Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 12, 2023 - REGULAR MEETING	**REPORT:**	23-103
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0111
SUBJECT:	REZONING APPLICATION NO. 100687 (S H (LATIMER) DEVELOPMENT LTD. / 7538 – 202A STREET)		

PROPOSAL:

Application to rezone approximately 2.02 ha (5.0 ac) of land located at 7538 – 202A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second, and third reading to Bylaw No. 5894 subject to 11 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (S H (Latimer) Development Ltd.) Bylaw No. 5894 rezoning approximately 2.02 ha (5.0 ac) of land located at 7538 – 202A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD) and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 single family lots, 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. In accordance with the Latimer Neighbourhood Plan requirements:
    a. Secure a community stormwater detention site to serve the storm catchment area;
3. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan);
4. Provision of a neighbourhood park and pocket park for the southeast phase of Latimer;
5. Provision of road dedications, widenings, and necessary traffic improvements for 202A Street (including greenway), 203 Street, 203B Street, 75 Avenue, 75A Avenue, and associated lanes (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;

6. Dedication and construction of a 4.5 m wide street greenway on the east side of 202B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
7. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
8. 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);
9. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development on the proposed R-CL(RH) and R-CL(SD) lots until a Development Permit is issued for the site;
    b. Restricting building on proposed Lots 1 – 4 and 13 until temporary servicing is removed;
    c. Identifying the lots/units (minimum 5% of single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    d. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within units zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD);
    e. Prohibiting access to 202A Street for proposed Lots 1 – 12;
    f. Registration of a statutory right-of-way to provide temporary access over proposed Lots 13 and 39 until such time as alternative access is provided by the future and ultimate 75 Avenue, 75A Avenue, 76 Avenue, and 203 Street;
    g. Registration of a statutory right-of-way to provide temporary pedestrian access over proposed Lots 13, 22 – 23 until such time as alternative pedestrian access is provided by the future and ultimate 74B Avenue, 76 Avenue, and 203 Street;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy Compliance and the Willoughby Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy; and
11. 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:

McElhanney Ltd. has applied on behalf of the owner to develop approximately 2.02 ha (5.0 ac) of land located at 7538 – 202A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 single family lots.

Delegated development permits for form and character and energy conservation and greenhouse gas emission reduction are being processed concurrently and will be considered by the delegated official should Council elect to advance the application.

As the proposal is consistent with the Willoughby Community Plan and Latimer Neighbourhood Plan, staff recommend that Council consider the rezoning request, subject to the completion of 11 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5894.

REFERENCE:

Owner:	S H (Latimer) Development Ltd. 203, 815 Main Street West Vancouver BC V7T 2Z3
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 1257
Location:	7538 – 202A Street
Area:	2.02 ha (5.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A; and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH)
Willoughby Community Plan:	Residential and Multi Family
Latimer Neighbourhood Plan:	Single Family Residential 3 (6 – 8 units per acre (UPA)) and Rowhouse / Townhouse B (8 – 22 UPA)

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated Residential and Multi Family in the Willoughby Community Plan (Attachment B). The Latimer Neighbourhood Plan designates the site as Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA) (Attachment C).

DISCUSSION/ANALYSIS:

- McElhanney Ltd. has applied to rezone the site to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 single family lots. (Attachment E).
- The easterly 1.63 ha (4.03 ac) portion of the site is designated Single Family Residential 3 (6 – 8 UPA) and the westerly 0.39 ha (0.97 ac) portion is designated Rowhouse / Townhouse B (8 – 22 UPA) in the Latimer Neighbourhood Plan.
- Section 3.1.8 of the Willoughby Community Plan allows for density averaging for sites with more than one land use designation. On an overall basis, the subject site permits 53 units with 49 units proposed.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Existing Zoning
North:	Single family residential properties (two of which are under development	Single Family Residential 3 (6 – 8 UPA) and	Suburban Residential Zone SR-2

	application – ToL Project No. 08-23-0188); and 203B Street	Rowhouse / Townhouse B (8 – 22 UPA)	
South:	Single family residential properties	Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA)	Suburban Residential Zone SR-2
East:	Single family residential properties	Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA)	Suburban Residential Zone SR-2
West:	202A Street, beyond which are vacant properties under development application (ToL Project No. 08-23-0172)	Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5894 proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 single family lots.
- The project complies with the provisions of the site's proposed Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) zoning in terms of siting, site coverage, height, use, and density.
- The Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) are consistent with the site's Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA) designation in the Latimer Neighbourhood Plan.

