to an apartment use allowing additional density and a maximum building height of 6-storeys as well as redesignating the southerly portion of the site to a townhouse use. Additionally, the application proposes to rezone the site to Comprehensive Development Zones CD-194 and CD-195.

As the proposed development generally supports objectives in the Willoughby Community Plan, Latimer Neighbourhood Plan and Yorkson Neighbourhood Plan including locating higher densities adjacent to arterial roads and close to commercial nodes, staff recommend that Council consider the community and neighbourhood plan amendments and rezoning request, subject to the completion of 15 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan Amendment Bylaw No. 5930 and Rezoning Bylaw No. 5931.

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REZONING APPLICATION NO. 100269 (MCELHANNEY
LTD. / 7950 – 202A STREET; 20320, 20340, 20360,
20388 – 80 AVENUE; 7849, 7843, 7831 – 204 STREET;
AND 20323, 20315 – 78 AVENUE)
Page 4 . . .

REFERENCE:

Agent:	McElhanney Ltd. 2300 Central City Tower 13450 – 102 Avenue Surrey BC V3T 5X3
Legal Description:	Lot 45 Section 23 Township 8 New Westminster District Plan 63827 Lots 30 and 31 Section 23 Township 8 New Westminster District Plan 35022 East Half Lot 21 Except: Firstly: Parcel "A" (Explanatory Plan 15149) Secondly: Part Subdivided By Plan 23468 Thirdly: Part Subdivided By Plan 35022 Fourthly: Part Subdivided By Plan 57860; Section 23 Township 8 New Westminster District Plan 2759 Lots 40, 41, 42, and 43 Section 23 Township 8 New West District Plan 61605 Lot 39 Section 23 Township 8 New West District Plan 57860 Lot 29 Section 23 Township 8 New West District Plan 23468
Location:	7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue
Area:	9.82 ha (24.27 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zones CD-194 and CD-195
Willoughby Community Plan (existing):	Multi Family and Mixed Residential
Willoughby Community Plan (proposed):	Multi Family
Latimer Neighbourhood Plan (existing):	Rowhouse / Townhouse (22 UPA)
Latimer Neighbourhood Plan (proposed):	Medium Density Apartment (1.5 – 2.5 FSR)
Yorkson Neighbourhood Plan (existing):	Townhouse (22 UPA), Single Family Mixed Residential (10 UPA), and Greenway

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100269 (MCELHANNEY
LTD. / 7950 – 202A STREET; 20320, 20340, 20360,
20388 – 80 AVENUE; 7849, 7843, 7831 – 204 STREET;
AND 20323, 20315 – 78 AVENUE)
Page 5 . . .

Yorkson Neighbourhood Plan (proposed): Medium Density Apartment (1.5 – 2.5 FSR) and Townhouse (22 UPA)

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential Zone SR-2, designated Multi Family and Mixed Residential in the Willoughby Community Plan (Attachment B), designated Rowhouse / Townhouse (22 UPA) in the Latimer Neighbourhood Plan (Attachment C), and designated Townhouse (22 UPA) and Single Family Mixed Residential (10 UPA) in the Yorkson Neighbourhood Plan (Attachment D). The subject lands were previously the subject of four separate development applications at various stages of review/approval, however, now have been combined into one single application (ToL Project No. 08-23-0230).

DISCUSSION/ANALYSIS:

- The easterly portion of the site is currently designated Townhouse (22 UPA), Single Family Mixed Residential (10 UPA) and Greenway in the Yorkson Neighbourhood Plan.
- The westerly portion of the site is located in the Latimer Neighbourhood Plan and is currently designated Rowhouse / Townhouse (22 UPA).
- The northerly and westerly portion of the subject site is designated Multi Family while the southeasterly portion of the site is designated Mixed Residential in the Willoughby Community Plan.
- McElhanney Ltd. has applied to amend the Willoughby Community Plan, Latimer Neighbourhood Plan and Yorkson Neighbourhood Plan and rezone the site to Comprehensive Development Zones CD-194 and CD-195.
- The proposal includes provision of greenways, widening of 202A Street and 80 Avenue (arterial roads), extension of 78 and 78A Avenues and provision of Streamside Protection and Enhancement Areas (SPEAs).
- The proposal will facilitate development of approximately 1,452 apartments and 171 townhouses.

Adjacent Uses:

	Existing Use	Latimer / Yorkson / Jericho Neighbourhood Plan Designation	Existing Zoning
North:	80 Avenue, beyond which are townhouse developments, suburban residential use, and a neighbourhood commercial centre	Single Family (8 UPA), Rowhouse / Townhouse (22 UPA); Townhouse (22 UPA), Neighbourhood Commercial	Comprehensive Development Zone CD-131, Comprehensive Development Zone CD-131, Suburban Residential Zone SR-2, and Community Commercial Zone C-2
South:	78 Avenue, beyond which are properties currently under development application (ToL Project Nos. 08-23-0173 and 08-23-0205)	Rowhouse / Townhouse (22 UPA); Single Family Mixed Residential (10 UPA)	Suburban Residential Zone SR-2

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 REZONING APPLICATION NO. 100269 (MCELHANNEY
 LTD. / 7950 – 202A STREET; 20320, 20340, 20360,
 20388 – 80 AVENUE; 7849, 7843, 7831 – 204 STREET;
 AND 20323, 20315 – 78 AVENUE)
 Page 6 . . .

East:	204 Street, beyond which are single-family residential properties	Townhouse (22 UPA), Single Family Mixed Residential (10 UPA)	Residential Compact Lot Zones R-CL(SD), R-CL(RH), and R-CL(A)
West:	202A Street, beyond which is Peter Ewart Middle School, Langley Events Centre, and a church	Special Study Area and Low Density Apartment (1.4 FSR)	Suburban Residential Zone SR-2 and Civic Institutional Zone P-1

Willoughby Community Plan Amendment:

- The northerly portion of the site is designated Multi Family in the Willoughby Community Plan (Attachment B). Section 3.1.6 of the Willoughby Plan indicates that the Multi Family designation includes townhouses as well as low rise apartment buildings (up to 6-storeys), consistent with the proposal.
- The southerly portion of the site is designated Mixed Residential in the Willoughby Community Plan, the intent of which is to provide a “variety of housing forms, including attached housing such as duplexes, fourplexes and rowhousing, as well as coach houses and granny flats” (Section 3.1.2).
- To accommodate the townhouse component of the proposal, the proponent has applied to amend the Willoughby Community Plan by redesignating the southerly 4.03 ha (9.96 ac) portion of the site from Mixed Residential to Multi Family.
- Staff do not object to the proposed amendment as the existing designation permits “duplexes, fourplexes and rowhousing” which are a similar form and scale to the proposed townhouses.

