Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 – REGULAR MEETING	**REPORT:**	23-253
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0033
SUBJECT:	REZONING APPLICATION NO. 100589 (COASTLAND ENGINEERING LTD. / 5759 – 240 STREET)		

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 56 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of road dedications, widenings, and necessary traffic improvements for 238 and 240 Street, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication of two greenspace lots on the site and a minimum 15.0 m wide greenspace buffer around the perimeter of the subject site as shown in Attachment B.
7. Registration of restrictive covenants acceptable to the Township:
    a. identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities
    c. prohibiting access to 56 Avenue.
8. Registration of an exterior design control agreement.

9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
    a. $7,500,000 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time
    b. securing transfer of approximately 4.01 ha (9.90 ac) of land to the Township.
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

EXECUTIVE SUMMARY:

On July 24, 2023**,** Council considered a rezoning application (from Rural Zone RU-1 to Suburban Residential Zone SR-3) for Coastland Engineering Ltd. at 5759 – 240 Street (Attachment A) and passed the following resolution:

> *"That Council refer the application back to staff to work with the proponent to reduce the projected dwelling units, improve trail connections including through the development to adjacent areas, increased pervious areas, the provision of sewerage service and additional community benefit(s)."*

To address Council's July 24, 2023 resolution, the applicant has provided a revised subdivision plan (Attachment B) that proposes to reduce the number of single family residential lots from 63 to 56 (ranging in size from 1,765 m^2 (0.43 ac) to 2,345 m^2 (0.58 ac)) and provides an increase in greenspace from approximately 3.6 ha (8.9 ac) to 4.01 ha (9.90 ac). The proposed $7,500,000 community amenity contribution in conjunction with the additional greenspace (currently valued at $7,900,000) provides increased trail connection opportunities, increased pervious area and community benefit totaling $15,400,000.

According to the applicant's arborist, tree retention has been increased from 2,228 trees (52.9%) to 2,370 (56.3%) trees. Further, sewerage service will be addressed as part of the subdivision component of the development in accordance with Subdivision and Development Servicing Bylaw 2019 No. 5382 and reviewed in conjunction with the Metro Vancouver Memorandum of Understanding.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5905.

BACKGROUND/HISTORY:

On July 24 2023 Council considered Council considered a rezoning application for Coastland Engineering Ltd. at 5759 – 240 Street (Attachment A) and passed the following resolution:

> *"That Council refer the application back to staff to work with the proponent to reduce the projected dwelling units, improve trail connections including through the development to adjacent areas, increased pervious areas, the provision of sewerage service and additional community benefit(s)."*

DISCUSSION/ANALYSIS:

The applicant has subsequently proposed revisions to the development to address Council's resolution.

Projected Dwelling Units

The applicant has provided a revised subdivision plan (Attachment B) that proposes to reduce the number of single family residential lots from 63 to 56 (ranging in size from 1,765 m^2 (0.43 ac) to 2,345 m^2 (0.58 ac)) resulting in an average lot size of 0.2 ha (0.5 ac).

Trail Connections

The applicant proposes trail connections both within the project and to the existing Tall Timbers subdivision at 58A Avenue and 273A Street with the ability to connect to off-site trail connections to development applications to the north (ToL Project No. 11-09-0034 - concept) as well as Williams Park and the Kelly Lake Trail to the south (Attachment D).

Increase Pervious Areas

The applicant has increased dedicated greenspace from approximately 3.6 ha (8.9 ac) to 4.01 ha (9.90 ac) (Attachment B) resulting in additional (0.41 ha / 1.0 ac) pervious area.

The Township's Subdivision and Development Servicing Bylaw requires individual on-site stormwater infiltration facilities as part of a Stormwater Management Plan to address stormwater runoff. Such measures may include absorbent landscape, rain gardens, infiltration swales and trenches

Provision of Sewerage Service

The Township's Subdivision and Development Servicing Bylaw includes the site in Service Level 3 Suburban accommodating on-site sewerage systems.

Pursuant to Council's April 17, 2023 authorization of a Memorandum of Understanding (MOU) with the Metro Vancouver Regional District the subject site is within a Sewerage Extension Area and provides the opportunity for the future provision of regional sewer servicing subject to standard Greater Vancouver Sewerage and Drainage District technical considerations.

Additional Community Benefits

The applicant's revised subdivision plan indicates an increase in greenspace from approximately 3.6 ha (8.9 ac) to 4.01 ha (9.90 ac) currently valued at $7,900,000 to be transferred to the Township and is identified as a development prerequisite. A $7,500,000 community amenity contribution is also proposed resulting in a total contribution value of $15,400,000 and is included as a development prerequisite.

Policy Considerations:

The applicant has provided a revised submission in response to Council's July 24, 2023 resolution. Staff recommend that Council receive this report for information and give first, second and third reading to Bylaw No. 5905 subject to 10 development prerequisites.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Council Report 23-155 (without Attachment B)
ATTACHMENT B	Revised Subdivision Plan
ATTACHMENT C	July 24, 2023 Subdivision Plan
ATTACHMENT D	Trail Network Concept

Township of Langley

Est. 1873

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 – REGULAR MEETING	**REPORT:**	23-155
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0033
SUBJECT:	REZONING APPLICATION NO. 100589 (COASTLAND ENGINEERING LTD. / 5759 – 240 STREET)		

PROPOSAL:

On June 26, 2023**,** Council considered a rezoning application for Coastland Engineering Ltd. at 5759 – 240 Street (Attachment A) and passed the following resolution:

> *"That Rezoning Application No. 100589 (Coastland Engineering Ltd. / 5759 – 240 Street) Bylaw No. 5905 be referred to a Public Information Meeting for public input to occur in consultation with staff, inclusive of established requirements for notice, venue, format, engagement, and feedback with forms to be provided directly to the Township of Langley. Once completed, the application will be forwarded to Council for consideration."*

Subsequently, the applicant held a Public Information Meeting (PIM) on July 12, 2023. Advertising for the PIM was provided in The Province newspaper and mailed to owners / occupants of the same notification area as the rezoning application. The applicant has provided a summary of the PIM as well as written feedback received from the public which is provided as Attachment B to this report.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 63 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 238 and 240 Streets, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in

compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

6. Dedication of three greenspace lots on the site and a greenspace buffer around the perimeter of the subject site;
7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities;
    c. 15 m wide ALR buffer along 240 Street;
    d. Prohibiting access to 56 Avenue;
8. Registration of an exterior design control agreement;
9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant in Attachment F to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
    a. $8,000,000 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time;
    b. Securing transfer of approximately 3.6 ha (8.9 ac) of land to the Township; and
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A June 26, 2023 Council Report

ATTACHMENT B Applicant Summary and Written Submissions

Township of Langley

Est. 1873

~~ATTACHMENT A~~

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 26, 2023 - REGULAR MEETING	**REPORT:**	23-123
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0033
SUBJECT:	REZONING APPLICATION NO. 100589 (COASTLAND ENGINEERING LTD. / 5759 – 240 STREET)		

PROPOSAL:

Application to rezone approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development 63 single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second, and third reading to Bylaw No. 5905 subject to 10 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development is compatible with the objectives of the Rural Plan.

RECOMMENDATION:

That Council consider the application on an individual basis in the context of Council's November 14, 2022 resolution; and

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 63 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 238 and 240 Street, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;

5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Dedication of three greenspace lots on the site and a greenspace buffer around the perimeter of the subject site;
7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities;
    c. 15 m wide ALR buffer along 240 Street;
    d. Prohibiting access to 56 Avenue;
8. Registration of an exterior design control agreement;
9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant in Attachment F to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
    a. $8,000,000 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time;
    b. Securing transfer of approximately 3.6 ha (8.9 ac) of land to the Township; and
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

EXECUTIVE SUMMARY:

In 2021 Council considered a previous rezoning application for the subject 18.02 ha (44.55 ac) property located at 5759 – 240 Street to facilitate a 39 lot single family subdivision (Attachment A). After consideration by Council, the applicant requested to defer further consideration of the application to allow reconsideration of the trail networks, trees, landscaping, and buffers on the site. Since then, the previous owner has sold the property to a new property ownership group and the application has been revised to propose 63 single family lots with 20% of the site (3.6 ha (8.9 ac)) open space dedicated to the Township.