Development Permits:

- The subject site is located in Development Permit Areas 'B' – Residential (for form and character) and 'O' – Energy Conservation and GHG Emission Reduction 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 applications are being processed concurrently for consideration by a delegated staff official.

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create eight rowhouse lots, 14 semi-detached lots, and 27 single family lots.
- Interim vehicular access to the properties is proposed from 203B Street to the north and south of the site, with ultimate access proposed from new roads and lanes (Attachment E).

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:

	Unit Count	Rate per unit	Total
Rowhouse / Duplex	22	$14,400	$316,800
Single Family	27	$16,900	$456,300
Total			**$773,100**

Tree Protection / Replacement:

The applicant has submitted preliminary 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
2	0	147	147	30	177

Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed rezoning and delegated development permit applications facilitate the development of eight rowhouse units, 14 semi-detached units, and 27 single family lots.

The proposal is consistent with the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council give first, second, and third reading to Bylaw No. 5894 subject to 11 development prerequisites.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

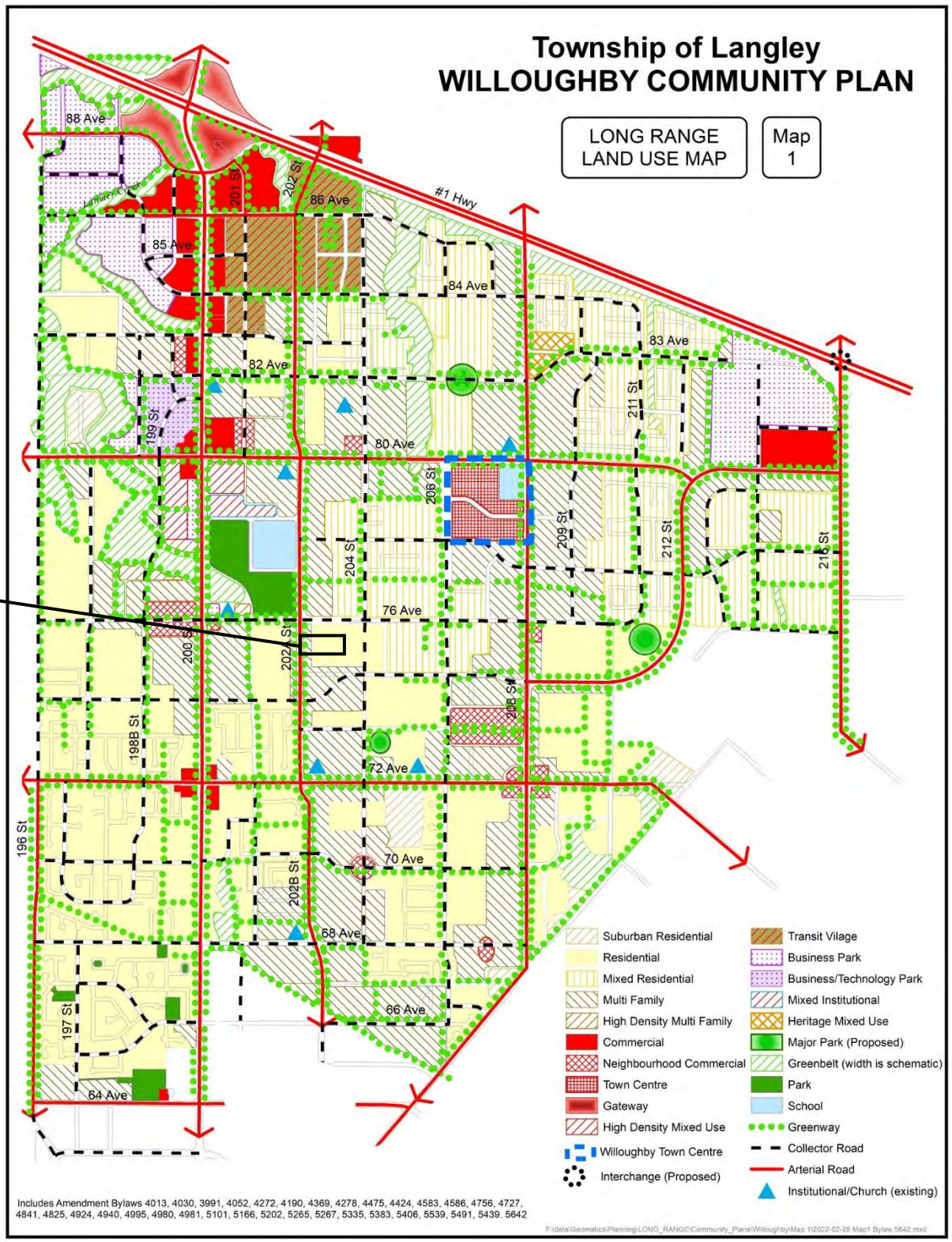
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Latimer Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Conceptual Site Plan Submitted by Applicant

