

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 13, 2022 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100585 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
 101233, AND 101335 (1273694 BC LTD. / COASTLAND
 ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)

REPORT: 22-62
FILE: 08-22-0097

PROPOSAL:

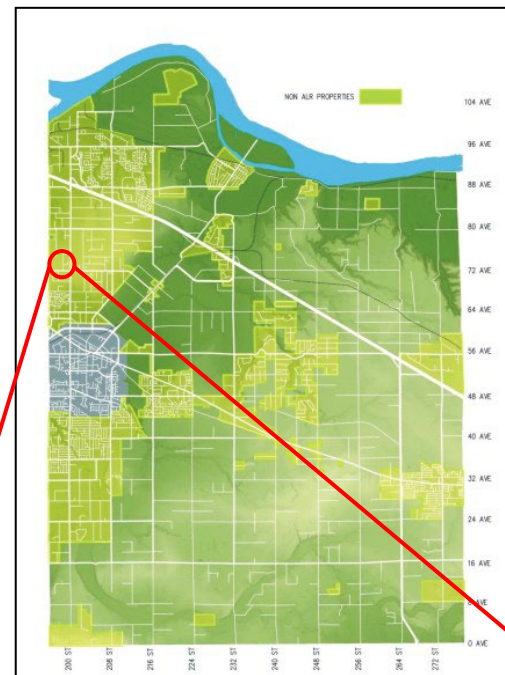
Application to rezone approximately 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of eight lots (four single family lots and four semi-detached lots).

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5788 subject to eight (8) development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5788) of Development Permit No. 101263 for four semi-detached lots, Development Permit No. 101335 for four single family lots, and Development Permit No. 101233 (streamside protection), and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.



REZONING APPLICATION NO. 100585 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
 101233, AND 101335 (1273694 BC LTD. / COASTLAND
 ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
 Page 2 . . .

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1273694 BC Ltd.) Bylaw No. 5788, rezoning 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of four single family lots and four semi-detached lots subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 198B Street and 74A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
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. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(SD);
 - b. Restricting building on lots 1 – 8 until required road and services are available in compliance with the Subdivision and Development Servicing Bylaw;
6. Dedication of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security including monitoring and maintenance;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Greenway Amenity Policy;
8. 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, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize issuance of Development Permit No. 101263 (proposed semi-detached lots), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

REZONING APPLICATION NO. 100585 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
101233, AND 101335 (1273694 BC LTD. / COASTLAND
ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
Page 3 . . .

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. Registration of an easement securing the required visitor parking stalls;
- d. Registration of party wall and common elements maintenance agreements on title of all lots;
- e. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- f. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- h. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
- i. Payment of supplemental Development Permit fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize issuance of Development Permit No. 101335 (proposed single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- c. Payment of supplemental development fees prior to issuance;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize the issuance of Development Permit No. 101233 (streamside protection), to relocate and reconstruct watercourses and Streamside Protection and Enhancement Areas in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- b. Dedication of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

REZONING APPLICATION NO. 100585 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
 101233, AND 101335 (1273694 BC LTD. / COASTLAND
 ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
 Page 4 . . .

- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs;
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
- e. Commencement of accepted streamside enhancement and restoration works within 45 days of SPEA disturbance; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5788 in conjunction with Development Permits No. 101263, 101233, and 101335.

EXECUTIVE SUMMARY:

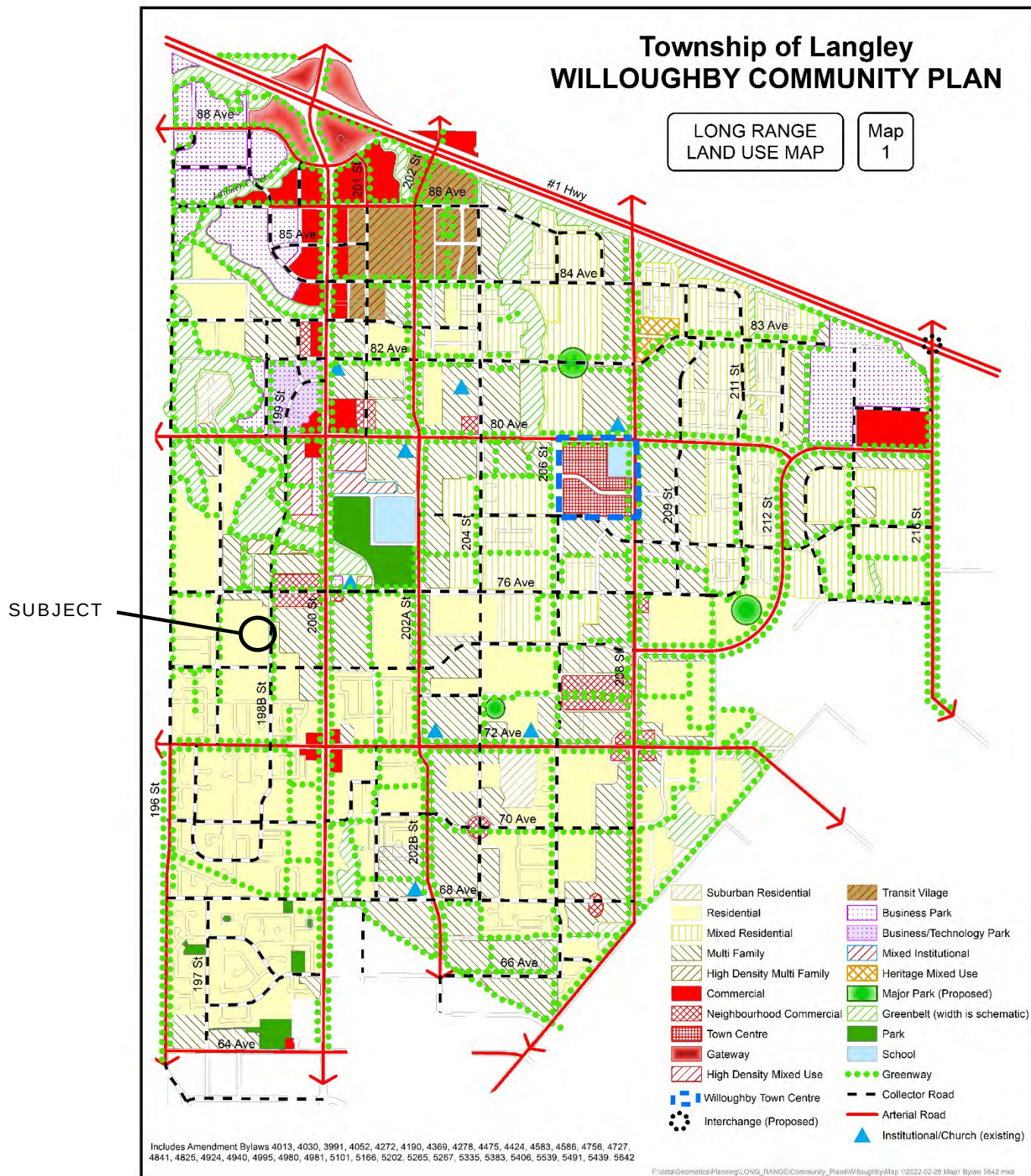
Coastland Engineering & Surveying Ltd. has applied on behalf of the owner to rezone approximately 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) with accompanying development permits to facilitate development of eight lots (four single family lots and four semi-detached lots). The proponent's application also includes development permits for the single family lots to secure an exterior design control agreement, form, and character for the semi-detached units, as well as a development permit (streamside protection) to relocate and reconstruct a watercourse on site.

The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan (NP) as well as in staff's opinion, the applicable Development Permit Guidelines. The proposal also complies with the provisions of proposed Residential Compact Lot Zones R-CL(A) and R-CL(SD) in terms of siting, lot coverage, parking, height, use, and density. Staff recommend that Council support the rezoning request subject to the completion of eight (8) development prerequisites. Staff also recommend that Council authorize issuance of Development Permits No. 101263, 101233, and 101335 at time of final reading of Rezoning Bylaw No. 5788.