To facilitate the subdivision, the revised proposal seeks to rezone the subject parcel to Suburban Residential Zone SR-3.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5905.

REFERENCE:

Owners:	1079307 BC Ltd. 18272 – 70 Avenue Surrey BC V3S 6Z1 1318611 BC Ltd. 9760 – 190 Street Surrey BC V4N 3M9 1318612 BC Ltd. 6167 – 180A Street Surrey BC V3S 4L7 1318617 BC Ltd. 208, 8078 – 128 Street Surrey BC V3W 4E9 1318663 BC Ltd. 20722 – 80 Avenue Langley BC V2Y 1X6 131664 BC Ltd. 128, 7947 – 209 Street Langley BC V2Y 0Y6
Agent:	Coastland Engineering and Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V3S 3M2
Legal Description:	Lot 1 Section 9 Township 11 New Westminster District Plan 67456
Location:	5759 – 240 Street
Area:	18.02 ha (44.55 ac)
Official Community Plan:	Rural
Rural Plan:	Salmon River Uplands
Existing Zoning:	Rural Zone RU-1
Proposed Zoning:	Suburban Residential Zone SR-3
Agricultural Land Reserve:	Not in ALR

BACKGROUND/HISTORY:

As outlined in the previous Council Report (Attachment A), the site was subject to a previous rezoning application to facilitate a 39 lot single family subdivision. The attached report outlines the history of development within the Tall Timber neighbourhood as well as previous Council resolutions pertaining to the area. Since Council considered the previous rezoning request, the prior owner sold the property to a new ownership group that has revised the proposal to seek rezoning to permit subdivision into 63 single family lots with 20% (3.6 ha (8.9 ac)) of the lands of open space dedicated to the Township.

DISCUSSION/ANALYSIS:

- Coastland Engineering and Surveying Ltd. has applied on behalf of the new ownership group to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-3 to accommodate the development of 63 single family lots.
- The developer has proposed to dedicate approximately 20% (3.6 ha (8.9 ac)) of the site as open space consisting of a greenspace buffer around the perimeter of the site as well as three "Green Space" lots central to the site.
- Two new local road connections to 240 Street are proposed to provide a local road network.

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	Existing Zoning
North:	58A Avenue, beyond which is a residential subdivision (Tall Timber Estates) accommodating single family lots	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1 (Land Use Contract 93C)
South:	56 Avenue, beyond which are single family lots	Salmon River Uplands (both within and not within the ALR)	Suburban Residential Zone SR-1
East:	240 Street, beyond which are rural lots	Salmon River Uplands (within the ALR)	Rural Zone RU-1
West:	A residential subdivision (Tall Timber Estates) accommodating single family lots	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1 (Land Use Contract 93C)

Policy Review:

- The subject property is designated Rural in the Official Community Plan (OCP) and the Regional Growth Strategy (RGS), and Salmon River Uplands in the Rural Plan with both designations intended to preserve the rural character of the area. The proposed Suburban Residential SR-3 zoning with a 1,765 m^2 (0.436 ac) minimum lot size is consistent with the policy context from the OCP, Rural Plan, and RGS.

Density:

- The subject site is approximately 18.02 ha (44.55 ac) in size with the proposal to subdivide into 63 single family lots ranging in size from 1,765 m^2 (0.436 ac) to 2,590 m^2 (0.640 ac) resulting in a gross density of 3.5 units per hectare (1.41 units per acre).

Zoning Amendment:

- Bylaw No. 5905 proposes to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-3.

Community Amenity Contributions:

- In consideration of Section 5.2(g) of the Community Amenity Contribution Policy, the applicant proposed to provide a voluntary community amenity contribution as described by the applicant in support of the proposed rezoning application comprised of:
    - $8,000,000 as a cash contribution (Attachment F)

Tree Protection / Replacement:

- The applicant has provided updated tree information that indicates:
    - 4212 onsite trees; and
    - 2205 trees (53%) within the proposed open space dedications.
- Provision of a final tree management plan, including tree retention, replacement, protection details and security is listed as development prerequisite.

Landscaping / Open Space:

- A greenspace buffer ranging from 10 m (33 ft) to 15 m (49 ft) is proposed around the entire site to provide a buffer to the surrounding properties. Dedication of the buffer is noted as a development prerequisite.
- Three greenspace areas are located central to the site to accommodate tree retention and additional open space improvement opportunities. Provision of the greenspace areas and securing of works pursuant to an accepted open space plan is noted as a development prerequisite.
- Finalization of landscaping details will be undertaken as part of the detailed subdivision application review and has been included as a development prerequisite.

Policy Considerations:

On November 14, 2022, Council passed the following resolution regarding the Salmon River Uplands:

> *Be it resolved that Council hereby directs staff to prepare a Report to Council outlining the potential timelines, scope and other recommendations as may be appropriate to review the Salmon River Uplands area within the Township of Langley's Rural Community Plan including, but not necessarily limited to, minimum parcel sizes, desired long-term character of the area and the establishment of an appropriate area-based Community Amenity Contribution policy framework for residential development within the Rural Community Plan (the "Review");*
>
> *That Council hereby directs staff to schedule Council consideration and staff processing of community plan amendments, rezonings, and development permits within the Salmon River Uplands area to be coincidental with the Review until a potential update as heretofore referenced has been duly considered by Council; and further*
>
> *That Council considers any residential subdivision in the Salmon River Uplands area to be contrary to the public interest if subdivided under current minimum parcel sizes and before the Council addresses minimum parcel sizes in relation to the Review.*

Staff recommend Council consider the subject application on an individual basis in the context of the following:

- Council on April 17, 2023 (subsequent to the November 14, 2022 resolution) passed a resolution to enter into a Memorandum of Understanding (MOU) with Metro Vancouver pertaining to the Salmon River Uplands as part of the Metro Vancouver 2050 adoption process that provides land use policy direction in the area including:
    - "low density forms of residential" in the Rural regional land use designation of Metro 2050 will be interpreted as permitting minimum lots sizes equivalent to half (½) acre lots."
    - "lot-size variances to accommodate site topographic, environmental, or other land use constraints, as appropriate. These considerations may be considered on a case-by-case basis by the Township of Langley."

Consistent with the MOU, the subject site is approximately 18.02 ha (44.55 ac) in size with the proposal to subdivide into 63 single family lots ranging in size from 1,765 m^2 (0.436 ac) to 2,590 m^2 (0.640 ac) resulting in a gross density of 3.5 units per hectare (1.41 units per acre).

The proposal is consistent with rural residential uses identified in Salmon River Uplands designation of the Rural Plan. The proponent is advancing a Community Amenity Contribution of $8,000,000, a 20% land dedication, and associated tree preservation and has requested Council consider the application on its individual merits at this time.

The proposed rezoning will facilitate subdivision of the existing property into 63 single family lots and is compatible with the objectives of the Official Community Plan, Rural Plan, Metro Vancouver Regional Growth Strategy, and with the proposed Suburban Residential SR-3 zoning.

Staff recommend Council give first, second, and third reading to Bylaw No. 5905 subject to 10 development prerequisites.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	October 4, 2021 Report to Council (with Attachment A only)
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Rural Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Preliminary Site Plan Submitted by Applicant
ATTACHMENT F	Proposed CAC letter by Applicant

~~ATTACHMENT A~~

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	OCTOBER 4, 2021 – REGULAR MEETING	**REPORT:**	21-111
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0033
SUBJECT:	REZONING APPLICATION NO. 100589 (NEUFELD / 5759 – 240 STREET)		

RECOMMENDATION:

That Council consider the information contained in this report and give first and second reading to Bylaw No. 5717, subject to 11 development prerequisites, as outlined in the June 14, 2021 Report to Council (Report: 21-68) being completed prior to final reading; and that staff be authorized to proceed with the next steps, including the scheduling of a public input opportunity.

EXECUTIVE SUMMARY:

At its Regular Meeting held on July 26, 2021, Council considered first and second reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) related to land located at 5759 – 240 Street from Rural Zone RU-1 to Suburban Residential Zone SR-1, to facilitate a residential development consisting of 39 rural single family lots.