ATTACHMENT A



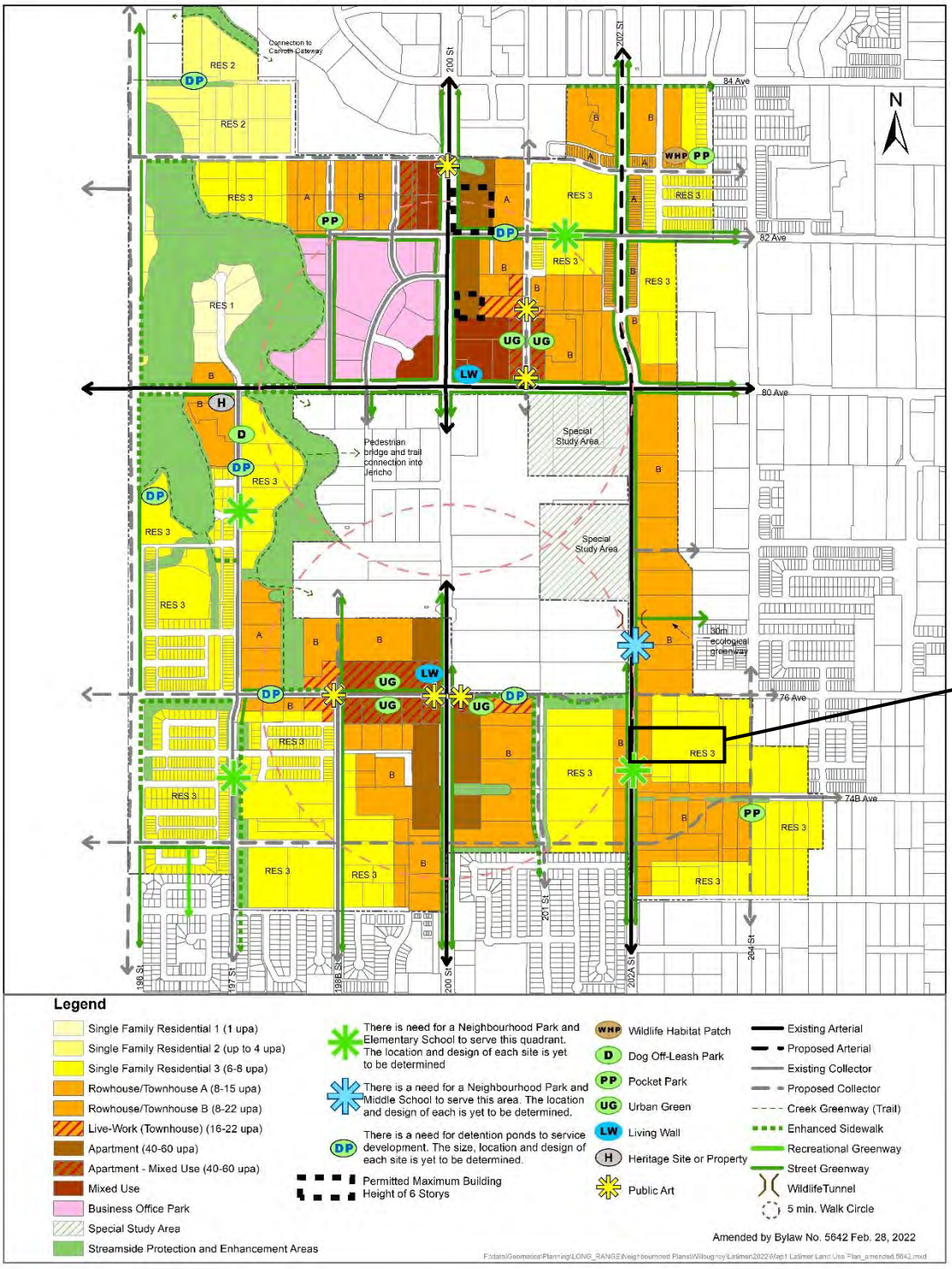
AERIAL CONTEXT MAP

ATTACHMENT B

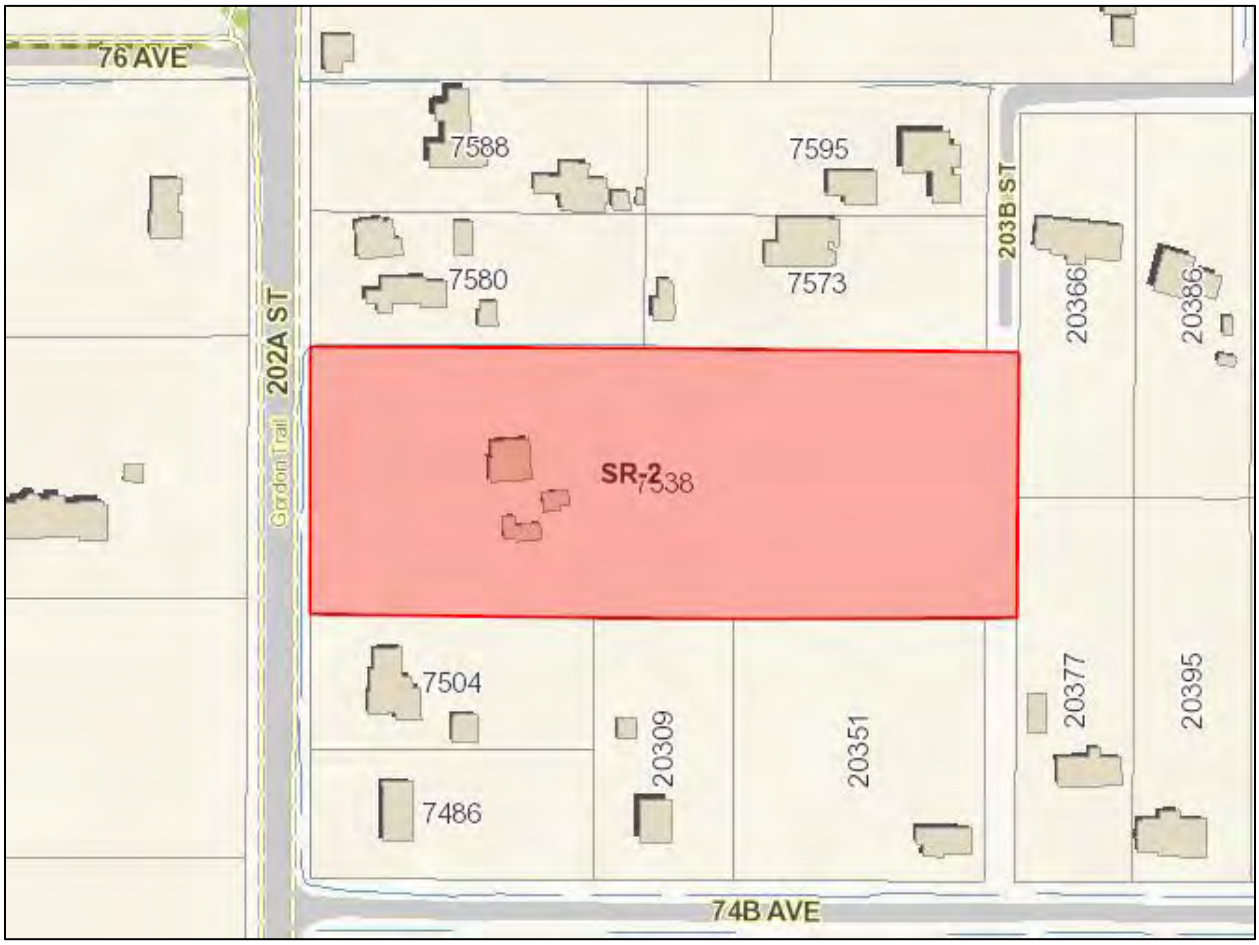


ATTACHMENT C

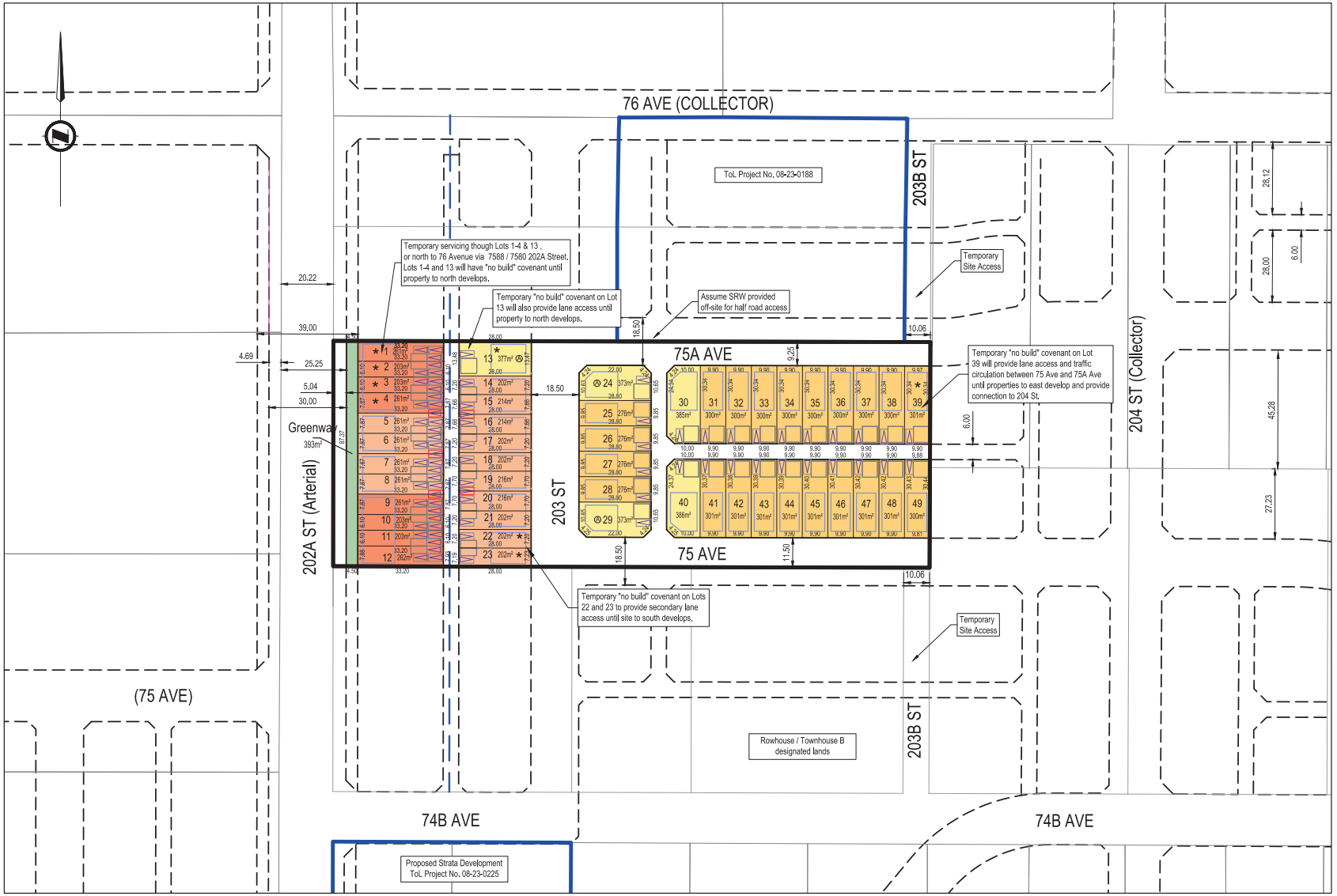
Map 1 - Latimer Land Use Plan



ATTACHMENT D



ZONING BYLAW NO. 2500 MAP



LEGEND

- Subject Properties
- Land Use Boundary
- Current ToL Applications
- Road Right-of-Way
- Off-site Road ROW
- Greenway
- R-CL(SD) (10 units, 27% SF Res 3**)
- R-CL(A) Rear (22 units, 59% SF Res 3**)
- R-1A (5 units, 14% SF Res 3**)
- R-CL(RH)
- Building Setback, Garage Envelope
- Parking Pad (2.9m x 5.8m)
- Visitor Parking Pad (2.9m x 5.8m)
- * Temporary No-Build Covenant
- Ⓐ Adaptable Units