PURPOSE:

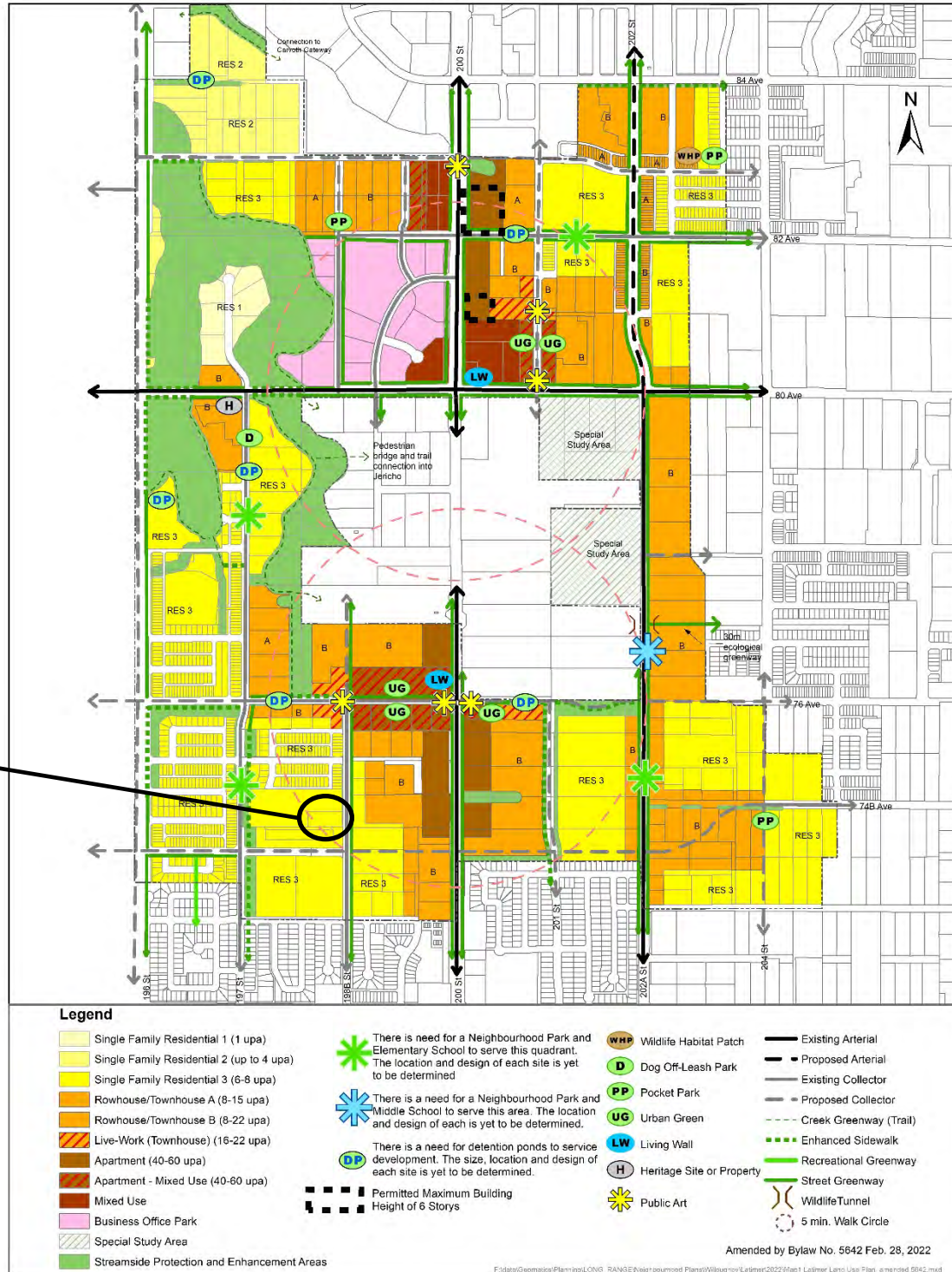
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5788 and Development Permits No. 101263, 101233, and 101335.

REZONING APPLICATION NO. 100585 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
101233, AND 101335 (1273694 BC LTD. / COASTLAND
ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
Page 5 . . .

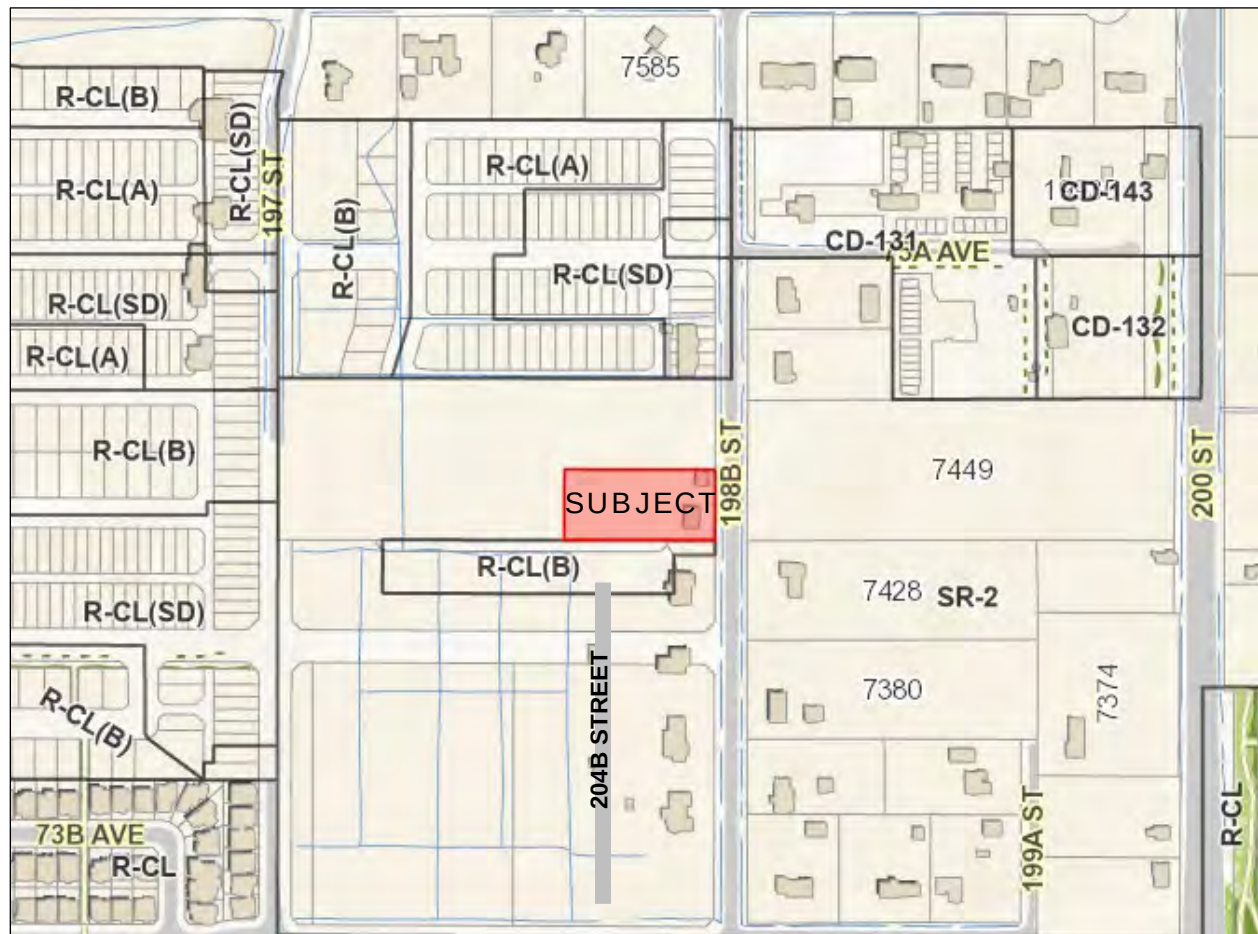


REZONING APPLICATION NO. 100585 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
101233, AND 101335 (1273694 BC LTD. / COASTLAND
ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
Page 6 . . .