Latimer and Yorkson Neighbourhood Plan Amendments:

- With the exception of the northwesterly corner of the site (7950 – 202A Street), the properties are all located in the Yorkson Neighbourhood Plan area with 7950 – 202A Street located in the Latimer Neighbourhood Plan area.
- The 1.85 ha (4.57 ac) portion of the site located in the Latimer Neighbourhood Plan is currently designated Rowhouse / Townhouse (22 UPA). The remaining 7.97 ha (19.69 ac), located in the Yorkson Neighbourhood Plan, is currently designated Townhouse (22 UPA), Single Family Mixed Residential (10 UPA) and Greenway resulting in a current permitted density of 392 – 411 units.
- Section 4.0 and Figure 4.1 of the Latimer Neighbourhood Plan indicate that a key feature of the Plan is “development of a range of housing types, with higher density housing generally located adjacent to arterial roads, collector roads, and commercial nodes.”
- Section 4.2 of the Yorkson Neighbourhood Plan indicates that “Outside the town centre, along the arterial roads and around the smaller commercial nodes, are Medium Density Apartment and Townhouse land uses. This pattern provides the greatest concentration of people within a five minute walking distance to shopping, transportation, employment and entertainment needs.”
- Staff note that the subject site is bounded by two arterial roads (80 Avenue and 202A Street) with 200 Street approximately 500 m to the west. A neighbourhood commercial node is located on the north side of 80 Avenue. The site is also located within approximately 250 m from an elementary school, middle school, and high school.
- Bylaw No. 5930 proposes to amend the Latimer Neighbourhood Plan and Yorkson Neighbourhood Plan by redesignating the northerly portion of the site to Medium Density Apartment (1.5 – 2.5 FSR) and redesignating the southerly portion of the site to Townhouse (22 UPA).

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100269 (MCELHANNEY
LTD. / 7950 – 202A STREET; 20320, 20340, 20360,
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Page 7 . . .

Zoning Amendment:

- Bylaw No. 5931 proposes to rezone the site to new Comprehensive Development Zones CD-194 and CD-195 to facilitate development of approximately 1,452 apartments and 171 townhouses.
- Proposed Comprehensive Development Zone CD-194 permits apartments with a density of up to 2.5 FSR and maximum height of six storeys, while proposed Comprehensive Development Zone CD-195 permits townhouses with a density of up to 22 UPA and a three storey height limit.

Development Permits:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan. At this time, the proponent is not electing to advance development permits with the application.
- Should Council advance the plan amendment and rezoning application, future form and character development permit applications (yet to be applied for), will be processed for Council consideration for the proposed apartments, while a future development permit application for the townhouse portion of the site will be delegated.