SITE STATISTICS

Area	Units	Rowhouse / Townhouse B	Residential 3	Total
	ha	0.39	1.63	2.02
	ac	0.97	4.02	5.00
Permitted	upa	8-22	6-8	n/a
upa Proposed	upa	12.31	9.15	n/a
Yield Permitted	units	8-21	25-32	33-53
Yield Proposed	units	12	37	49

* Willoughby Community Plan policy 3.1.8 permits density averaging across sites with split designations.

** Single Family Residential 3 density mix restricts detached Residential Compact Lots to no more than 60% of development.

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2021.11.25	0	Drawing created	VS
2023.03.28	1	1st File Review Letter Addressed	VS

SKETCH 5

Subdivision Concept
7538 202A Street
Township of Langley, BC

DATE: March 28, 2023
PREPARED FOR: Sunsa Holdings Ltd.
SCALE: 1 : 1500 @ 11" X 17"
McE PROJECT: 2111-0500
MUN. PROJECT:

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 596 7050

NOTES

1. Sketch based on survey
2. Properties situated within Latimer Neighbourhood Plan, area approx. 20,229m² (2.02 ha., 5.00 ac.)
3. Layout yields 49 lots.
4. Road dedications based on table 6.9 -- Latimer Servicing Plans & Latimer Land Use Maps 1, 2, & 3.
   202A St. assumes 38m dedication (arterial 30m (UA2-E) + 9m greenways).
5. Neighbourhood park and elementary school to service this quadrant. The location of each is yet to be determined.
6. Land use boundary per NP Land Use Plan, require confirmation from Township.

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (S H (LATIMER) DEVELOPMENT LTD.) BYLAW NO. 5894

EXPLANATORY NOTE

Bylaw No. 5894 rezones 2.02 ha (5.0 ac) of land located at 7538 – 202A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (S H (LATIMER) DEVELOPMENT LTD.) BYLAW NO. 5894

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 (S H (Latimer) Development Ltd.) Bylaw No. 5894”.

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 1257

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD) and R-CL(RH).

NOTICE WAS ADVERTISED	1 & 8	day of	June	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5894