Map 1 - Latimer Land Use Plan

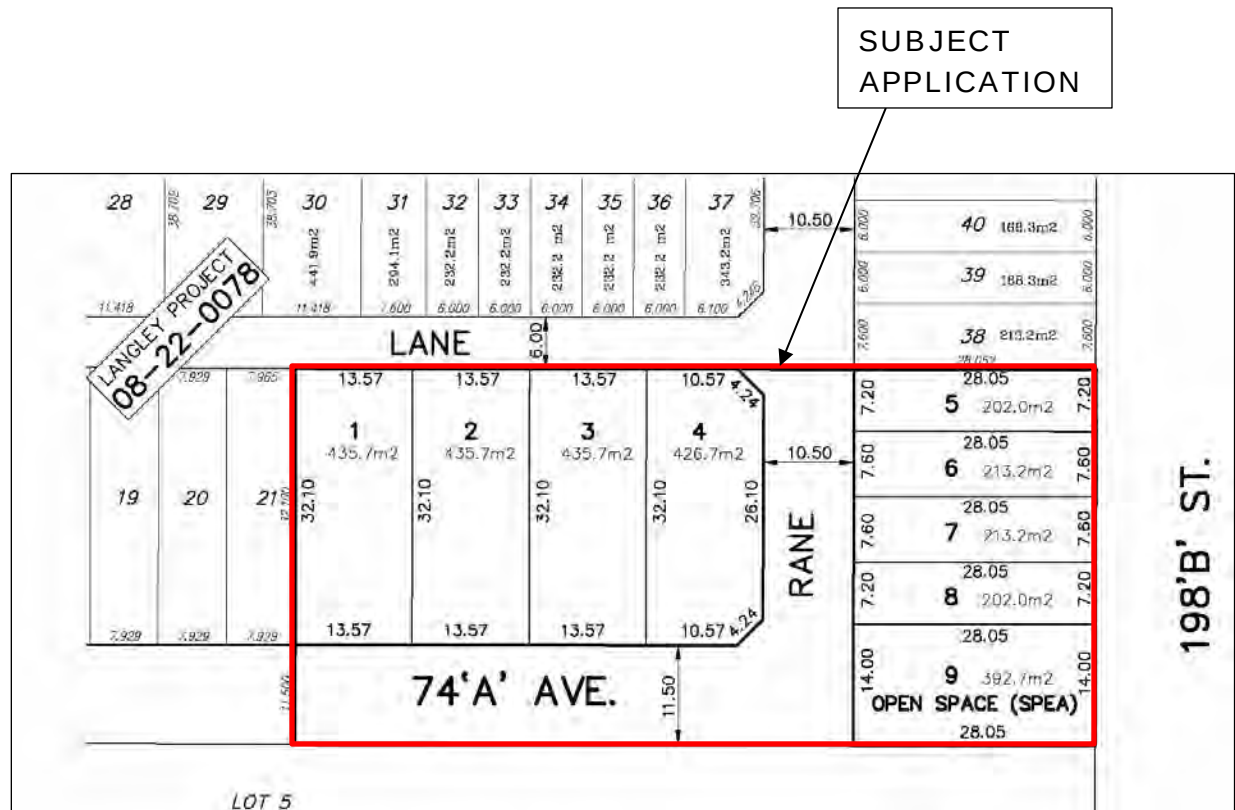


REZONING APPLICATION NO. 100585 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
 101233, AND 101335 (1273694 BC LTD. / COASTLAND
 ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
 Page 7 . . .



ZONING BYLAW NO. 2500

REZONING APPLICATION NO. 100585 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
 101233, AND 101335 (1273694 BC LTD. / COASTLAND
 ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
 Page 8 . . .



SITE PLAN – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100585 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
101233, AND 101335 (1273694 BC LTD. / COASTLAND
ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
Page 9 . . .



RENDERING (SEMI-DETACHED UNITS) – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100585 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
101233, AND 101335 (1273694 BC LTD. / COASTLAND
ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
Page 10 . . .

REFERENCE:

Owner:	1273694 BC Ltd. 19766 – 83 Avenue Langley BC V2Y 1Z2
Agent:	Coastland Engineering & Surveying Ltd. 101, 19292 – 60 Avenue Surrey BC V3S 3M2
Legal Description:	Lot 39 Section 22 Township 8 New Westminster District Plan 60187
Civic Address:	7445 – 198B Street
Area:	0.4 ha (1.0 ac)
Willoughby Community Plan:	Residential
Latimer Neighbourhood Plan:	Single Family Residential 3 (6 – 8 upa)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zones R-CL(A) and R-CL(SD)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Single Family Residential 3 (6 – 8 units per acre (upa)) in the Latimer NP.

DISCUSSION/ANALYSIS:

Coastland Engineering & Surveying Ltd. has applied on behalf of the owner to rezone 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of eight lots (four single family lots and four semi-detached lots). A development permit for the site has been applied for in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the semi-detached units. Development permits for the single family detached lots and streamside protection (to accommodate relocation and reconstruction of a Class B (yellow-coded) watercourse on the site) are being processed in conjunction with the application.

Adjacent Uses:

North:	Residential property designated Single Family Residential 3 (6 – 8 upa) in the Latimer NP and zoned Suburban Residential Zone SR-2 currently under application (ToL Projects No. 08-22-0078 and 08-22-0108);
South:	74A Avenue beyond which is property designated Single Family Residential 3 (6 – 8 upa) in the Latimer NP and zoned R-CL(B) currently under application (ToL Project No. 08-22-0096);
East:	198B Street, beyond which are properties designated Single Family Residential 3 (6 – 8 upa) and Rowhouse/Townhouse B (8 – 22 upa) in the Latimer NP and zoned Suburban Residential Zone SR-2; and

REZONING APPLICATION NO. 100585 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
101233, AND 101335 (1273694 BC LTD. / COASTLAND
ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
Page 11 . . .

West: Residential property designated Single Family Residential 3 (6 – 8 upa) in the Latimer NP and zoned Suburban Residential Zone SR-2 currently under application (ToL Projects No. 08-22-0078 and 08-22-0108);

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5788 proposes to rezone the site to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of eight lots (four single family lots and four semi-detached lots). The project complies with the provisions of the site's Single Family 3 (6 – 8 upa) land use designation in the Latimer NP, and with the provisions of the proposed to Residential Compact Lot Zones R-CL(A) and R-CL(SD) in terms of siting, lot coverage, parking, height, use, and density (20 units per hectare (uph) / 8 upa proposed).

Development Permit (Semi-Detached Units):

The semi-detached portion of the development consists of four semi-detached residential units in two buildings. All units will have main floor living areas with bedrooms and bathrooms on upper floors as well as basements. Secondary suites are not permitted within semi-detached units. As a condition of the rezoning application the applicant is required to register restrictive covenants on the lots prohibiting the development of secondary suites within the individual semi-detached units.

All semi-detached units are ground-oriented with defined front entrances facing the street. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit. The rear yards, detached garages, and external parking spaces will be accessed via the lane from the rear of the units.

The street facing elevations feature design elements such as gabled roofs, covered entrances with front porches, and strongly identifiable entrances. Exterior finishing materials include horizontal and shake hardi-siding, battens, and wood trim. The variations in colours and materials as well as the building massing proposed is used to highlight the individual units as well as the architectural features of the buildings. The proposed building heights (2.5-storeys), site coverage (ranging from 44% to 47%), and siting comply with the requirements of the Residential Compact Lot Zone R-CL(SD).

The on-site landscape plans propose planting shrubs, trees, and grass in the front, flanking, and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

Development Permit (Single Family Lots):

The entirety of the Latimer NP area is designated as a mandatory Development Permit area in the Willoughby Community Plan. The subject site is located in "Development Permit Area 'B – Residential" which establishes objectives and guidelines for the form, character, and siting of residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

The specific development permit area guidelines outlined in the Plan related to single family residential development are attached to this report (Attachment D). For the single family

REZONING APPLICATION NO. 100585 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
101233, AND 101335 (1273694 BC LTD. / COASTLAND
ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
Page 12 . . .

residential lots, the Development Permit guidelines are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character, and siting of individual single family homes constructed in a development.

Development Permit (Streamside Protection):

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e., Class A, Class B, Class C) which is based on channel type, water flow, and fish presence. Map 2 (Watercourse Setbacks) of the Latimer NP depicts the protection, relocation, and consolidation of SPEAs consistent with the objectives, policies, and guidelines of OCP Schedule 3 to accommodate the Latimer Land Use Plan.

A Class B (yellow-coded) roadside watercourse is located adjacent to the project site within 198B Street. The NP designates a 12 m (39 ft) wide SPEA for the 198B Street roadside watercourse. As shown in Schedule A of Attachment C, the SPEA on and adjacent to the project site encompasses 523 m² (5,629 ft²).