Subdivision:

- The applicant is proposing to subdivide the subject properties to create three apartment lots and two townhouse lots with vehicular access for all of the lots provided from new local roads.

Community Amenity Contributions:

- Recognizing that major OCP land use amendments for residential developments may result in potential increases in land value, Council adopted amendments to the CAC policy in December 2022 and February 2023.
- Specifically, CACs are based on an amenity contribution proportionate to the value being created by the increase in density for Major OCP Amendments, potentially in conjunction with or in lieu of the provisions of 5.2(f) of the CAC Policy.
- Consistent with Section 5.2(f) of the CAC Policy, as the application seeks a major OCP amendment, additional contributions estimated at \$34,007,135, based on the current rates and proposed density, would be required. The value may change based on the ultimate extent of density developed and/or if the CAC Policy is updated from time to time.
- Given the scale of the overall development and amount of required contribution, the applicant proposes to defer payment of a portion of the contribution until time of issuance of Building Permit. The applicant is proposing to provide a \$5,922,261 contribution at the time of final reading, which equates to the current CAC amount required based on the current land use designation.
- Per Section 5.4(c) of the CAC Policy, the additional contributions associated with the increased density (\$28,084,873 based on current rates) may be deferred until time of issuance of Building Permits as considered by Council. To accommodate this request, registration of a restrictive covenant to prevent issuance of building permits until the appropriate applicable CAC contribution at that time has been provided is listed as a development pre-requisite. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100269 (MCELHANNEY
 LTD. / 7950 – 202A STREET; 20320, 20340, 20360,
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 Page 8 . . .

	Unit Count	Rate per unit	Total
Townhouses	171	\$14,400	\$2,462,400
Apartments	1,452	\$11,000	\$15,972,000
Additional			\$15,572,735
Total			\$ 34,007,135

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained (in Non- Disturbance Areas	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
43	11	126	126	174	311

Detailed Tree Management and Landscape plans for onsite areas will be provided in conjunction with future development permit applications.

Policy Considerations:

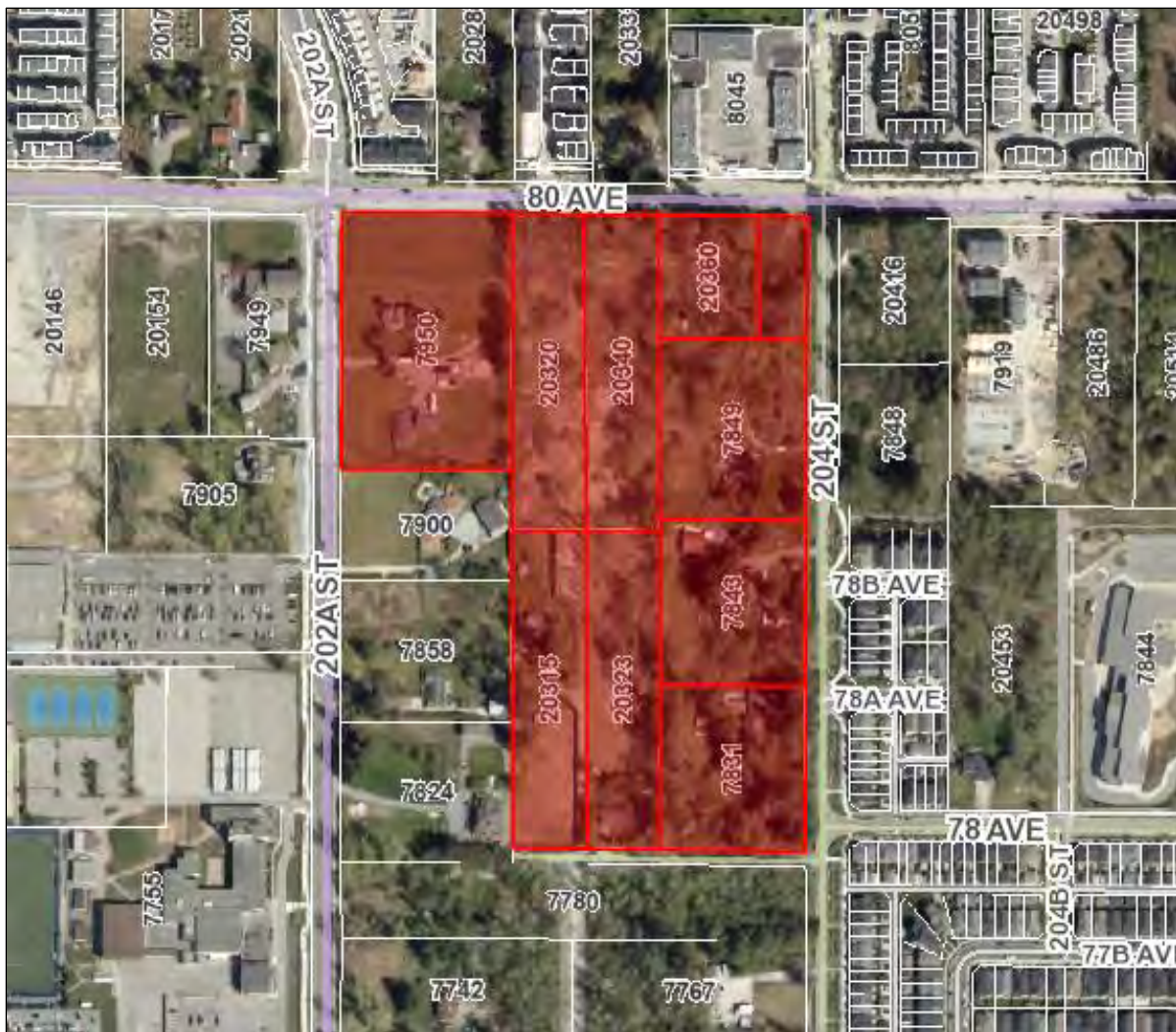
The proposed Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan amendments and rezoning application facilitate the development of approximately 1,452 apartments and 171 townhouses.