Council did not grant first and second reading, but rather passed the following resolution:

> *"That 1st & 2nd reading be deferred for a staff report and presentation to Council to consider the history, rural character, and development of the entire Tall Timbers area, to properly review and consider the substantial public input for trail connections, additional tree and wildlife protection and other community improvements; and further to provide more time for members of Council to properly consult with staff on this proposal."*

Based on Council direction, this report brings forward for Council's consideration requested information as well as material included in the June 14, 2021 Report to Council (Attachment A).

PURPOSE:

This report is in response to Council direction and aims to provide information regarding history, rural character, and development of the Tall Timbers area, trail connections, tree and wildlife protection, and other community improvements.

BACKGROUND/HISTORY:

At its Regular Meeting held on July 26, 2021, Council considered first and second reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots and resolved as follows:

> *"That 1st & 2nd reading be deferred for a staff report and presentation to Council to consider the history, rural character, and development of the entire Tall Timbers area, to properly review and consider the substantial public input for trail connections, additional tree and wildlife protection and other community improvements; and further to provide more time for members of Council to properly consult with staff on this proposal."*

A June 14, 2021 Report to Council (Attachment A) includes additional information as well as the subject bylaw and previously established proposed development prerequisites for Council's consideration.

DISCUSSION/ANALYSIS:

Information regarding history, rural character, development of the Tall Timbers area, trail connections, tree and wildlife protection, and other community improvements is outlined in the sections below.

Tall Timbers Area

Based on historic land development and marketing gathered, the area referenced as Tall Timbers is generally bounded by 61 Avenue, 56 Avenue, 236 Street and 232 Street (Attachment B). Utilizing a post-ALR timeframe for the lands, the following sections provide summary information relating to land use regulations and development leading to the current zoning, land use designation, and application status.

<u>Rural Character / Plan Designations</u>

The rural character of the lands has been recognized historically as designated in the following chronological Planning documents.

1979 Official Community Plan
Rural Residential / Agricultural (Sec. 3.0): '"country estate" rural residential form that developed throughout the Municipality, although concentrations of this type of development are found in the Salmon River Uplands and Western Langley. This latter form has typically occurred at densities of less than one dwelling unit per acre'.

1993 Rural Plan
Salmon River Uplands (Sec. 5.7.1): 'The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area.'

2016 Official Community Plan
Rural Plan (Sec. 2.2.6): 'Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are

permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.'

Agricultural Land Commission (ALC) / Land Use Contract (LUC) 93

Based on available information from the Agricultural Land Commission (ALC), the subject lands were 'included within the Agricultural Land Reserve Plan of the Central Fraser Valley Regional District as designated by the Provincial Agricultural Land Commission on the 24th day of April 1974.'

The existing Tall Timbers subdivision ('Lot 32' – Attachment C) of 14.69 ha (36.3 ac) was subsequently removed from the ALR in 1977. A Land Use Contract (LUC 93) (and subsequent amendments) facilitating the current approximate one-third acre (1300 m^2 / 13,993 ft^2 / .32 ac) subdivision on 'Lot 32' was finalized in 1979. The first phase of 36 lots (Attachment D) received final approval in 1979 with the second phase of 40 lots approved in 1983 (Attachment E).

LUC 93 (as amended) also provided for agricultural uses on the 43.97 ha (108.6 ac) northern portion of 'Lot 31' and a golf course on the southerly 18.12 ha (44.77 ac) of a 'hooked' 'Lot 31'.

LUC 93 (as amended) was removed from the 'Lot 31' lands (total 62 ha (153 ac)) on August 7, 1980 and the lands were subsequently considered by Council for exclusion from the ALR in 1984 and 1985. At that time Council endorsed the exclusion from the ALR, which was subsequently granted by the provincial ALC, upon appeal, in July of 1986.

The 'Lot 31' lands were then included as part of a rezoning application advanced to Council on November 17, 1986 (Rezoning Bylaw No. 2502) proposing to rezone the 'Lot 31' lands and the property to the northwest into 183 single family lots with a 1,340 m^2 (0.33 ac) minimum lot size. Council supported the application in principle subject to resolution of density, design, servicing, park, open space, and development cost contribution matters.

Based on the information provided in the November 17, 1986 Report to Council, development in the Salmon River Uplands was based on a 'one-acre gross density' with minimum lot size of 3,716 m^2 (0.92 ac) as per the Subdivision and Development Control Bylaw at the time.

On March 16, 1987 the 1986 rezoning proposal was revised to achieve a 3,716 m^2 (0.92 ac) gross density by adjusting the proposal to accommodate 273 lots with a minimum lot size of 1,200 m^2 (0.29 ac). The proposal also included park and open space on a third property to the northwest, which was located in the ALR and subject to ALC approval (Attachment F).

Council granted first and second readings to Rezoning Bylaw No. 2502 on April 6, 1987 and denied third reading on June 1, 1987. The 'Lot 31' lands were 'unhooked' in 1984 and were included as Rural Zone (RU-1) in the Township's 1987 Zoning Bylaw.

Current Applications

There are three (3) current development applications in the Tall Timbers area as described below.

Neufeld / 5759 - 240 Street (18.0 ha (44.5 ac))

1. ToL Project # 11-09-0033 / RZ100589 (Attachment G) to rezone the subject lands from the current Rural Zone (RU-1) to proposed Suburban Residential Zone (SR-1) to accommodate a rural residential development consisting of 39 rural single family lots (minimum lot size 3,716 m^2 (0.92 ac)). This application was advanced to Council for consideration of first and second readings on June 14, 2021 (Attachment A) with Council deferring the matter until the proponent undertook a public information meeting. Council considered the application again on July 26, 2021 and deferred the application until an in-person public hearing can be accommodated.

2. ToL Project # 11-09-0033 / SA101251 (received August 21, 2021) (Attachment H) to subdivide pursuant to the existing Rural Zone ((RU-1), minimum lot size 1.7 ha (4.2 ac)) to create a 10 lot rural residential subdivision. This application is currently under staff review and discussion with the applicant.

Infinity / 23700 Block - 56 Avenue (43.6 ha (107.8 ac))

3. ToL Project # 11-09-0034 / RZ100637 (Attachment I) to rezone the subject property from Rural Zone (RU-1) to Suburban Residential Zone (SR-1) to accommodate a residential development consisting of 44 rural single family lots (minimum lot size 3,716 m^2 (0.92 ac)). This application is pre-Council and currently under staff review.

Trail Connections

The Township's Official Community Plan (OCP) Map 12 – Recreational Greenway Plan (Attachment J) indicates a community connection east-west on 64 Avenue and a secondary community connection east-west on 56 Avenue. Although the Plan does not specify a north-south connection in the Tall Timbers area, staff as part of the development application review process have sought to secure additional connections as noted below.

With respect to the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589), a walkway is proposed to connect existing Tall Timbers pedestrian facilities from the westerly extent of proposed internal roadways to an existing walkway at the southerly end of 237A Street (Attachment J). However, staff note additional trail connections are proposed as part of Infinity / 23700 block - 56 Avenue (ToL Project # 11-09-0034 / RZ100637) adjacent to the proposed north-south vehicular access to the site as well as along the Salmon River (Attachment K).

Tree Protection

The Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) requires applicants to provide: a) an Integrated Site Design Concept; b) a Tree Survey; c) a Tree Evaluation Report; and d) a complete Tree Summary Schedule. This information is prepared by an arborist or landscape architect and is informed by site conditions as well as the form of development for staff review with a summary included in the staff Report to Council.

With respect to the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) application, the tree management plan submitted by the applicant indicates that 6,281 significant trees exist on the subject site, with 2,198 proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required. Post development approximately 2,198 trees will be in place on the subject site. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township with this requirement included in the list of development prerequisites to be completed prior to final reading of the subject rezoning bylaw.

Wildlife Protection

Streamside

Township of Langley (Township) 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 (Class A, Class B, Class C) which is based on channel type, water flow, and fish presence.

Although the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) does not contain any watercourses, the Infinity / 23700 block - 56 Avenue (ToL Project # 11-09-0034 / RZ100637) encompasses portions of the Salmon River, a Class A (red-coded, fish bearing) watercourse that supports populations of regionally important salmonid species including rainbow trout, coastal cutthroat trout, pink salmon, coho salmon, and chum salmon. Other fish species documented within the Salmon River include three-spined stickleback, pumpkinseed, and prickly sculpin. Accordingly, the applicant has submitted a Streamside Development Permit application to address Streamside Protection and Enhancement Development Area (SPEA) requirements.