To accommodate the site plan and 198B Street improvements, the applicant has submitted a proposal to relocate and reconstruct the SPEA on the project site. Staff note the applicant's submission proposes an alternative SPEA location and size to that envisioned by the NP. As shown in Schedule B of Attachment C, the proposed SPEA encompasses 393 m² (4,230 ft²) in the southeast portion of the site. The proposed SPEA will connect to the adjacent SPEA being dedicated as part of ToL Project No. 08-22-0071. The proposal provides approximately 130 m² (1,399 ft²) less SPEA than envisioned the by the NP but the area deficit is offset through an enhancement effort that exceeds minimum OCP Schedule 3 requirements.

Dedication of the SPEAs, acceptance of streamside restoration, enhancement plans, and details including longer term monitoring and maintenance of the area, and security have also been made a development prerequisite.

Based on the results of the applicant's streamside submission, the proposed streamside enhancements, and adherence to the conditions of this permit, staff believe the proposal is consistent with the objectives of OCP Schedule 3 and Latimer NP. The proposal also supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. Proposed Streamside Development Permit No. 101233 is attached to this report (see Attachment C) for Council's consideration.

Greenhouse Gas Development Permit:

The subject property is located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council through Bylaw No. 5246 (Development Permit Delegation bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager of Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed

REZONING APPLICATION NO. 100585 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
101233, AND 101335 (1273694 BC LTD. / COASTLAND
ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
Page 13 . . .

concurrently and its issuance is required prior to building permit as indicated in Development Permits No. 101263 and 101335.

Subdivision:

The applicant is proposing to subdivide the subject parcel to create four single family lots and four semi-detached lots. The lot reconfiguration is arranged to match the proposed zoning. The four proposed single family lots front on to 74A Avenue and the four proposed semi-detached lots front 198B Street. As a condition of development, a no-build restrictive covenant is required to be registered on the lots until such time as the required road and associated services, which are to be provided through adjacent developments, can be provided to the future lots. Staff note that a rezoning / subdivision application (ToL Project No. 08-22-0078) is currently being processed on the adjacent site to the north and west. Further details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Access and Parking:

Vehicular access will be provided for each lot via rear lanes. The application complies with the Latimer NP and Zoning Bylaw by providing nine parking spaces for the semi-detached units (outdoors and within garages) as outlined below:

	Parking Spaces Required	Parking Spaces Provided
Residential Spaces four semi-detached units @ 2 spaces / unit	8	8
Visitor Parking Spaces @ 0.2 spaces / unit	1	1
Total	9	9

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development which are \$6,808 per single family lot and \$5,776 per semi-detached unit for a total of \$50,336.

Landscaping:

The landscape plans propose planting trees, shrubs, and groundcovers on the perimeter of the buildings. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that no significant trees exist on the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 30 replacement trees are required and 30 replacement trees are proposed. In addition, approximately eight street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings

REZONING APPLICATION NO. 100585 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
101233, AND 101335 (1273694 BC LTD. / COASTLAND
ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
Page 14 . . .

Policy). Post development approximately 38 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Latimer NP. A community stormwater detention facility exists in the 7700 block of 197 Street to support the proposed development and overall catchment area. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Environmental Considerations:

Further to the conditions and particulars of the previously noted streamside development permit, the Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

School Sites:

School District 35 has provided comments (see Attachment E) estimating that the proposed development will generate approximately four new students for Donna Gabriel Robins Elementary School (located approximately 1.5 km northeast of the subject site), one student for Peter Ewart Middle School (located approximately 750 m northeast of the site) and two students for RE Mountain Secondary School (located approximately 650 m northeast of the site).

Parks:

Willoughby Community Park is located approximately 450 m northeast of the development site.

Transit:

Transit service is provided along 200 Street (approximately 400 m northeast of the site) via the 501 bus route.

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting on November 2, 2021. In accordance with the Policy, the applicant mailed 20 notices to the surrounding area and posted

REZONING APPLICATION NO. 100585 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101263,
101233, AND 101335 (1273694 BC LTD. / COASTLAND
ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)
Page 15 . . .

notification in the local newspaper. The results indicating that no members of the public attended are compiled and provided as Attachment F.

Policy Considerations:

The proposed rezoning and development permits will facilitate the development of eight lots (four single family lots and four semi-detached lots) and complies with the land use and density provisions of the Willoughby Community Plan and the Latimer NP. In staff's opinion, the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan and with the provisions of the proposed Residential Compact Lot Zones R-CL(A) and R-CL(SD) in terms of siting, site coverage, parking, height, use, and density.

Staff recommend that Council give first and second reading to Bylaw No. 5788 (subject to eight (8) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5788) of accompanying Development Permit No. 101263 for four semi-detached lots, Development Permit No. 101335 for four single family lots, and Development Permit No. 101233 (streamside protection), and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101263 (Semi-Detached)
ATTACHMENT B	Development Permit No. 101335 (Single Family)
ATTACHMENT C	Development Permit No. 101233 (Streamside)
ATTACHMENT D	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT E	School District 35 Comments
ATTACHMENT F	Public Information Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101263

This Permit is issued this _____ day of _____, 2022 to:

1. Name: 1273694 BC Ltd.

Address: 19766 – 83 Avenue
Langley BC V2Y 1Z2

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Portion of Lot 39 Section 22 Township 8 New Westminster
District Plan 60187

CIVIC ADDRESS: Portion of 7445 – 198B Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. Building plans being in substantial compliance with Schedule “A”;
- b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. Registration of an easement securing the required visitor parking stalls;
- d. Registration of party wall and common elements maintenance agreements on title of all lots;
- e. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- f. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- h. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
- i. Payment of supplemental Development Permit fees, Development Cost Charges, and building permit administration fees.

DEVELOPMENT PERMIT NO. 101263
(1273694 BC LTD. / 7445 – 198B STREET)
Page 2 . . .

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans

Rezoning & Subdivision

7445 198B Street

Lots 5 6 7 & 8

Lot 5 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 5

Zoning	Zoning R-C(L)(SD)
Site width	7.00 m, 23.6 ft.
Site length	28.05 m, 92.0 ft.
Site Area	202.0 m ² , 2,174 s.f.

ALLOWABLES

Areas	111.1 m ²	1196 s.f.
Lot coverage 55%		
Building Heights		
MBE	79.40 m, 260.5 ft.	
Principle building sloped roof	9.80 m, 32.2 ft.	
Height of accessory building	3.75 m, 12.3 ft.	
Required Yards		
Front yard	2.5 m, 8.2 ft.	
Rear yard	13.0 m, 42.7 ft.	
Side yard	1.2 m, 3.94 ft.	

PROPOSED	94.8 m ²	1021 s.f.
Lot coverage 55%		
Building Heights		
Average proposed grade	(81.31 + 81.09 + 81.09 + 80.99) / 4 = 81.12	
Basement elevation	79.50 m, 260.83 ft.	
Main house roof peak	8.64 m, 28.35 ft.	
Accessory building	3.45 m, 11.32 ft.	
Proposed Yards		
Front yard	2.8 m, 9.19 ft.	
Rear yard	13.0 m, 42.65 ft.	
Side yard	1.2 m, 3.94 ft.	

Lot 7 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 7

Zoning	Zoning R-C(L)(SD)
Site width	7.00 m, 24.9 ft.
Site length	28.05 m, 92.0 ft.
Site Area	213.2 m ² , 2,295 s.f.

ALLOWABLES

Areas	117.2 m ²	1262 s.f.
Lot coverage 55%		
Building Heights		
MBE	79.60 m, 261.2 ft.	
Principle building sloped roof	9.80 m, 32.2 ft.	
Height of accessory building	3.75 m, 12.3 ft.	
Required Yards		
Front yard	2.5 m, 8.2 ft.	
Rear yard	13.0 m, 42.7 ft.	
Side yard	1.2 m, 3.94 ft.	

PROPOSED	94.8 m ²	1021 s.f.
Lot coverage 55%		
Building Heights		
Average proposed grade	(81.05 + 81.05 + 81.25 + 81.00) / 4 = 81.11	
Basement elevation	79.80 m, 261.81 ft.	
Main house roof peak	8.64 m, 28.35 ft.	
Accessory building	3.45 m, 11.32 ft.	
Proposed Yards		
Front yard	2.8 m, 9.19 ft.	
Rear yard	13.0 m, 42.65 ft.	
Side yard	1.2 m, 3.94 ft.	