In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5930 and 5931 (subject to 15 development prerequisites) and authorize staff to schedule the required public hearing for Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan Amendment Bylaw No. 5930 and Rezoning Bylaw No. 5931.

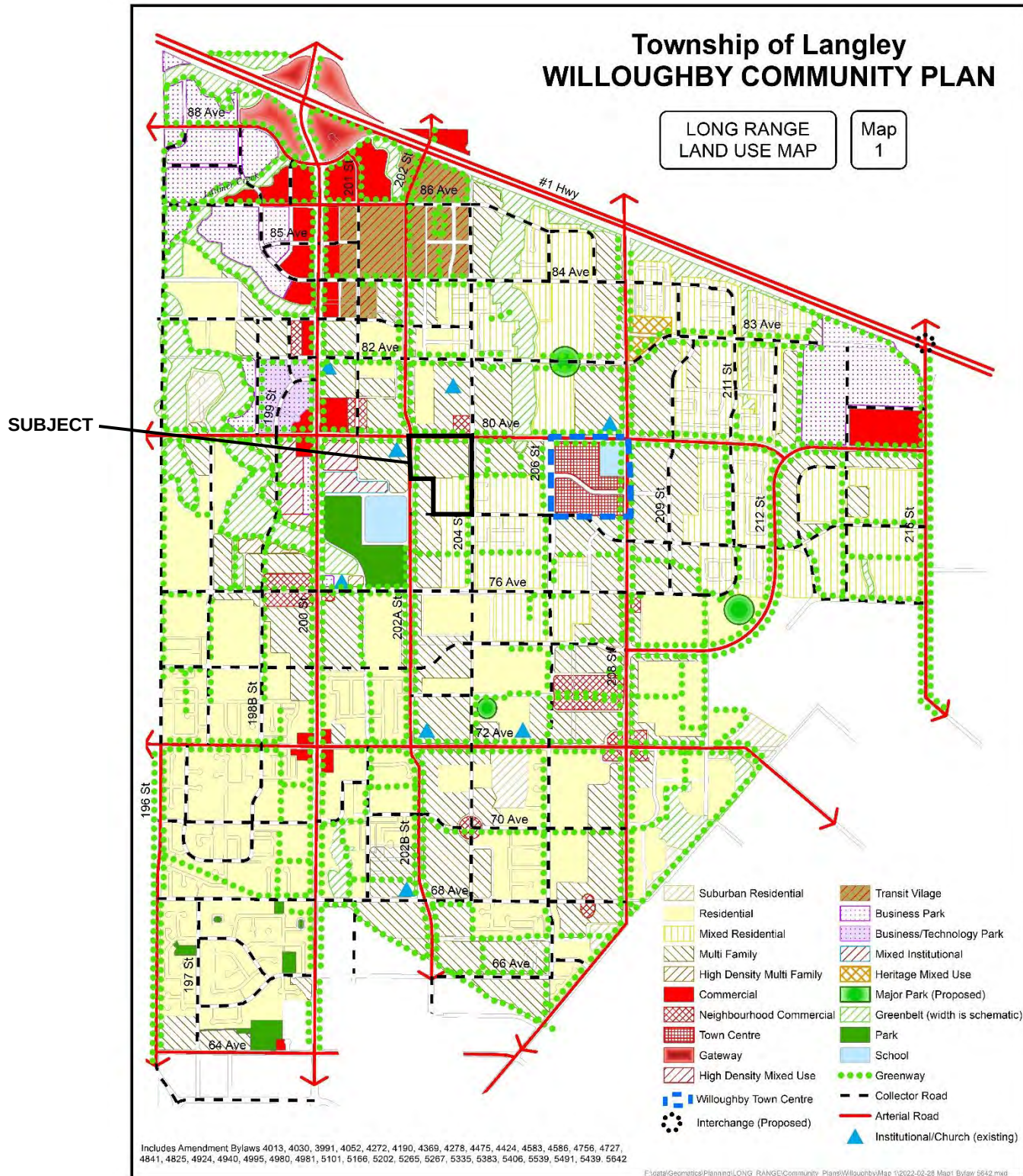
Respectfully submitted,

Joel Nagtegaal
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

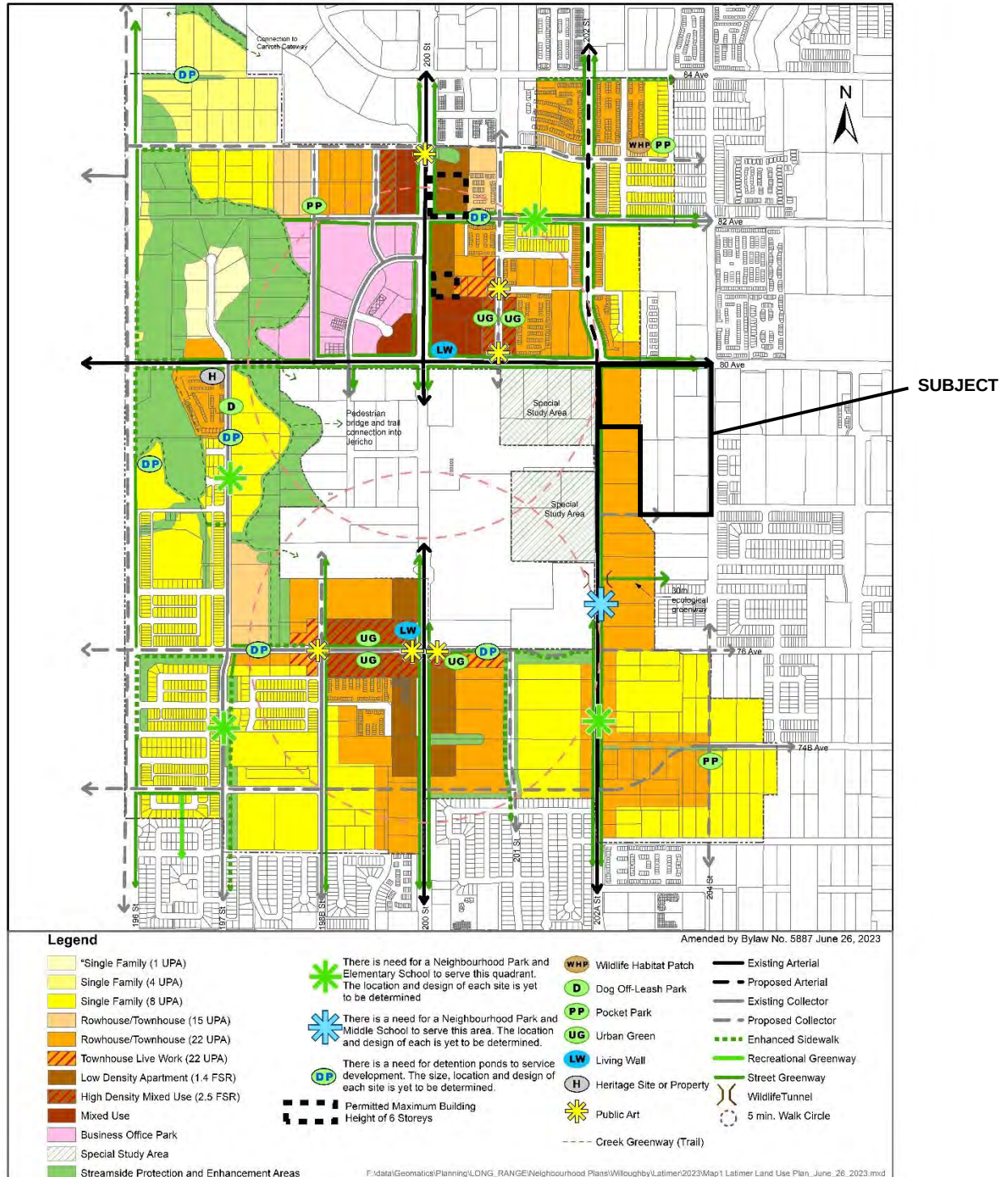
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Latimer Neighbourhood Plan Map
ATTACHMENT D	Yorkson Neighbourhood Plan Map
ATTACHMENT E	Zoning Bylaw No. 2500 Map
ATTACHMENT F	Overall Site Plan Submitted by Applicant