Terrestrial/Wildlife Habitats

British Columbia is divided into 14 distinct Biogeoclimatic Zones based on vegetation, soils, and climate. The Township is located within the Coastal Western Hemlock (CWH) Biogeoclimatic Zone. The CWH zone contains the greatest diversity and abundance of habitat elements of all zones in the province with the greatest diversity of birds, amphibians, and reptiles found within the Fraser Lowland portion of this zone. Wildlife and species-at-risk and their habitats are managed under provincial and federal legislation, including the provincial Wildlife Act and federal Species-at-Risk Act. While the Township does not manage wildlife/species-at-risk, the Township requires applicants to provide wildlife/species-at-risk information as part of a streamside development permit application submission. This information requirement is to ensure proponents consider these requirements early in the development application process to inform site planning and implementation (e.g., conducting bird nest surveys prior to site clearing).

Community Improvements

With respect to the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) application, the proponent has advanced their application based on applicable bylaw standards and available policy context including the Community Amenity Contributions (CAC) Policy. The CAC Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) 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 for a total amount of $265,512.

Policy Considerations:

The proposed Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) rezoning will facilitate subdivision of the existing property into 39 rural single family lots. The proposed rezoning is compatible with the objectives of the Official Community Plan, Rural Plan and Metro Vancouver Regional Growth Strategy and with the proposed Suburban Residential SR-1 zoning.

Staff recommend that Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites as indicated in the June 14, 2021 Report to Council (Attachment A) and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Stephen Richardson
DIRECTOR, DEVELOPMENT SERVICES
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	June 14, 2021 Report to Council
ATTACHMENT B	Tall Timbers Area
ATTACHMENT C	Plan 54464
ATTACHMENT D	Plan 57565
ATTACHMENT E	Plan 65826
ATTACHMENT F	1987 Site Layout (ToL Project # 11-09-0006 / Goodbrand)
ATTACHMENT G	Neufeld Site Layout (ToL Project # 11-09-0033 / RZ100589 / 5759 - 240 Street)
ATTACHMENT H	Neufeld Site Layout (ToL Project # 11-09-0033 / SA101251 / 5759 - 240 Street)
ATTACHMENT I	Infinity Site Layout (ToL Project # 11-09-0034 / RZ100637 / 23700 Block - 56 Avenue)
ATTACHMENT J	OCP Map 12 – Recreational Greenway Plan
ATTACHMENT K	Current Proposed Trail Network: Neufeld (ToL Project # 11-09-0033 / RZ100589) and Infinity (ToL Project # 11-09-0034 / RZ100637)

~~ATTACHMENT A~~

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 - REGULAR MEETING	**REPORT:**	21-68
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0033
SUBJECT:	REZONING APPLICATION NO. 100589 (NEUFELD / 5759 - 240 STREET)		

PROPOSAL:

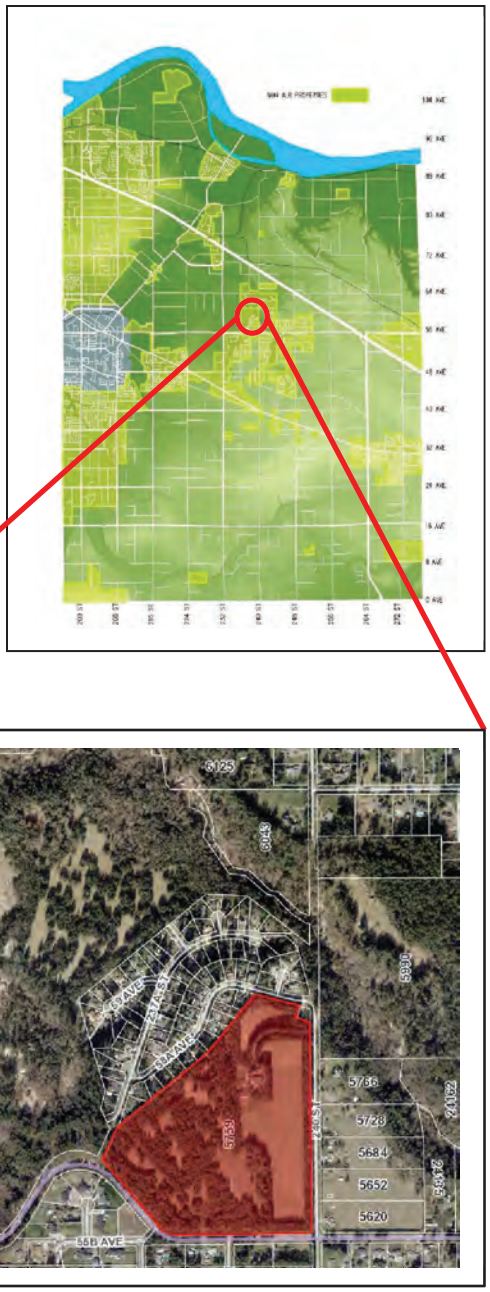
Application to rezone an 18.0 ha (44.5 ac) property located at 5759 – 240 Street to Suburban Residential Zone SR-1 to accommodate a residential development consisting of 39 rural single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites being completed prior to final reading and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is compatible with the objectives of the Rural Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. 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. Development of a storm water management plan, including the securing and transfer to the Township of a community stormwater detention facility to serve the natural catchment area;
3. Submission of geotechnical and hydrogeological reports to confirm adequacy of the lands to support the proposed land use;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Township's Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;
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. Provision of an Agricultural Land Reserve buffer;
8. Registration of restrictive covenants:
    a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
    b. For the retention and maintenance of a 15 m wide Agricultural Land Reserve buffer located along the eastern property line of the subject site;
    c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities;
    d. Prohibiting access to 56 Avenue;
9. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
10. Compliance with the Community Amenity Contributions Policy;
11. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; 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. 5717.

EXECUTIVE SUMMARY:

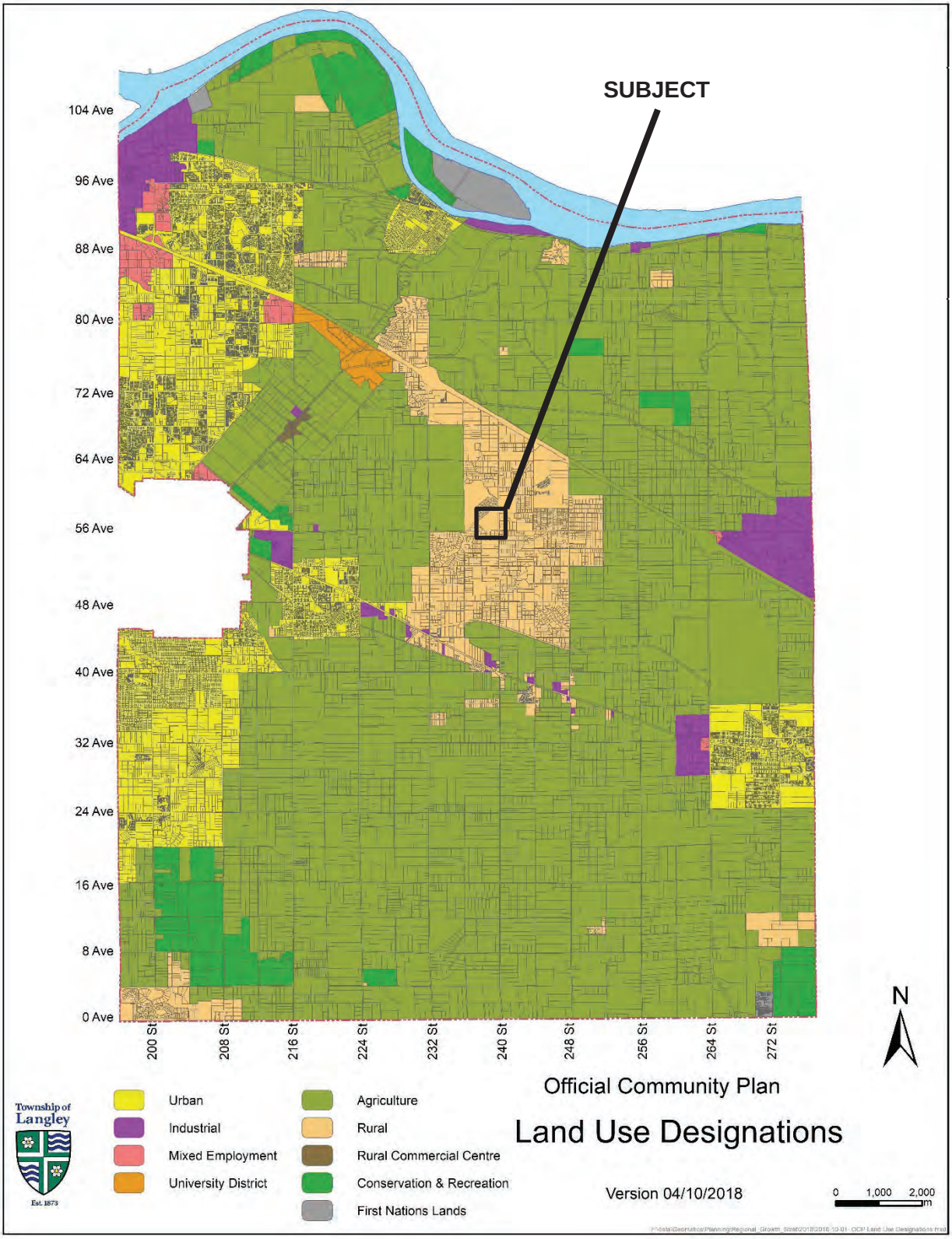
Coastland Engineering and Surveying Ltd., on behalf of Houlda Neufeld, has applied to rezone an 18.0 ha (44.5 ac) property located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate development of 39 rural single family lots.