Lot 6 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 6

Zoning	Zoning R-C(L)(SD)
Site width	7.00 m, 24.9 ft.
Site length	28.05 m, 92.0 ft.
Site Area	213.2 m ² , 2,295 s.f.

ALLOWABLES

Areas	117.2 m ²	1262 s.f.
Lot coverage 55%		
Building Heights		
MBE	79.50 m, 260.8 ft.	
Principle building sloped roof	9.80 m, 32.2 ft.	
Height of accessory building	3.75 m, 12.3 ft.	
Required Yards		
Front yard	2.5 m, 8.2 ft.	
Rear yard	13.0 m, 42.7 ft.	
Side yard	1.2 m, 3.94 ft.	

PROPOSED	108.6 m ²	1168 s.f.
Lot coverage 55%		
Building Heights		
Average proposed grade	(81.31 + 81.09 + 81.09 + 80.99) / 4 = 81.12	
Basement elevation	79.50 m, 260.83 ft.	
Main house roof peak	8.64 m, 28.35 ft.	
Accessory building	3.45 m, 11.32 ft.	
Proposed Yards		
Front yard	2.8 m, 9.19 ft.	
Rear yard	13.0 m, 42.65 ft.	
Side yard	1.2 m, 3.94 ft.	

Lot 8 Zoning Summary

Semi-Detached Single Family Dwellings

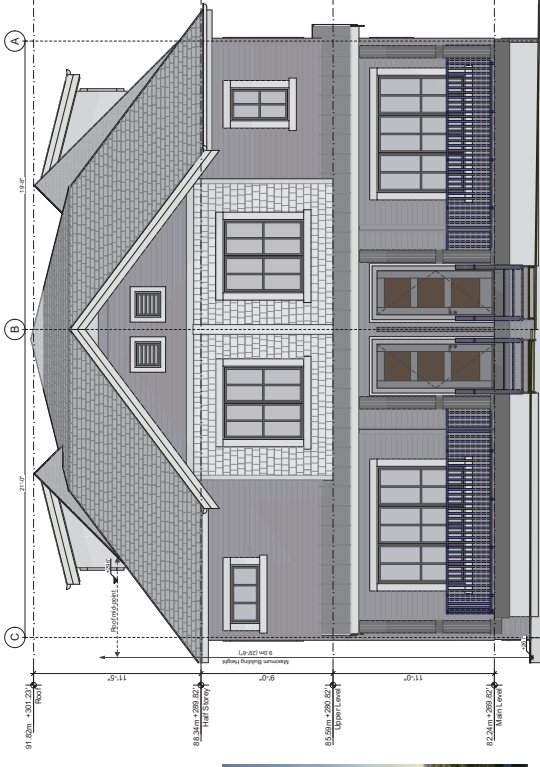
7445 198B Street Lot 8

Zoning	Zoning R-C(L)(SD)
Site width	7.20 m, 23.6 ft.
Site length	28.05 m, 92.0 ft.
Site Area	202.0 m ² , 2,174 s.f.

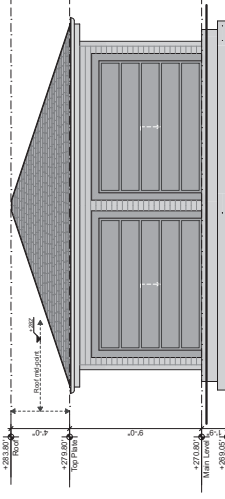
ALLOWABLES

Areas	111.1 m ²	1196 s.f.
Lot coverage 55%		
Building Heights		
MBE	79.80 m, 261.8 ft.	
Principle building sloped roof	9.80 m, 32.2 ft.	
Height of accessory building	3.75 m, 12.3 ft.	
Required Yards		
Front yard	2.5 m, 8.2 ft.	
Rear yard	13.0 m, 42.7 ft.	
Side yard	1.2 m, 3.94 ft.	

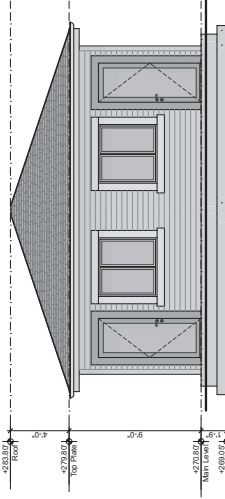
PROPOSED	94.8 m ²	1021 s.f.
Lot coverage 55%		
Building Heights		
Average proposed grade	(81.05 + 81.05 + 81.25 + 81.00) / 4 = 81.11	
Basement elevation	79.80 m, 261.81 ft.	
Main house roof peak	8.64 m, 28.35 ft.	
Accessory building	3.45 m, 11.32 ft.	
Proposed Yards		
Front yard	2.8 m, 9.19 ft.	
Rear yard	13.0 m, 42.65 ft.	
Side yard	1.2 m, 3.94 ft.	



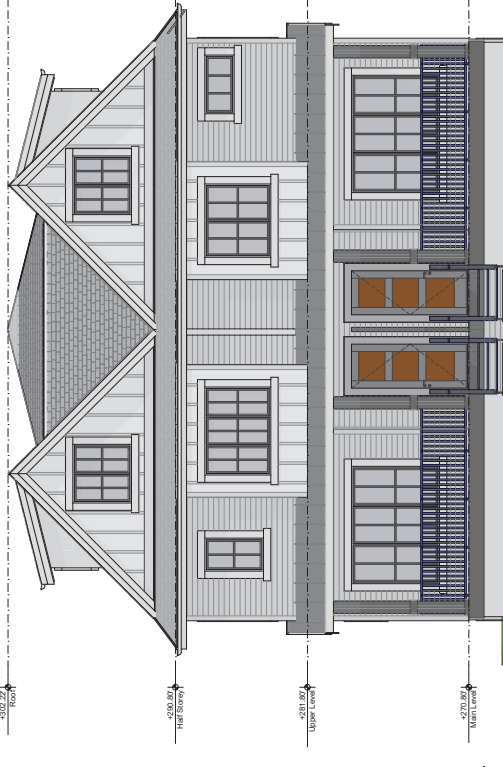
Lots 5 & 6 East
1/4" = 1'-0"



West
1/4" = 1'-0"



East
1/4" = 1'-0"



Lots 7 & 8 East
1/4" = 1'-0"

Brad Doré
Residential Design
www.brad-dore.com
brad.dore@icloud.com
7445 198B Street Lot 5 & 6 & 7 & 8 Monday, December 4, 2021 6:28 AM