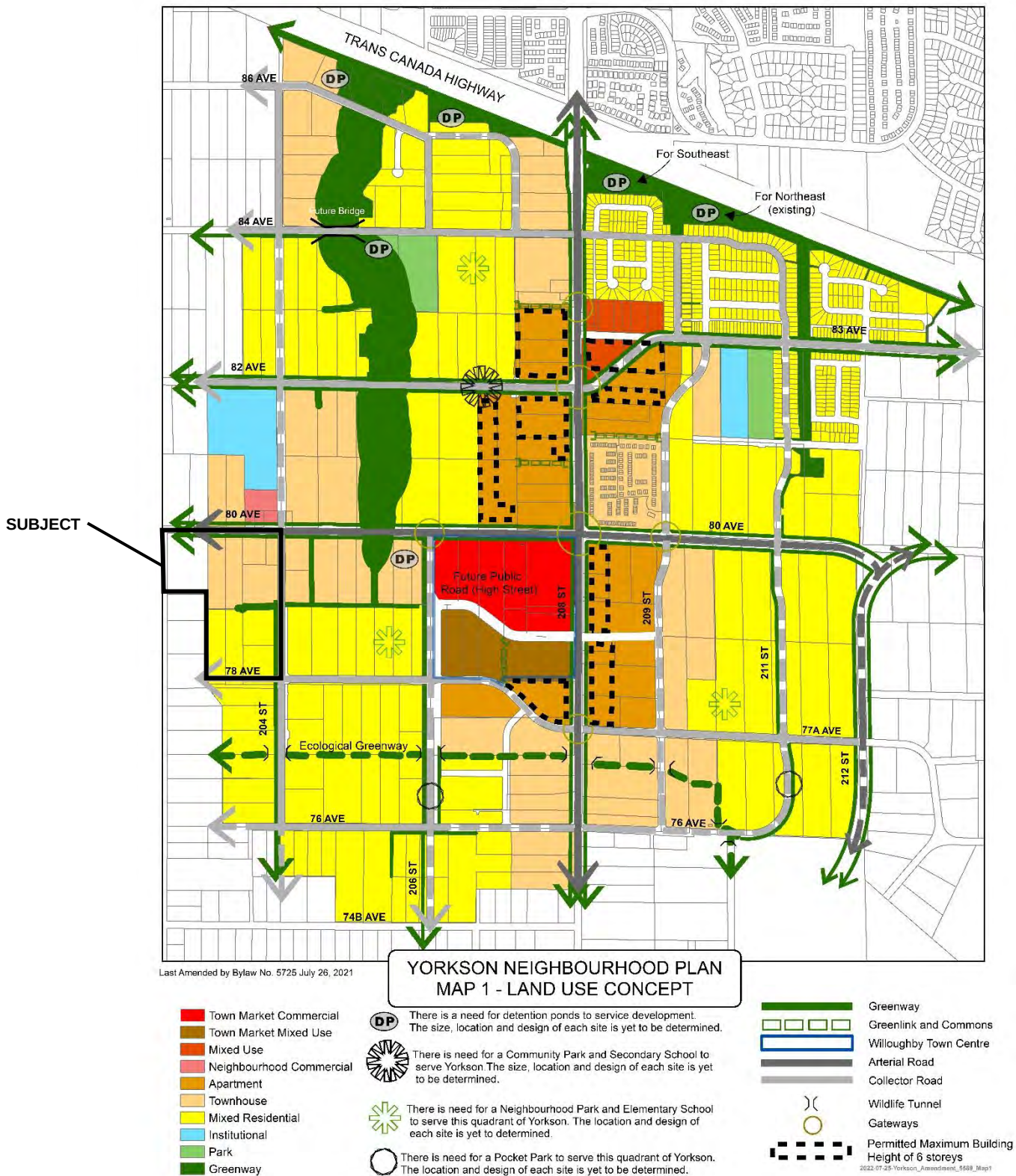


AERIAL CONTEXT MAP

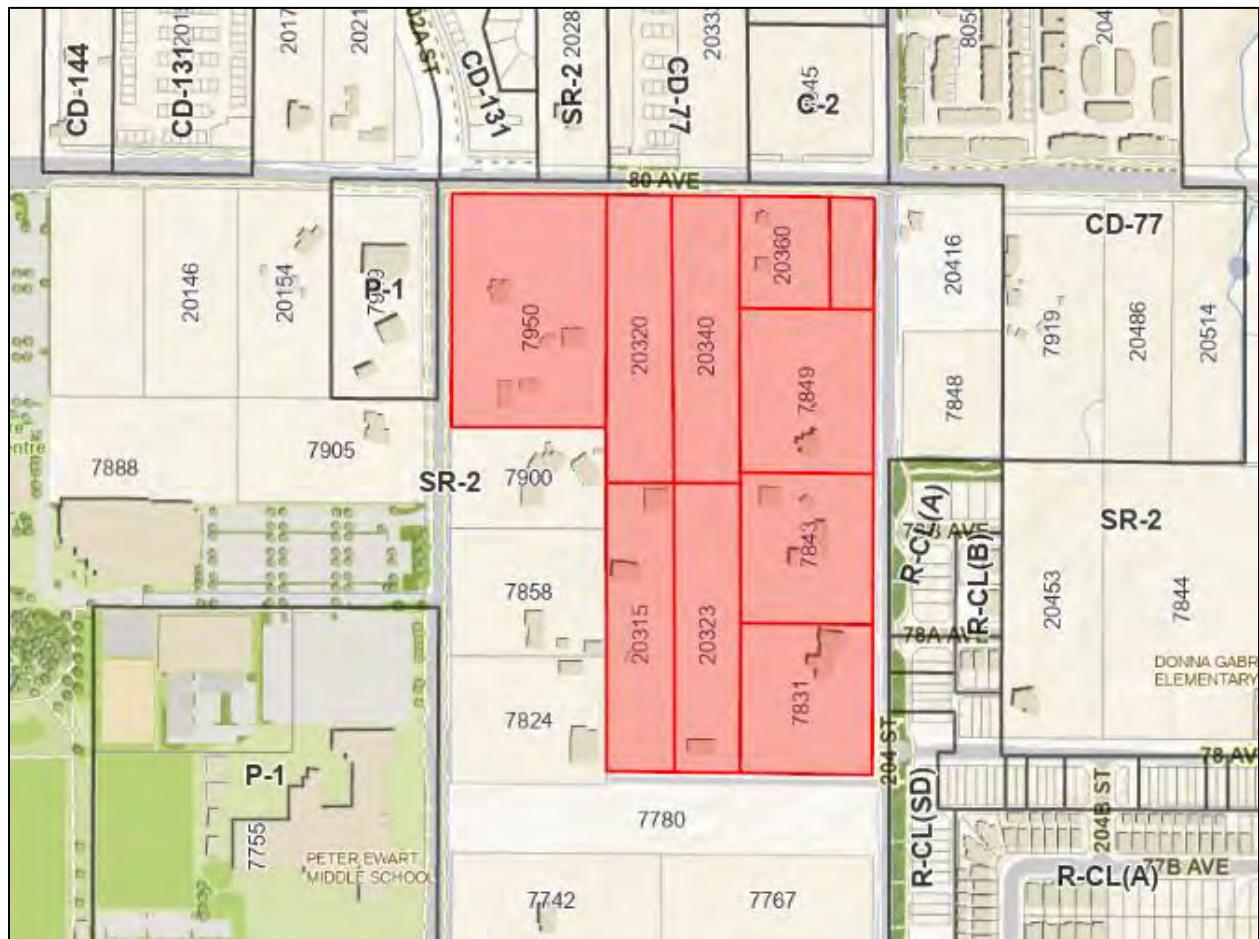


Map 1 - Latimer Land Use Plan





ATTACHMENT E



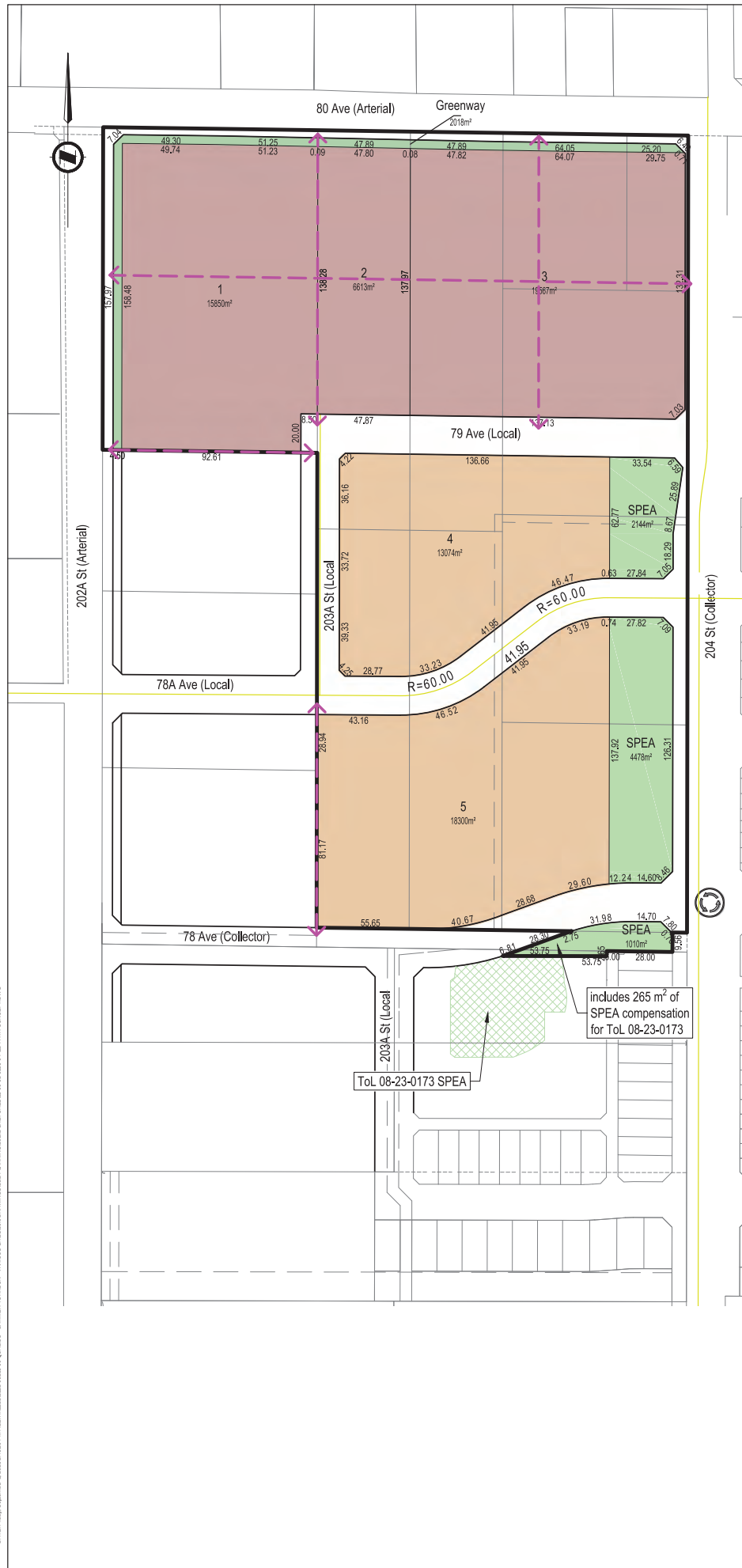
ZONING BYLAW NO. 2500 MAP

LEGEND

F.2

- Subject Assembly
- Streamside Protection and Enhancement Area (SPEA)
- Greenway
- Apartment (CD)
- Townhouse (CD)
- Proposed Roundabout
- Conceptual Pedestrian Path
Mid-block pedestrian network shown.
Pathways pending Township review and approval, to be finalized at DP stage.

ATTACHMENT F



FOR SUBMISSION

DATE	#	REVISION	INITIAL
2023.09.01	0	Based on Sketch 1	CM

PEDESTRIAN NETWORK

Based on Sketch 1
78 Avenue and 204 Street
Township of Langley, BC

DATE: September 1, 2023
PREPARED FOR: Qualico/Streetside, Zenterra, Gramercy
SCALE: 1 : 2000 @ 11" X 17"
MCE PROJECT: 2111-06253-00
MUN. PROJECT: 08-23-0230



McElhenny F.2 - Page 14

Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

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1THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030

AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101

AMENDMENT (MCELHANNEY LTD.) BYLAW NO. 5930

EXPLANATORY NOTE

Bylaw No. 5930 amends the Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan to redesignate properties at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Multi Family, Medium Density Apartment 2.5 FSR, Townhouse (22 UPA) and Medium Density Apartment (1.5 – 2.5 FSR).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842****AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800****AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030****AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101****AMENDMENT (MCELHANNEY LTD.) BYLAW NO. 5930**

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800, Yorkson Neighbourhood Plan Bylaw No. 4300 and Latimer Neighbourhood Plan Bylaw No. 5101