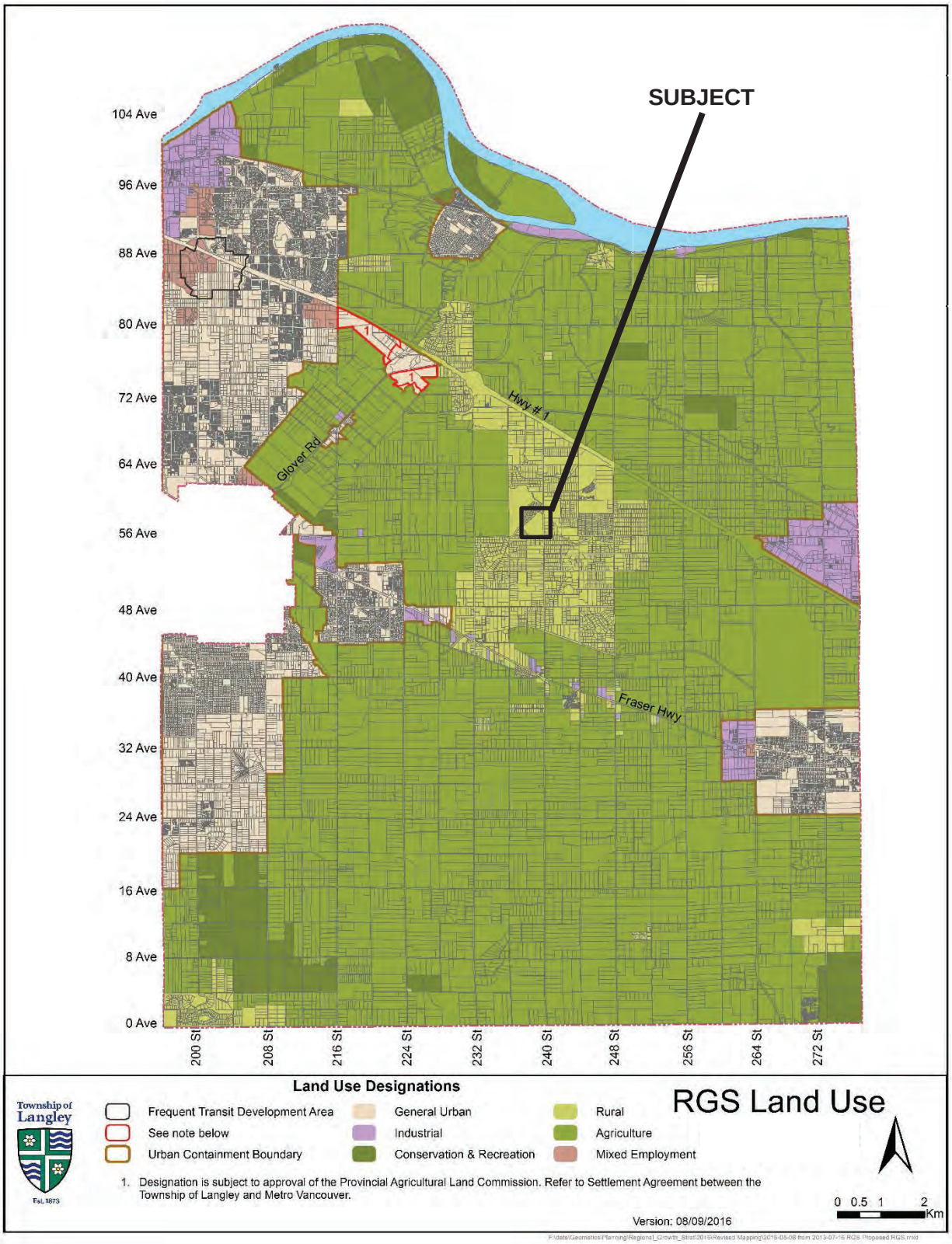
The Township's Official Community Plan (OCP) designates the subject property as Rural; a designation primarily intended to maintain the existing rural character of the area. The subject property is designated Salmon River Uplands in the Township's Rural Plan, a designation that is also intended to preserve the rural character of the area, similar to the OCP.

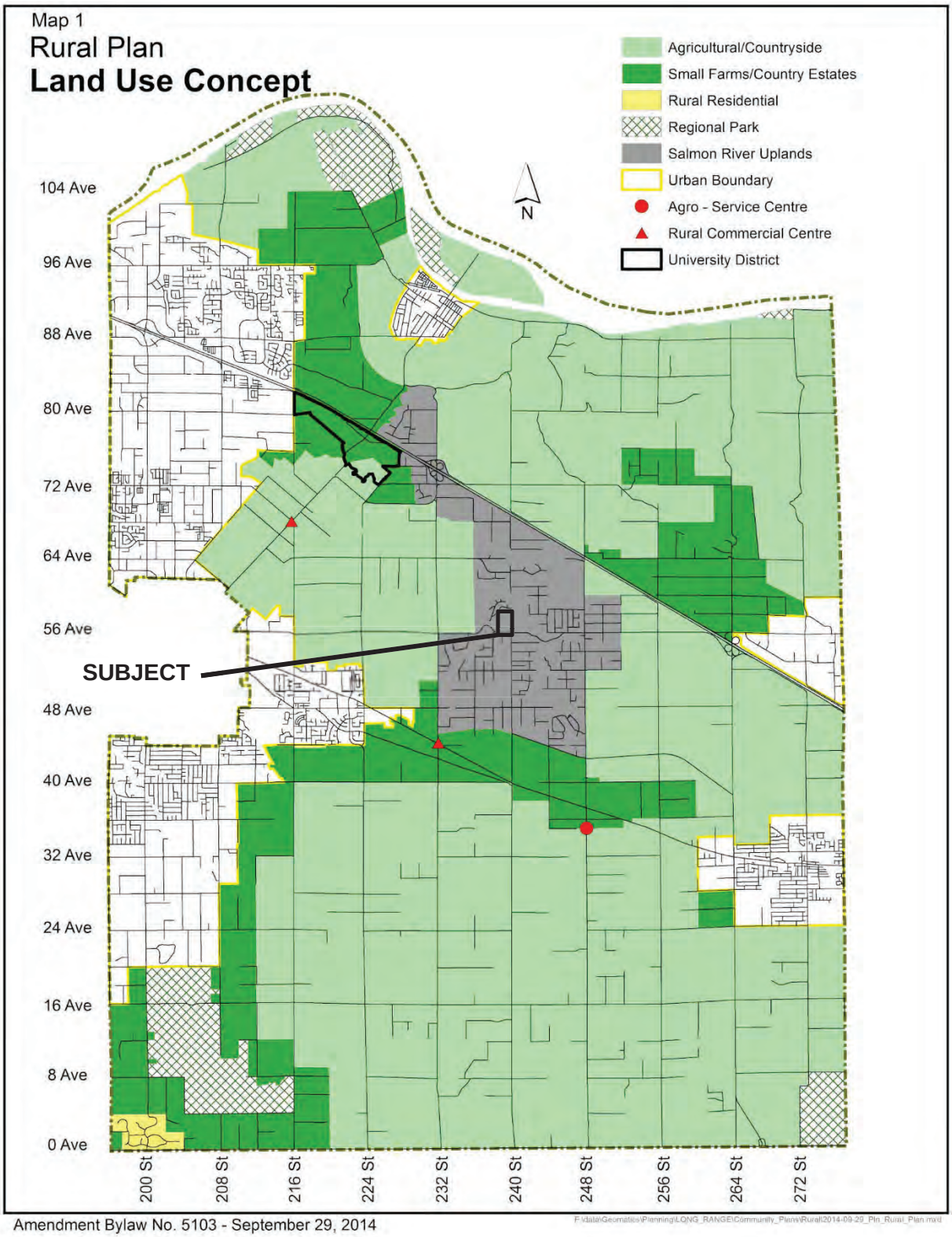
Staff recommend that Council consider the rezoning request, subject to the completion of 11 development prerequisites.