Legal Address
LOT 39 SECTION 22 TWP 8
NEW WESTMINSTER DISTRICT
PLAN WP60187
PID 002-380-765

Rezoning & Subdivision
7445 198B Street
Langley, BC

This design and specifications of all drawings conform to BCBC 2018
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Sheet Number	Legend Name
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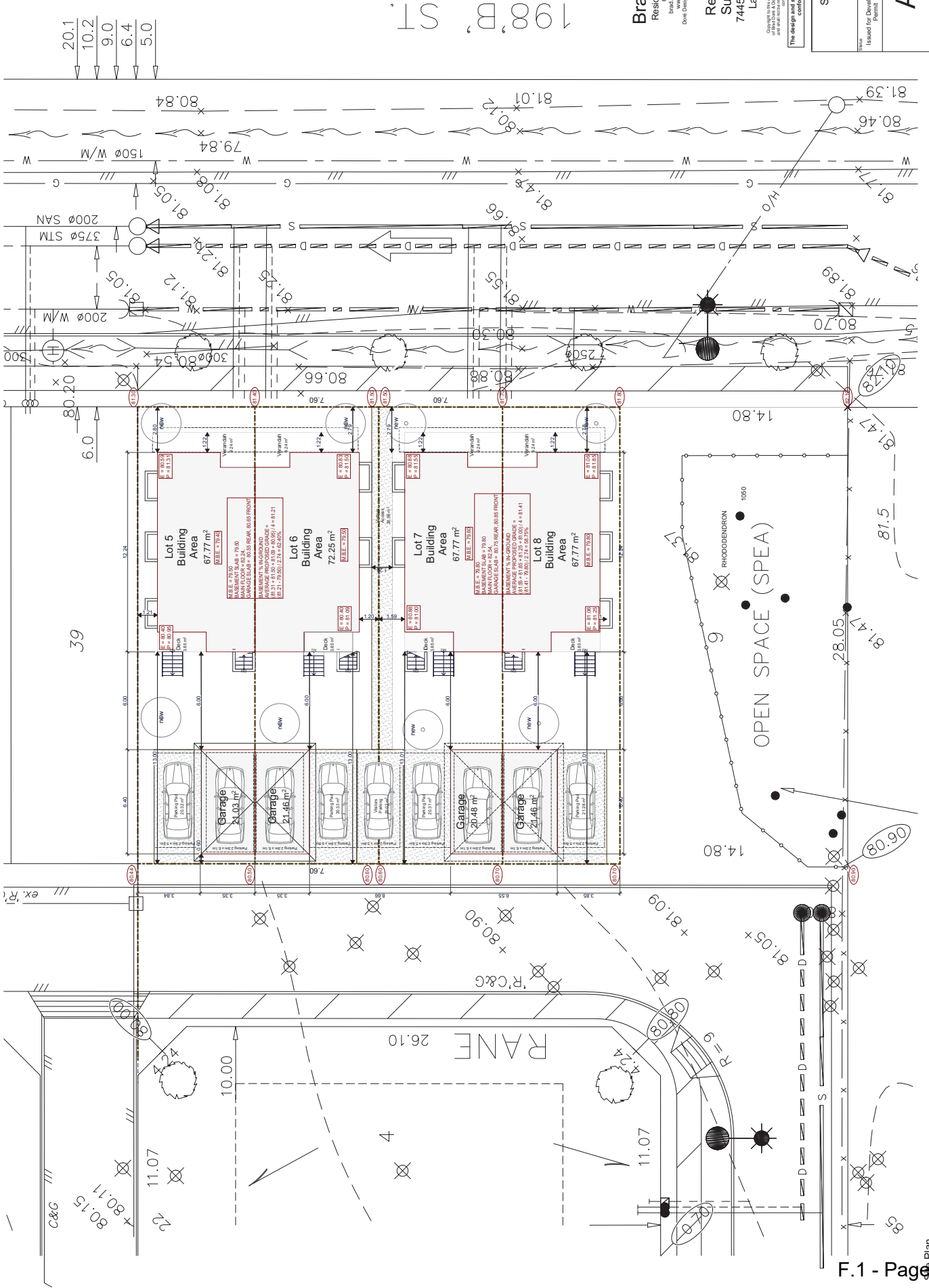
SCHEDULE A

Cover Sheet

Submitted for Development Permit

1

2021-12-04

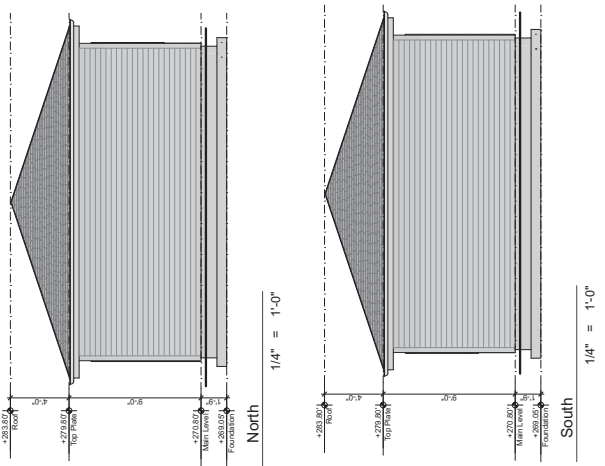
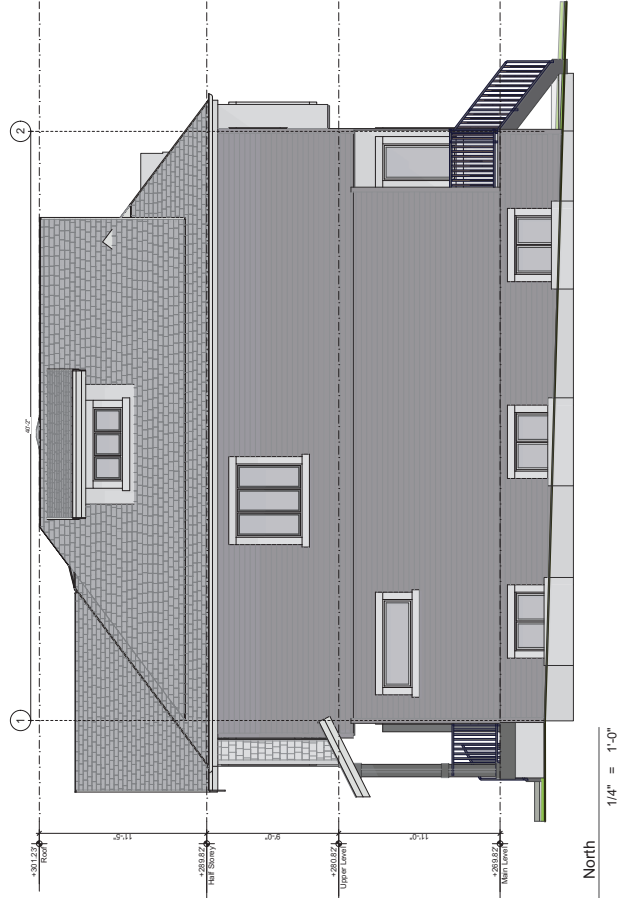
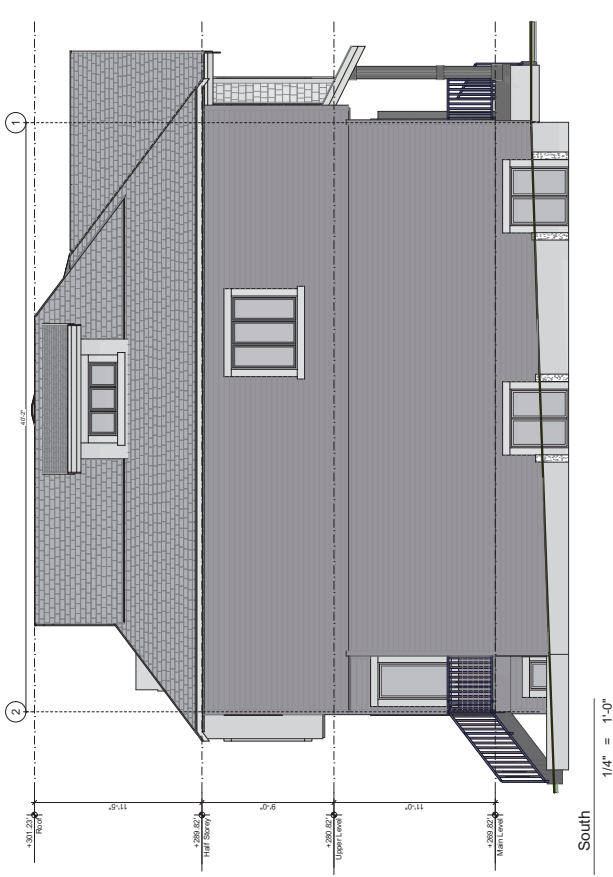


