



REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	REPORT:	23-173
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-14-0224
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100270 (SAFFRON LIVING INC. / 6842 AND 6868 - 202B STREET AND 20309, 20339 AND 20347 - 68 AVENUE)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 2.0 ha (5.0 ac) of land located at 6842 and 6868 202B - Street and 20309, 20339 and 20347 - 68 Avenue to Comprehensive Development Zone CD-115 to facilitate development of 100 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5924 and 5925 subject to 14 development prerequisites being satisfied prior to final reading, 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 and Central Gordon Estate Neighbourhood Plan.

RECOMMENDATION:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Saffron Living Inc.) Bylaw No. 5925 rezoning approximately 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue to Comprehensive Development Zone CD-115 to facilitate the development of 100 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley 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, greenways, enhanced sidewalk, temporary sidewalk connections, and necessary traffic improvements to the east side of 202B Street, the west side of 204 Street and the north side of 68 Avenue in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP.

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3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. 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.
5. Dedication and construction of an amenity feature at the corner of 68 Avenue and 202B Street including final acceptance of the landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
7. Compliance with Age Friendly Amenity Area requirements.
8. Registration of restrictive covenants:
 - a) prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces)
 - b) prohibiting garages from being developed for purposes other than the parking of vehicles
 - c) prohibiting the development of secondary suites within individual townhouse units
 - d) identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements
 - e) prohibiting access to 202B Street.
9. Resolution of access for 20305 68 Avenue which may include provision of an access easement.
10. Review and discharge of Y156722, Y156723 and Y32261 as appropriate to reflect proposed development.
11. Consolidation of the subject lands into one lot.
12. Finalization of the landscape and architectural plans.
13. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy.
14. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924 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. 5924 and 5925.

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EXECUTIVE SUMMARY:

Kasian Architecture Interior Design and Planning has applied on behalf of Saffron Living Inc. to amend the Central Gordon Estate Neighbourhood Plan (NP) to increase the permitted density from 15 units per acre (upa) to 20 upa and to rezone the subject site to Comprehensive Development Zone CD-115 to facilitate the development of 100 townhouse units.

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

As the proposed development is consistent with the overall objectives of the Willoughby Community Plan (CP) and Central Gordon Estate NP, staff recommend Council consider the neighbourhood plan amendment and rezoning request subject to the completion of 14 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estate NP Amendment Bylaw No. 5924 and Rezoning Bylaw No. 5925.

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REFERENCE:

Owner:	Saffron Living Inc. 110, 13737 - 72 Avenue Surrey, BC V3W 2P2
Agent:	Kasian Architecture Interior Design & Planning 303, 19951 - 80A Avenue Langley, BC V2Y 0E2
Legal Description:	Lots 2 and 3 Section 14 Township 8 New Westminster District Plan 70398 Lot 32 Except: Part Dedicated Road on Plan BCP22466 Section 14 Township 8 New Westminster District Plan 26792 Lot 31 Except: Part Dedicated Road on Plan BCP26498; Section 14 Township 8 New Westminster District Plan 26792 Lot 1 Section 14 Township 8 New Westminster District Plan 69173
Location:	6842 and 6868 - 202B Street 20309, 20339 and 20347 - 68 Avenue
Area:	2.0 ha (5.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-115
Willoughby Community Plan:	Multi Family
Central Gordon Estate Neighbourhood Plan:	Townhouse (15 upa) Area A – townhouse base density of 15 upa up to a bonus of 40 upa if shared underground or structured parking is provided for all units. 202B Street – Street Greenway 68 Avenue – Enhanced Sidewalk Amenity Feature

BACKGROUND:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and are designated Townhouse (15 upa), Street Greenway, Enhanced Sidewalk and Amenity Feature in the Central Gordon Estate NP.

DISCUSSION / ANALYSIS:

- Kasian Architecture Interior Design and Planning has applied on behalf of Saffron Living Inc. to rezone the subject site to Comprehensive Development Zone CD-115 to facilitate the development of 100 townhouse units at a density of 49 uph / 19.9 upa.
- Access is proposed from 204 Street via an existing panhandle and 68 Avenue.
- The subject site is sloped requiring careful design consideration of grading and views at time of finalization of the Development Permit.