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 “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (McElhanney Ltd.) Bylaw No. 5930”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as:

Lots 30 and 31 Section 23 Township 8 New Westminster District Plan 35022; and
Lots 42 and 43 Section 23 Township 8 New West District Plan 61605

- a) By amending Map 1 to change the land use designation for the lands to “Multi Family” for the area shown on Schedule “A” attached to and forming part of this Bylaw.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030” as amended is further amended with respect to lands described as:

Lots 30 and 31 Section 23 Township 8 New Westminster District Plan 35022;

East Half Lot 21 Except: Firstly: Parcel "A" (Explanatory Plan 15149) Secondly: Part Subdivided By Plan 23468 Thirdly: Part Subdivided By Plan 35022 Fourthly: Part Subdivided By Plan 57860; Section 23 Township 8 New Westminster District Plan 2759;

Portion of Lot 40, 41, Section 23 Township 8 New West District Plan 61605;
Lots 42 and 43 Section 23 Township 8 New West District Plan 61605;

Lot 39 Section 23 Township 8 New West District Plan 57860; and

Lot 29 Section 23 Township 8 New West District Plan 23468

- a) By amending Table 4.1 – Residential Housing Mix and Densities by adding a new row immediately following the “Medium Density Apartments**” row called “Medium Density Apartment 2.5 FSR” permitting a maximum height of 6 storeys in Column A, indicating “CD” in Column B, and permitting a maximum residential density of 2.5 FSR in Column D.
 - b) By amending Map 1 to change the land use designation for the lands to “Medium Density Apartment 2.5 FSR” and “Townhouse (22 UPA)” for the areas shown on Schedule “B” attached to and forming part of this Bylaw.
4. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended with respect to lands described as:

Lot 45 Section 23 Township 8 New Westminster District Plan 63827

- a) By adding the following Section 5.2.4.1 following Section 5.2.4:

5.2.4.1 Medium Density Apartment (1.5 – 2.5 FSR)

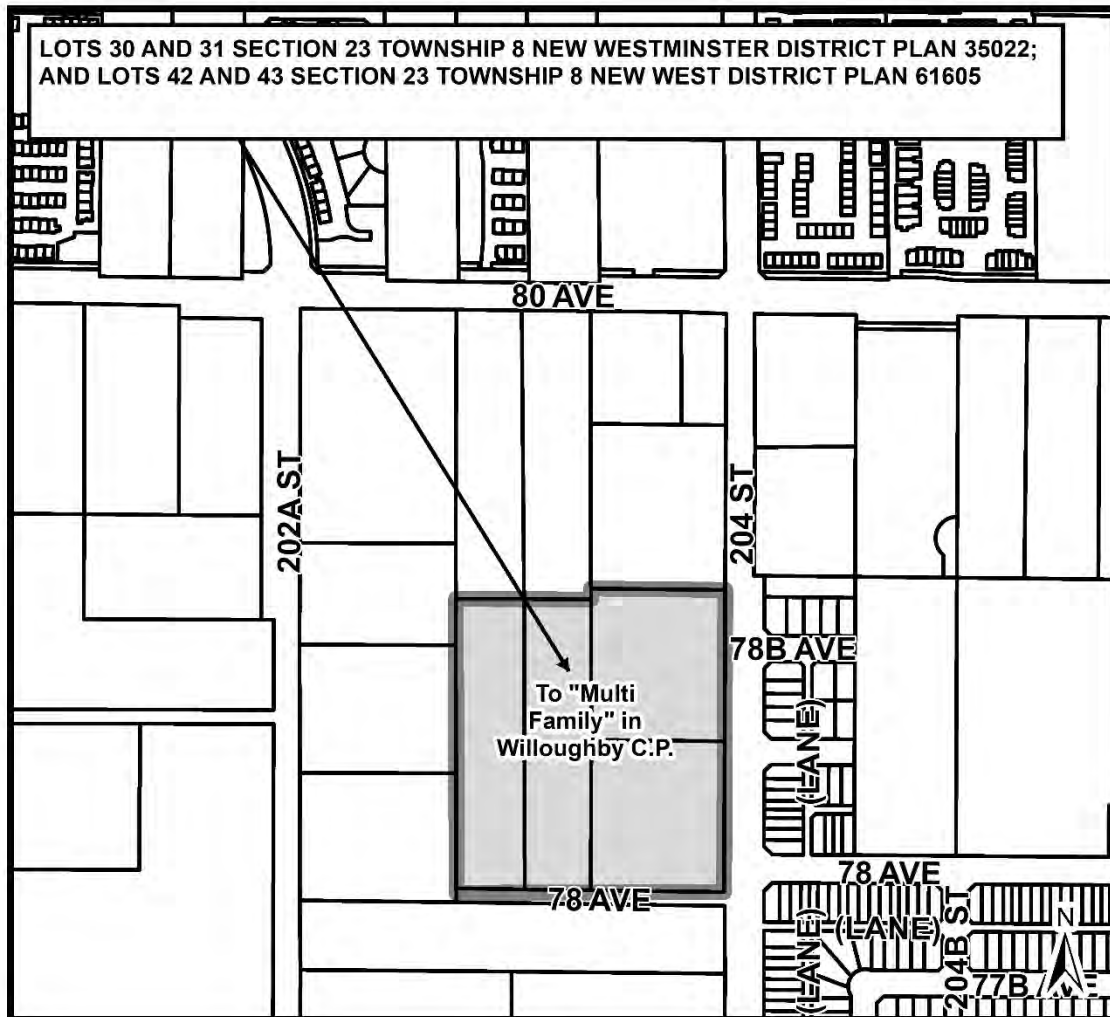
The intent of the Medium Density Apartment designation is to provide opportunities for higher density housing, including seniors' housing, along primary transportation corridors. The designation will allow for a mix of unit sizes, suitable for and affordable to a range of income levels and lifestyles. Different building tenures, including rental and strata apartments, will be supported. Density within this designation is to be a minimum of 1.5 FSR and a maximum of 2.5 FSR. Policies specific to this designation are as follows:

- Buildings shall not exceed a height of six storeys.
 - Buildings shall be oriented to streets or adjacent greenways. Buildings shall not be oriented away from the public realm.
 - Tenant parking shall be provided underground. Guest parking may be accommodated in off-street surface parking lots.
 - All ground floor units shall have direct access to the street or adjacent greenway.
 - Patios and other outdoor private ground floor spaces shall be appropriately separated from public spaces through the use of screening, landscaping, or change in elevation.
- b) By amending Map 1 to change the land use designation for the lands to “Medium Density Apartment (1.5 - 2.5 FSR)” for the area shown on Schedule “C” attached to and forming part of this Bylaw.

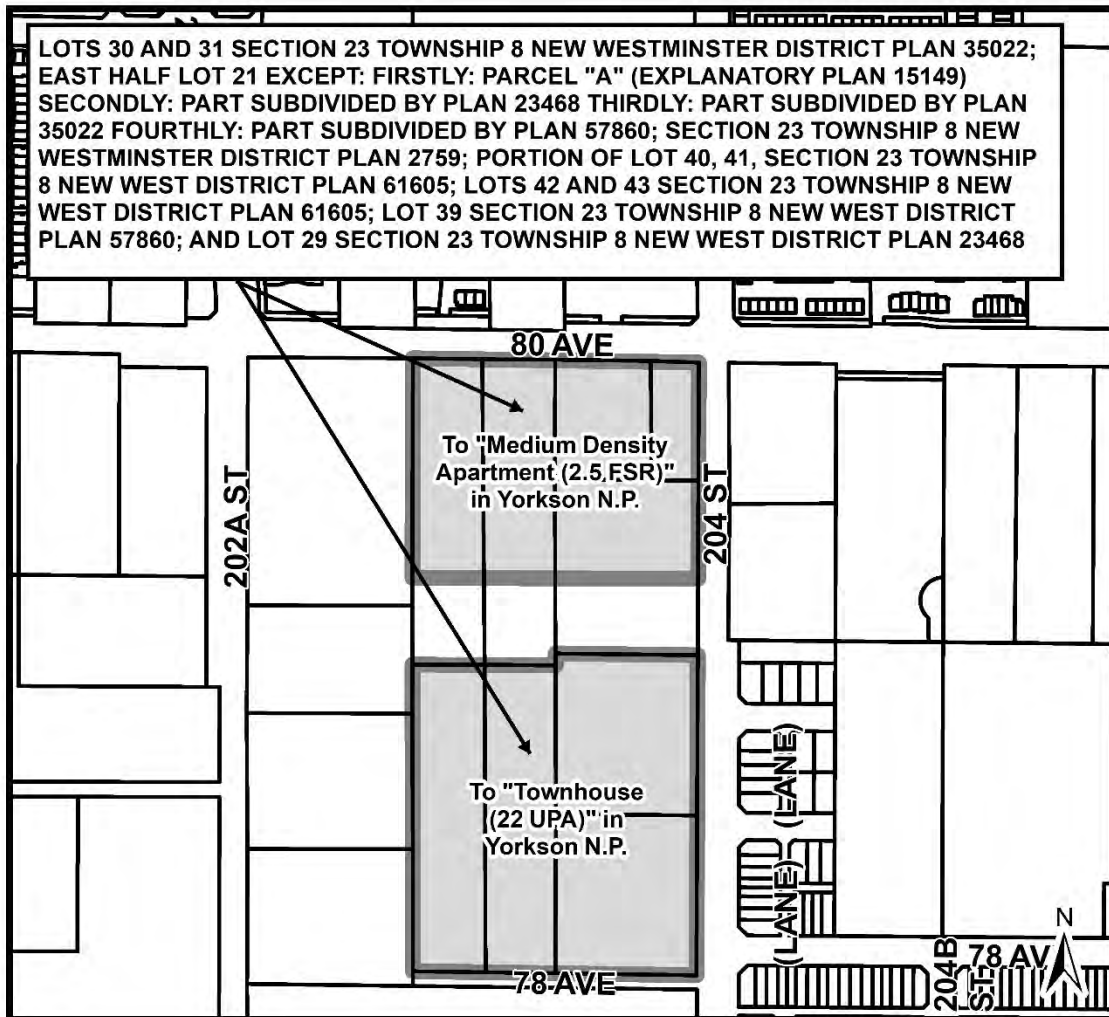
READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