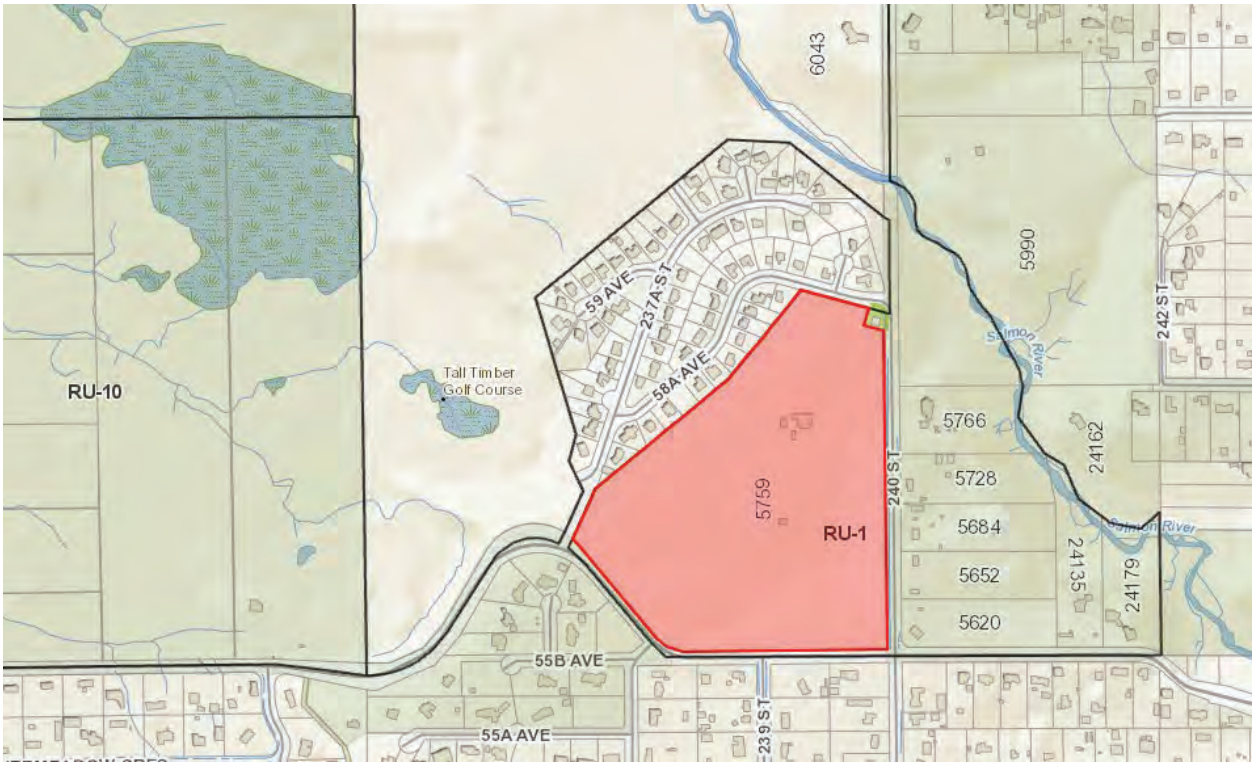
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5717.

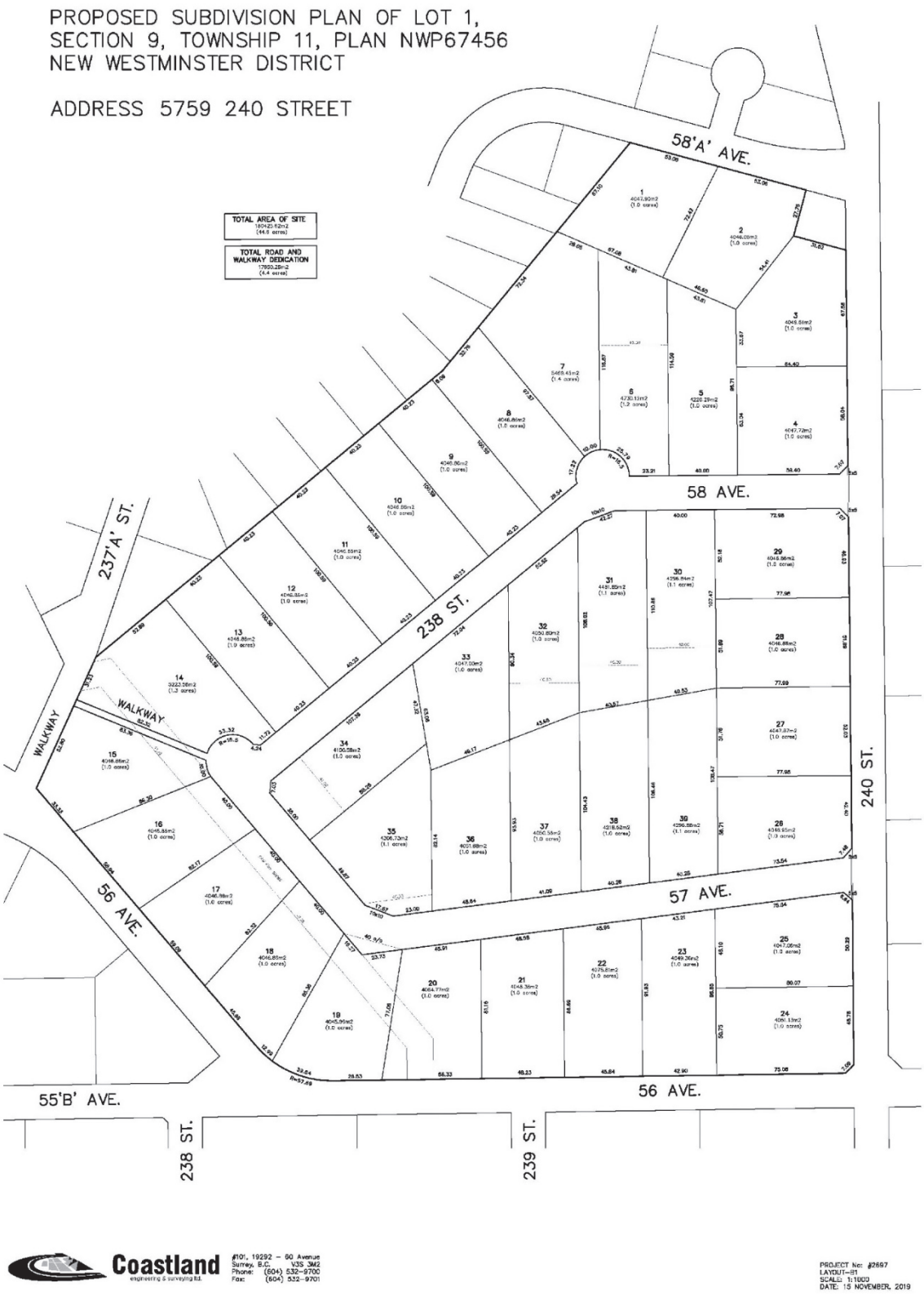

SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
0 1,000 2,000
m


SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Hwy # 1
Glover Rd
Fraser Hwy
1
Land Use Designations
RGS Land Use
Township of Langley
Est. 1873
Frequent Transit Development Area
See note below
Urban Containment Boundary
General Urban
Industrial
Conservation & Recreation
Rural
Agriculture
Mixed Employment
1. Designation is subject to approval of the Provincial Agricultural Land Commission. Refer to Settlement Agreement between the Township of Langley and Metro Vancouver.
Version: 08/09/2016
0 0.5 1 2
Km