- The proposed neighbourhood plan amendment and rezoning is consistent with the objectives of the Willoughby CP and Central Gordon Estate NP.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Townhouse site (zoned CD-159) under construction (ToL Project No. 08-14-0218).	Townhouse 15 UPA Townhouse 20 UPA	CD-159
South:	68 Avenue beyond which are townhouses.	Townhouse 20 UPA in the Southwest Gordon NP	CD-37
East:	Two suburban residential lots, the southern one of which is under application for 136 apartment units and 12 townhouses (ToL Project No. 08-14-0165).	Townhouse 15 UPA	Suburban Residential SR-2
West:	202B Street, beyond which is a Kingdom Hall of Jehovah's Witnesses and single family lots.	Institutional and Townhouse 20 UPA in the Southwest Gordon NP	Civic Institutional Zone P-1 Residential Compact Lot Zone R-CL

Community / Neighbourhood Plan Amendment:

- The site is designated Townhouse 15 upa in the Central Gordon Estate NP though the land use designation would allow for development at a density up to 40 upa if shared underground or structured parking is provided for each unit.
- The applicant indicates that the higher density proposed (20 upa) allows the site to be developed with a more modest standard sized townhouse of 1,800 ft² rather than the larger townhouse units (approximately 3,000 ft²) proposed at 15 upa.
- The proposed amendment increases the number of proposed units from 75 to 100 and consistent with the Community Amenity Contributions (CACs) Policy, the applicant has volunteered to provide additional CACs for the additional units as further outlined below.
- The amendment is proposed to be accommodated within the same land use designation on a site-specific basis.
- The proposed development accommodates the amenities required in the Central Gordon Estate NP including the street greenway, enhanced sidewalk and amenity area.
- Additionally, Bylaw 5924 includes minor housekeeping amendments to the Central Gordon Estate NP land use map.

Zoning Amendment:

- Bylaw No. 5925 proposes to rezone the site to Comprehensive Development Zone CD-115 to facilitate development of 100 townhouse units in 3-storey buildings.
- The proposed zone accommodates the requested density (49 uph / 19.9 upa). Confirmation of compliance with the provisions of the proposed zone in terms of siting, coverage, parking, height, use and density is required at time of Development Permit.

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby CP.
- 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. Resolution of site planning, grading, view considerations, tree retention, landscape plans and access is required prior to issuance of the Development Permit.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- Section 5.2.f of the CAC Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional \$20,000 per townhouse unit is applicable. The proposed plan amendment results in an additional 25 units.
- Based on current rates, the CAC calculation for this proposal is as follows:

	Count	Rate	Total
Townhouse	100	\$14,400	\$1,440,000
Units exceeding Central Gordon Estate NP max	25	\$20,000 / unit	\$500,000
Total			\$1,940,000

Tree Protection / Replacement:

- Noting that Section 3.4.2.3 of the Central Gordon Estate NP seeks site specific design to consider existing stands of trees for protection and enhancement, 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
87	3	141	146	11	157

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite noting additional opportunities for better alignment with the neighbourhood plan related to tree preservation should be considered.

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Policy Considerations:

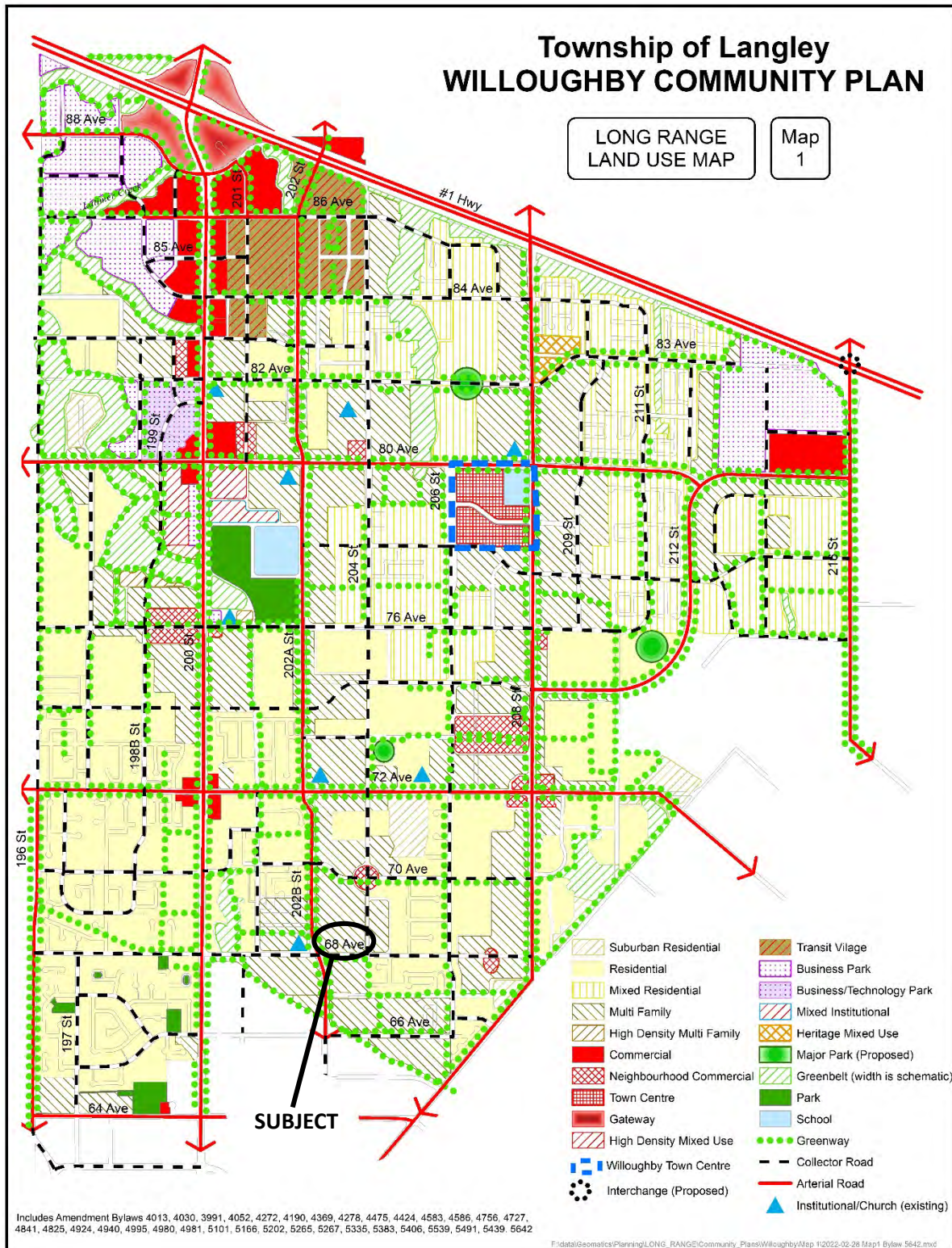
The proposed Central Gordon Estate NP amendment and rezoning application facilitates the development of 100 townhouse units and is consistent with the overall goals and objectives of the Willoughby CP and Central Gordon Estate NP. Staff recommend Council give first and second reading to Bylaws No. 5924 and 5925 (subject to 14 development prerequisites) and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Central Gordon Estate Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Conceptual 202B Streetscape
ATTACHMENT F	Site Plan Submitted by Applicant