Brad Doré
Residential Design
725 325 3253
brad.dore@icbc2.com

Rezoning & Subdivision
7445 198th Street
Langley, BC

The design and specifications of all drawings conform to ICBC 2018

Site Plan	
Issue	2022-06
Issued for Development Permit	F.1
A02	



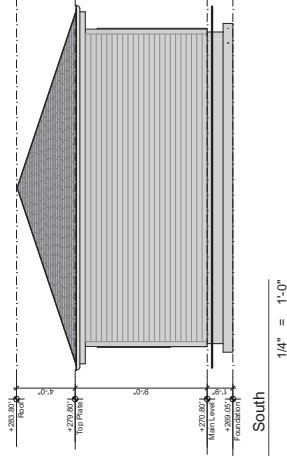
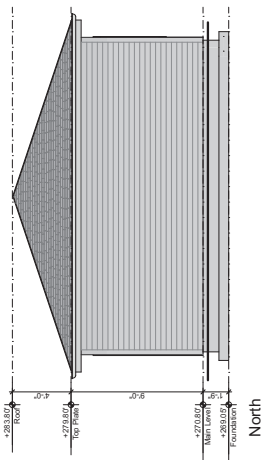
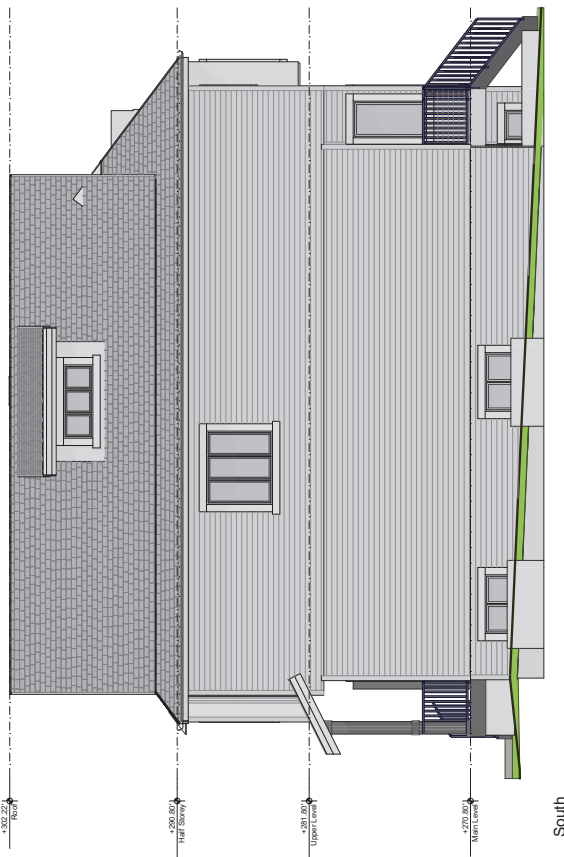
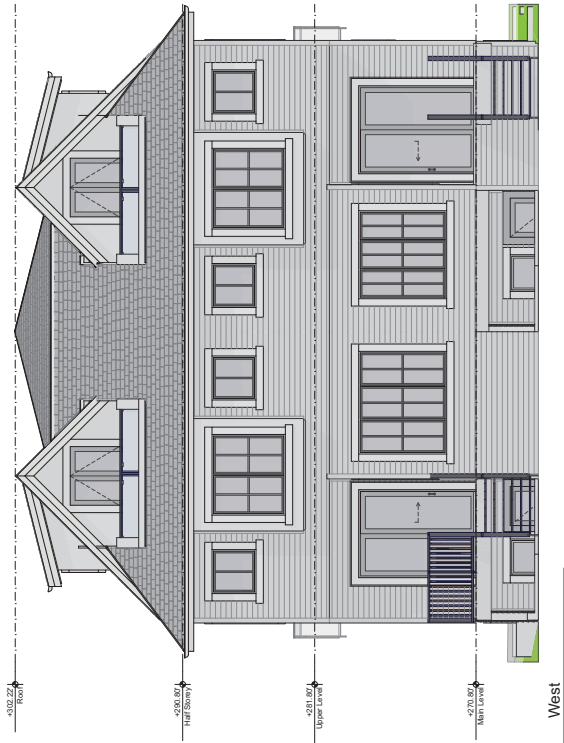
Brad Doré
Residential Design
1540 782 Street
langley.dore@icbc2.com
www.brad-dore.com
Doré Designs & Media Solutions Inc.

**Rezoning &
Subdivision**
7445 1988 Street
Langley, BC

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The design and specifications of all drawings conform to ICBC2 2018

Lots 5 & 6 Elevations	
Status	Issued for Development Permit
Date	2021-06
Scale	1/4"
A03	



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Rezoning &
Subdivision
7445 1988 Street
Langley, BC
7445 1988 Street
Langley, BC

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consent from Brad Doré.
The design and specifications of all drawings
conform to BCBC 2018

Lots 7 & 8 Elevations

Sheet
Date
2023-06

1.1

A04

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101335

This Permit is issued this _____ day of _____, 2022 to:

1. Name: 1273694 BC Ltd.

Address: 19766 – 83 Avenue
Langley BC V2Y 1Z2

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Portion of Lot 39 Section 22 Township 8 New Westminster
District Plan 60187

CIVIC ADDRESS: Portion of 7445 – 198B Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- c. Payment of supplemental development fees prior to issuance.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

DEVELOPMENT PERMIT NO. 101335
(1273694 BC LTD. / 7445 – 198B STREET)
Page 2 . . .

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

ATTACHMENT C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101233

1. This Permit is issued this _____ day of _____, 2022 to:

Name: 1273694 BC Ltd.

Address: 19766 – 83 Avenue
Langley BC V2Y 1Z2

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 39 Section 22 Township 8 New Westminster District Plan 60187

CIVIC ADDRESS: 7445 – 198B Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
 - b. Dedication of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
 - c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs;
 - d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
 - e. Commencement of accepted streamside enhancement and restoration works within 45 days of SPEA disturbance.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

This permit shall have the force and effect of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other

DEVELOPMENT PERMIT NO. 101233
(1273694 BC LTD. / 7445 – 198B STREET)
Page 2 . . .

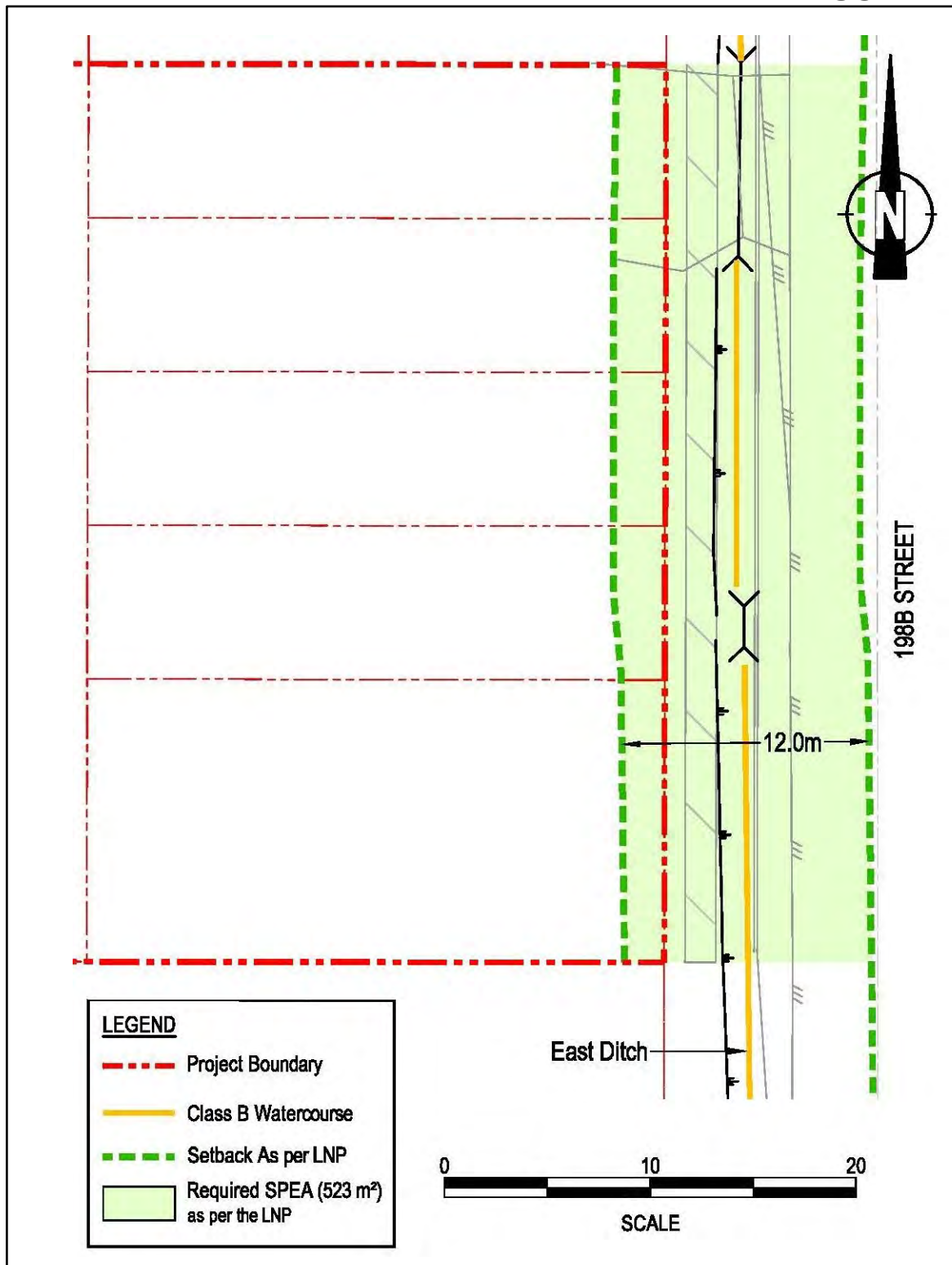
than those in this permit.