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
SUBJECT
48 Ave
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32 Ave
24 Ave
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200 St
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216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Amendment Bylaw No. 5103 - September 29, 2014



ZONING BYLAW NO. 2500



Preliminary Subdivision Plan – SUBMITTED BY APPLICANT

REFERENCE:

Owners:	Houlda Neufeld 5759 – 240 Street Langley, BC V2Z 2N8
Applicant:	Proridge Homes Ltd. 208, 8078 – 128 Street Surrey, BC V3W 4E9
Agent:	Coastland Engineering and Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V3S 3M2
Legal Description:	Lot 1 Section 9 Township 11 New Westminster District Plan 67456
Location:	5759 – 240 Street
Area:	18.0 ha (44.5 ac)
Official Community Plan:	Rural
Rural Plan:	Salmon River Uplands
Existing Zoning:	Rural Zone RU-1
Proposed Zoning:	Suburban Residential Zone SR-1
Agricultural Land Reserve:	Not in ALR

BACKGROUND / HISTORY:

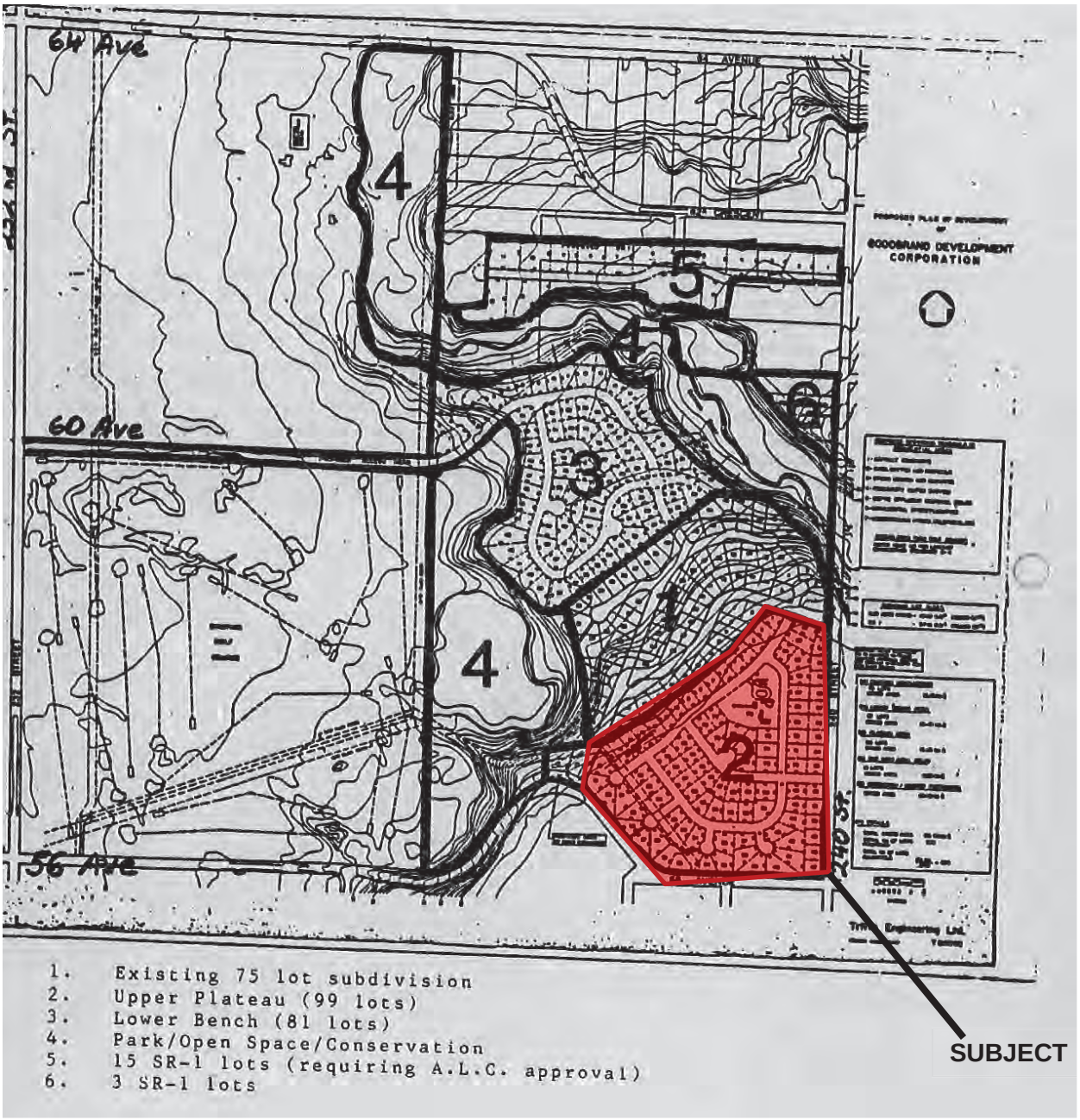
The subject property is part of the Tall Timbers neighbourhood in the Salmon River Uplands. Tall Timbers Estates (directly northwest of the subject site) was excluded from the ALR in 1977 and subdivided in 1979 and 1983 to create 76 single family lots. It is regulated by Land Use Contract 93C with underlying Suburban Residential SR-1 zoning.

The subject site was excluded from the ALR in 1986. The subject site was included as part of a previous rezoning application advanced to Council on November 17, 1986 (Rezoning Bylaw No. 2502) proposing to rezone and subdivide the site and the property to the northwest into 183 single family lots with an 1,340 m^2 (0.33 ac) minimum lot size.

Based on the information provided in the November 17, 1986 Report to Council, development in the Salmon River Uplands was based on a 'one acre gross density' with minimum lot size of 3,716 m^2 (0.92 ac) as per the Subdivision and Development Control Bylaw at the time.

On March 16, 1987 the former rezoning proposal was revised to achieve a 3,716 m^2 (0.92 ac) gross density by adjusting the proposal to accommodate 273 lots (99 of which were proposed on the subject site as indicated on the map included below in this report) with a minimum lot size of 1,200 m^2 (0.29 ac). The proposal included park and open space on a third property to the northwest (which was located in the ALR and subject to ALC approval).

Council granted first and second readings to Rezoning Bylaw No. 2502 on April 6, 1987 and denied third reading on June 1, 1987.



MARCH 16, 1987 PROPOSED LAYOUT

DISCUSSION / ANALYSIS:

Coastland Engineering and Surveying Ltd. has applied to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate development consisting of 39 single family lots.

Adjacent Uses:

North: A residential subdivision (Tall Timbers Estates) accommodating single family lots, regulated by Land Use Contract 93C, zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR;

South: 56 Avenue, beyond which are single family lots zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR;

East: 240 Street, beyond which are single family lots zoned Rural Zone RU-1, designated Salmon River Uplands in the Rural Plan and located within the ALR. A 15.8 ha (39 ac) site currently under application (TOL Project 11-10-0079) proposing to subdivide into single family lots, zoned Rural Zone RU-1 and Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and located within the ALR;

West: 56 Avenue, beyond which single family lots subdivided in 2015 by TOL Project 11-09-0025, zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and located within the ALR. Unopened road dedication for 237A Street, beyond which is a 43 ha (107 ac) property currently under application (TOL Project 11-09-0034) proposing rezoning / subdivision of 44 single family lots, zoned Rural Zone RU-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR.