Mayor _____ Township Clerk _____

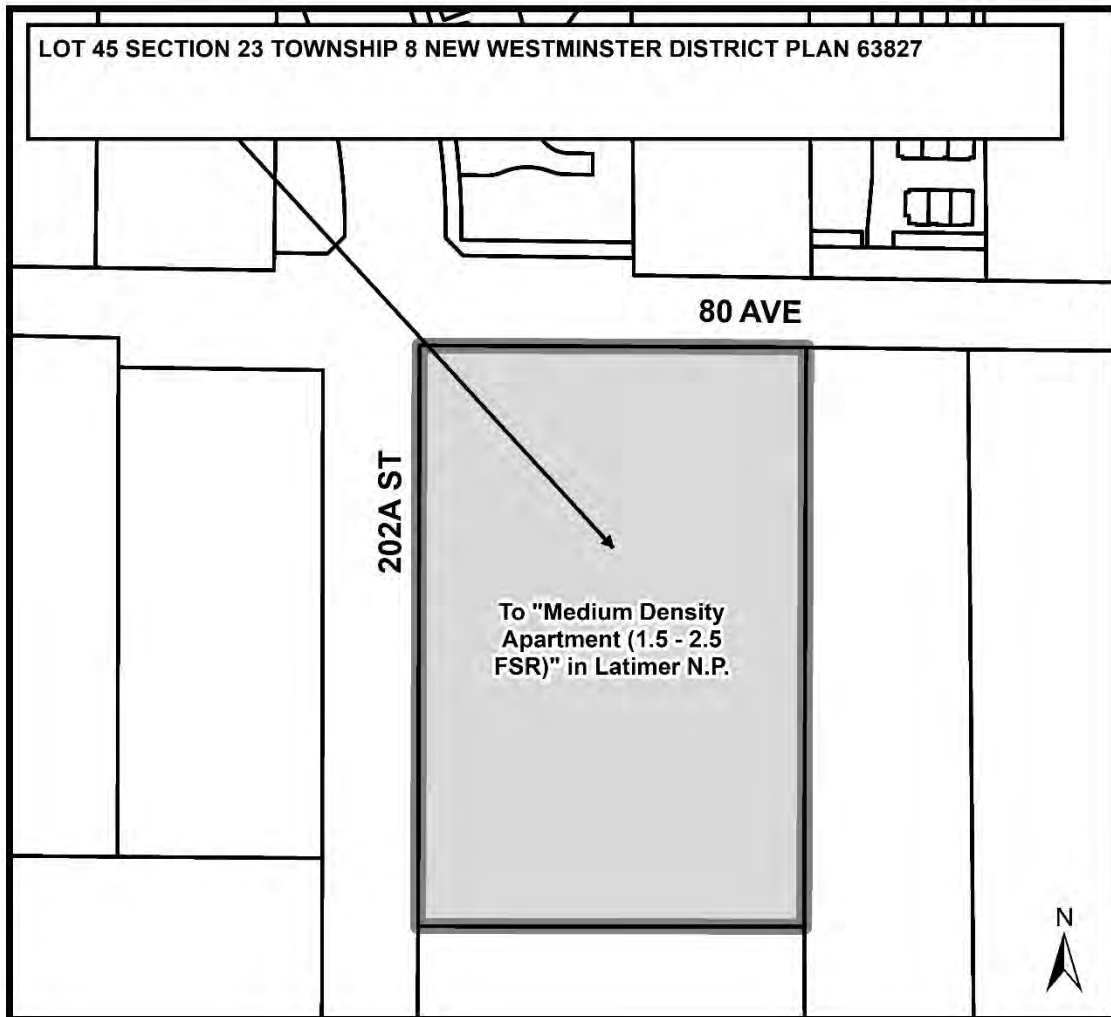
SCHEDULE 'A' BYLAW NO. 5930



SCHEDULE 'B' BYLAW NO. 5930



SCHEDULE 'C' BYLAW NO. 5930



THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500****AMENDMENT (MCELHANNEY LTD.) BYLAW NO. 5931****EXPLANATORY NOTE**

Bylaw No. 5931 rezones approximately 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Comprehensive Development Zones CD-194 and CD-195 to facilitate development of approximately 1,452 apartments and 171 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (MCELHANNEY LTD.) BYLAW NO. 5931

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 (McElhanney Ltd.) Bylaw No. 5931".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 194" and "Comprehensive Development Zone CD-195" after the words "Comprehensive Development Zone CD-193"
 - b. Adding to Section 110 after the words "CD-193" the words "CD-194 – 6000 m²" followed by "CD-195 – 4,000 m²"
 - c. By adding after Sections 1093 "Comprehensive Zone CD-193" the following as Sections 1094 "Comprehensive Development Zone CD-194" and 1095 "Comprehensive Development Zone CD-195"

1094 **COMPREHENSIVE DEVELOPMENT ZONE CD-194**

Uses Permitted

- 1094.1 In the CD-194 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) *apartments* subject to Section 1094.2

Density

- 1094.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-194 shall not exceed 2.5 FSR.

1094.3 **Lot Coverage**

Buildings and structures shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

- 1094.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4 metres from any *lot line*.

Height of Buildings and Structures

- 1094.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed 6 *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

- 1094.6 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

- 1094.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

- 1094.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

- 1094.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

1094.10 Development Permit Requirements

An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

1095 COMPREHENSIVE DEVELOPMENT ZONE CD-195**Uses Permitted**

- 1095.1 In the CD-195 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 4) *accessory buildings* and *uses*
 - 5) *accessory home occupations* subject to Section 104.3
 - 6) *townhouses* subject to Section 1095.2

Density

- 1095.2 The density permitted shall be no greater than 54 units per hectare (22 units per acre)

1095.3 Lot Coverage

Buildings and *structures* shall not cover more than 45% of the *lot area*.

Siting of Buildings and Structures

- 1095.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4 metres from any *lot line*.

Height of Buildings and Structures

- 1095.5 Except as provided for in Section 104.5 the *height* of principal or amenity *buildings* and *structures* shall be in accordance with a Development Permit and not exceed three *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

- 1095.6 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

- 1095.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

- 1095.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

- 1095.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

1095.10 **Development Permit Requirements**

An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 45 Section 23 Township 8 New Westminster District Plan 63827;

Lots 30 and 31 Section 23 Township 8 New Westminster District Plan 35022;

East Half Lot 21 Except: Firstly: Parcel "A" (Explanatory Plan 15149) Secondly: Part Subdivided By Plan 23468 Thirdly: Part Subdivided By Plan 35022 Fourthly: Part Subdivided By Plan 57860; Section 23 Township 8 New Westminster District Plan 2759;

Lot 40, 41, 42, and 43 Section 23 Township 8 New West District Plan 61605;

Lot 39 Section 23 Township 8 New West District Plan 57860; and

Lot 29 Section 23 Township 8 New West District Plan 23468

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-194 and Comprehensive Development Zone CD-195.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	Day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A'

BYLAW NO. 5931