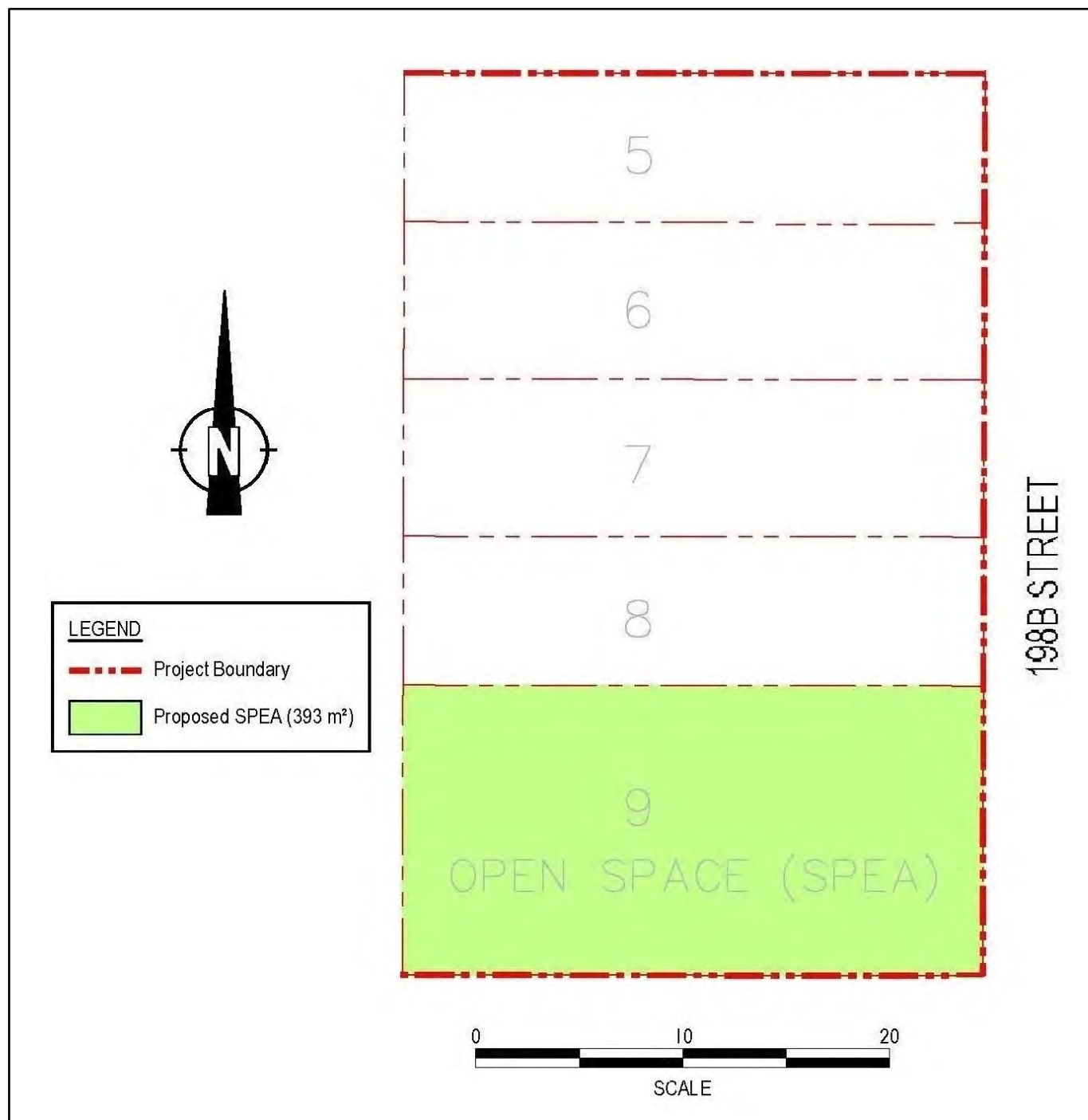
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF ____, 2022.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area
SCHEDULE C	Proposed Streamside Enhancement Plan

SCHEDULE A

SCHEDULE B



PROPOSED STREAMSIDE ENHANCEMENT PLAN

The objective of this development permit area designation is to encourage retention of existing “estate character” homes, by allowing innovative “infill” residential units to be developed on the property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

Unless the owner of land first obtains a development permit or produces a registerable building scheme acceptable to the Township, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of an additional dwelling unit, or work exceeding value of \$50,000 measured in 2000 dollars, must not be started.

Development permit guidelines for this area are as follows:

- Where an existing estate character house is to be retained, new infill units shall be designed in a complementary style, using features such as roof slope, building massing and finish materials to create a cohesive development.
- Where a new “main house” is to be developed as part of the development, the overall project should appear as a cohesive development compatible with the remainder of the neighbourhood.
- Infill units shall be sited and designed to limit overview of adjacent rear yards, and to permit sun penetration onto adjacent properties. Building height is to be compatible with existing houses in the neighbourhood.
- Only one driveway access will be permitted per each original parcel. As such, the main house and infill units will share one access. On a corner lot, a second driveway access would be permitted from the other street.
- Wherever possible, existing mature vegetation should be retained and enhanced by new plantings.
- Where possible, infill units should be sited around a courtyard and/or common parking area.

06/02/06 - Bylaw No. 4475 Deleted Section 4.1.2 Commercial and Business/Office Park Areas Development permit guidelines.

04/02/08 - Bylaw No. 4586 Deleted Section 4.1.3 Development Permit Area ‘B’ – Residential Density Bonus and Multi-Family

4.1.2 DEVELOPMENT PERMIT AREA “B” – RESIDENTIAL

Lands identified as “Residential” on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area “B.”

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.

- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

5101
28/09/15

Building Form

- Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.

5101
28/09/15

- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types

may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180 cm (6 feet) in total height.

- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.



- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.



- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

5101
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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.



- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. This may be achieved through:
 - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.

- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.
- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
 - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
 - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

5101
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4.1.2.4 TOWNHOUSES/ROWHOUSE

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

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- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

4.1.2.5 APARTMENTS

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a ‘good neighbour’ policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

Parking and Traffic/Pedestrian Circulation

- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA “C” – LOCAL COMMERCIAL

Lands identified as “Development Permit Area “C” – Local Commercial” on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1) (f) of the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.



9 September, 2021

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-22-0097 / MINHAS/SIDHU

Civic: 7445 - 198B Street

LEGAL: Lot 39 Section 22 Township 8 NWD Plan 60187

We have reviewed the above proposal.

We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	8	4	1	2

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

November 3, 2021

Our File: 2774
Langley File: 08-22-0097

Township of Langley
Development Services/Community Development
20338 – 65 Avenue
Langley, BC V2Y 3J1

Attention: Joel Nagtegaal

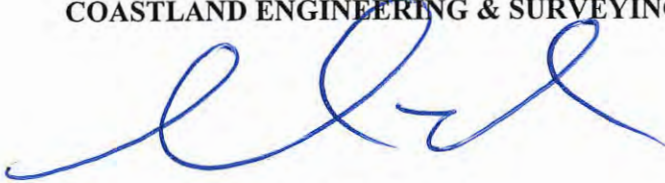
Further to the Public Information Meeting (P.I.M.) held on November 2nd, 2021, for the above referred file number, the following is a summary of the meeting:

- Not one person, aside from the developers and 2 consultants, attended this meeting.

We trust the above information is found to the Township's satisfaction on our reporting of the P.I.M. held November 2nd, 2021.

Yours truly,

COASTLAND ENGINEERING & SURVEYING LTD.



Michael E. Helle, A.Sc.T., CWPI 3

MEH/cme

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1273694 BC LTD.) BYLAW NO. 5788

EXPLANATORY NOTE

Bylaw No. 5788 rezones 0.4 ha (1 ac) of land at 7445 – 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to accommodate eight lots (four single family lots and four semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1273694 BC LTD.) BYLAW NO. 5788

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 (1273694 BC Ltd.) Bylaw No. 5750".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 39 Section 22 Township 8 New Westminster District Plan 60187

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A) and R-CL(SD).

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
NOTICE WAS ADVERTISED the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5788