ATTACHMENT D



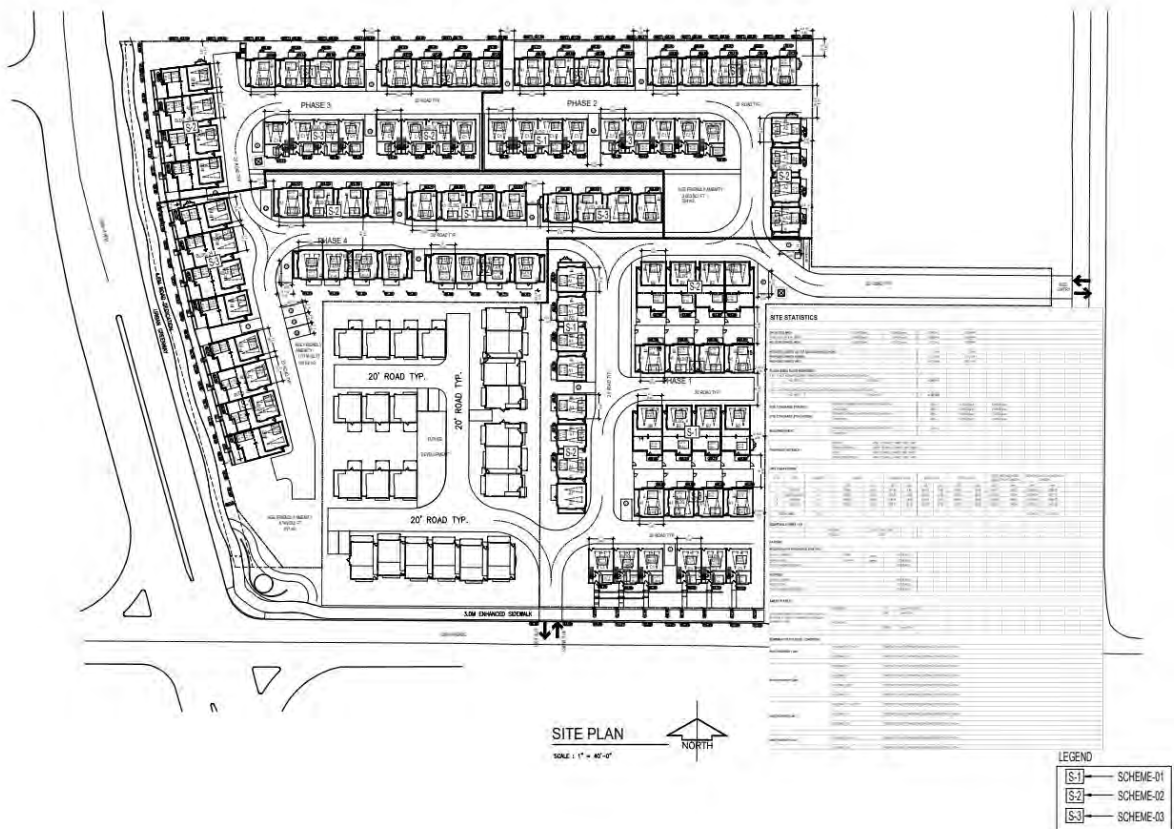
ZONING BYLAW NO. 2500 MAP

ATTACHMENT E



CONCEPTUAL 202B STREETScape – SUBMITTED BY APPLICANT

ATTACHMENT F



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924

AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5924

EXPLANATORY NOTE

Bylaw No. 5924 amends the Central Gordon Estate Neighbourhood Plan for 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue to increase the allowable density in the Townhouse 15 UPA land use designation on a site specific basis to 20 UPA. The amendment is required to facilitate the development of 100 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924

AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5924

A Bylaw to amend Central Gordon Estate Neighbourhood Plan Bylaw No. 4924

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924”.
2. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:
 - a) Amending Map 1 to add dashed black outline and label #1, #2 and #4 to the map as shown in Schedule A to this Bylaw and to add to the legend a reference to Section 3.4.1.5 as shown in Schedule A to this Bylaw.
 - b) Replacing bullet point six in Section 3.4.1.5 Townhouse (15 UPA) with the following:
 - Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site specific densities:

#	Bylaw Number	Location	Permitted Density
1	5616	7000 Block of 202B Street	16.8 UPA
2	5632	20261 – 72B Avenue	15.8 UPA
4	5924	6842 and 6868 - 202B Street 20309, 20339 and 20347 - 68 Avenue	20.0 UPA

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

_____ Mayor _____

_____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5925**

EXPLANATORY NOTE

Bylaw No. 5925 rezones 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-115 to accommodate the development of 100 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5925**

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 (Saffron Living Inc.) Bylaw No. 5925".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lots 2 and 3 Section 14 Township 8 New Westminster District Plan 70398
 Lot 32 Except: Part Dedicated Road on Plan BCP22466 Section 14 Township 8 New Westminster District Plan 26792
 Lot 31 Except: Part Dedicated Road on Plan BCP26498; Section 14 Township 8 New Westminster District Plan 26792
 Lot 1 Section 14 Township 8 New Westminster District Plan 69173

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-115.

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. 5925