Policy Review:

Official Community Plan:

The Official Community Plan (OCP) designates the subject property as Rural; a designation primarily intended to maintain the existing rural character of the area as identified in the below excerpt:

> *2.2.6. Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.*

The OCP goes on to identify the need for further policy development to guide land use in the Salmon River Uplands as illustrated below:

> *2.2.9. Consider undertaking more detailed plans to provide a vision and appropriate policies for the Salmon River Uplands and Fraser Highway corridor areas.*

Rural Plan:

The subject property is designated Salmon River Uplands in the Rural Plan, a designation intended to preserve the rural character of the area. Like the OCP, the Rural Plan identifies the need for a future detailed land use plan to guide growth in the neighbourhood as per the below excerpt:

> *5.7.1 The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area.*

Metro Vancouver Regional Growth Strategy:

The Metro Vancouver Regional Growth Strategy (RGS) designates the subject property as Rural as per the below excerpt:

> *Rural areas are intended to protect the existing character of rural communities, landscapes and environmental qualities. Land uses include low density residential development, small scale commercial, industrial, and institutional uses, and agricultural uses that do not require the provision of urban services such as sewer or transit. Rural areas are not intended as future urban development areas, and generally will not have access to regional sewer services.*

The proposed Suburban Residential SR-1 zoning with a 0.37 ha (0.92 ac) minimum lot size is consistent with the above noted policy context from the OCP, Rural Plan and RGS.

Density:

The subject site is approximately 18.0 ha (44.5 ac) in size. The applicant proposes to subdivide the property into 39 single family lots with an average lot size of 4,047 m^2 (1 ac) and a minimum lot size of 3,716 m^2 (0.92 ac) (as accommodated by the proposed SR-1 zoning). The proposed gross density equates to 2.2 units per hectare (0.88 units per acre) (2.4 units per hectare (0.97 units per acre) net of the proposed road dedications).

Zoning Amendment:

Bylaw No. 5717 proposes to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-1.

Subdivision:

The preliminary subdivision plan submitted in support of the rezoning application proposes 39 single family lots. Of the 39 proposed lots, 19 will have frontages on 56 Avenue, 240 Street and 58A Avenue. The remaining 20 proposed lots have frontages on new local roads 57 Avenue, 58 Avenue and 238 Street. Access to all of the lots, other than the two (2) lots fronting 58A Avenue is proposed via new local road connection to 240 Street, independent of the established neighbourhood to the north, minimizing potential traffic impacts on the existing neighbourhood.

An exterior design control agreement is a prerequisite to final reading of Bylaw No. 5717. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) 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 for a total amount of $265,512.

Public Information Meeting:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting until June 28, 2021.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements in Schedule 2 of the Official Community Plan. In total two (2) adaptable units are required in the development in compliance with the Official Community Plan.

Tree Protection / Replacement:

The tree management plan submitted by the applicant indicates that 6,281 significant trees exist on the subject site, with 2,198 proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required. Post development approximately 2,198 trees will be in place on the subject site. 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.

Landscape:

A 15 m (49 ft) wide buffer is proposed along the eastern property line in accordance with the Ministry of Agriculture guidelines to provide a buffer to the properties across 240 Street in the ALR. The buffer consists of a retained mature stand of conifer trees, that will be supplemented with evergreen and deciduous shrubs. The existing white rail fence is proposed to be retained. A split rail fence will separate the ALR buffer from the proposed residential yards. The provision of the buffer and registration of a restrictive covenant are noted as a condition of rezoning.

Servicing:

Prior to final reading the applicant will be required to enter into a Servicing Agreement to secure servicing works such as road works, a stormwater detention facility for the catchment area, a stormwater management plan and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township.

Extension of municipal water will be required in order to meet the site's Service Level 3 – Special Urban designation. The applicant proposes to incorporate upgrades to the existing pedestrian walkway connection between 237A Street and 56 Avenue to be secured through the servicing agreement.

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 Township.

Environmental Considerations:

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 (Attachment A) and anticipates that the overall development will generate approximately 20 new students for Peterson Road Elementary (located approximately 2.1 km south of the site) and 11 new students for D.W. Poppy Secondary School (located approximately 875 m south of the site).

Parks:

Brown Park, which is equipped with playing fields, is located in the 5100 block of 240 Street (approximately 1 km to the south of the subject site).

Transit:

Transit service is currently provided along Fraser Highway (approximately 3.3 km from the subject site) via the 503 bus.

Policy Considerations:

The proposed rezoning will facilitate subdivision of the existing property into 39 single family lots. The proposed rezoning is compatible with the objectives of the Official Community Plan, Rural Plan and Metro Vancouver Regional Growth Strategy and with the proposed Suburban Residential SR-1 zoning.

Staff recommend that Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

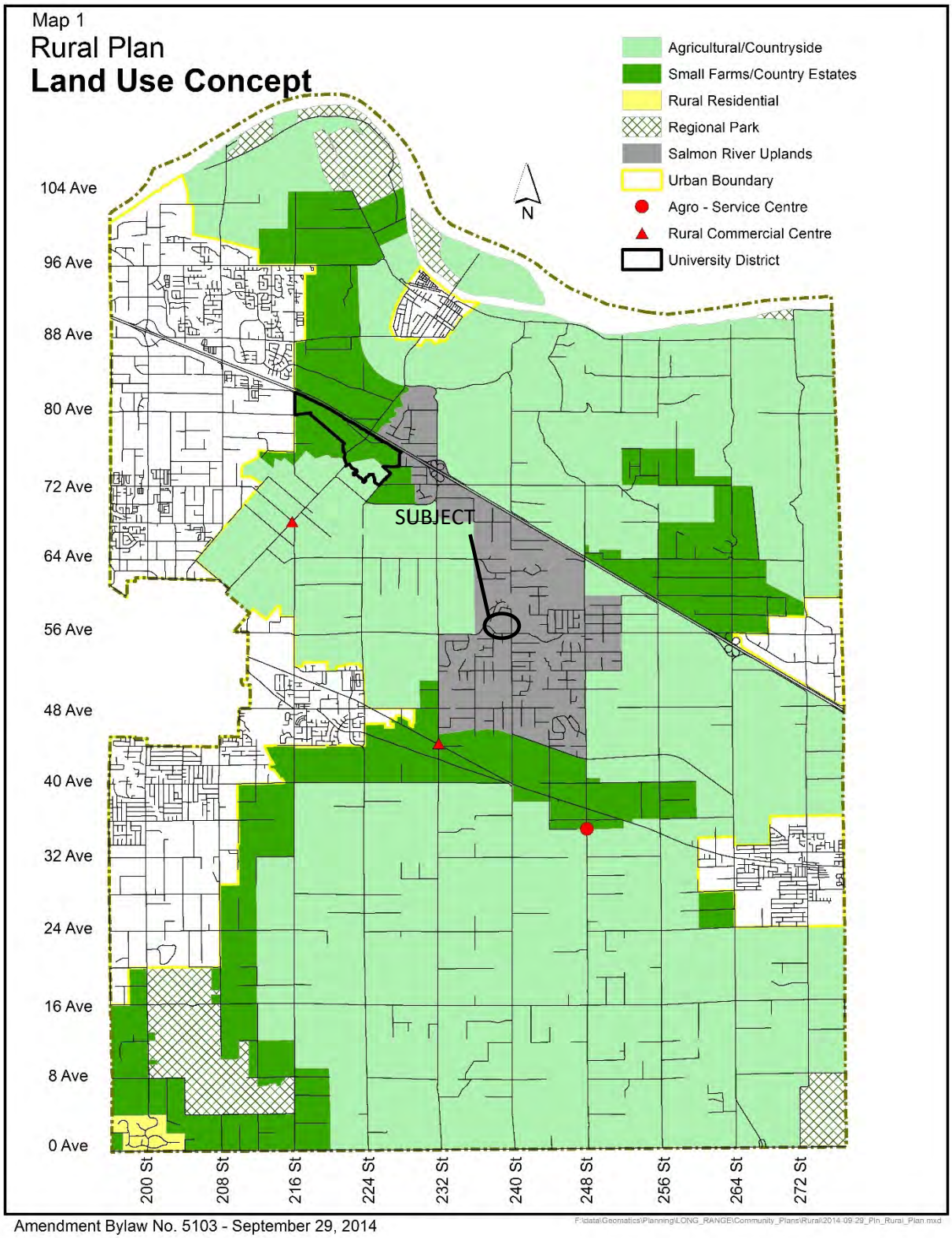
Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT

ATTACHMENT A School District Comments

~~ATTACHMENT **B**~~

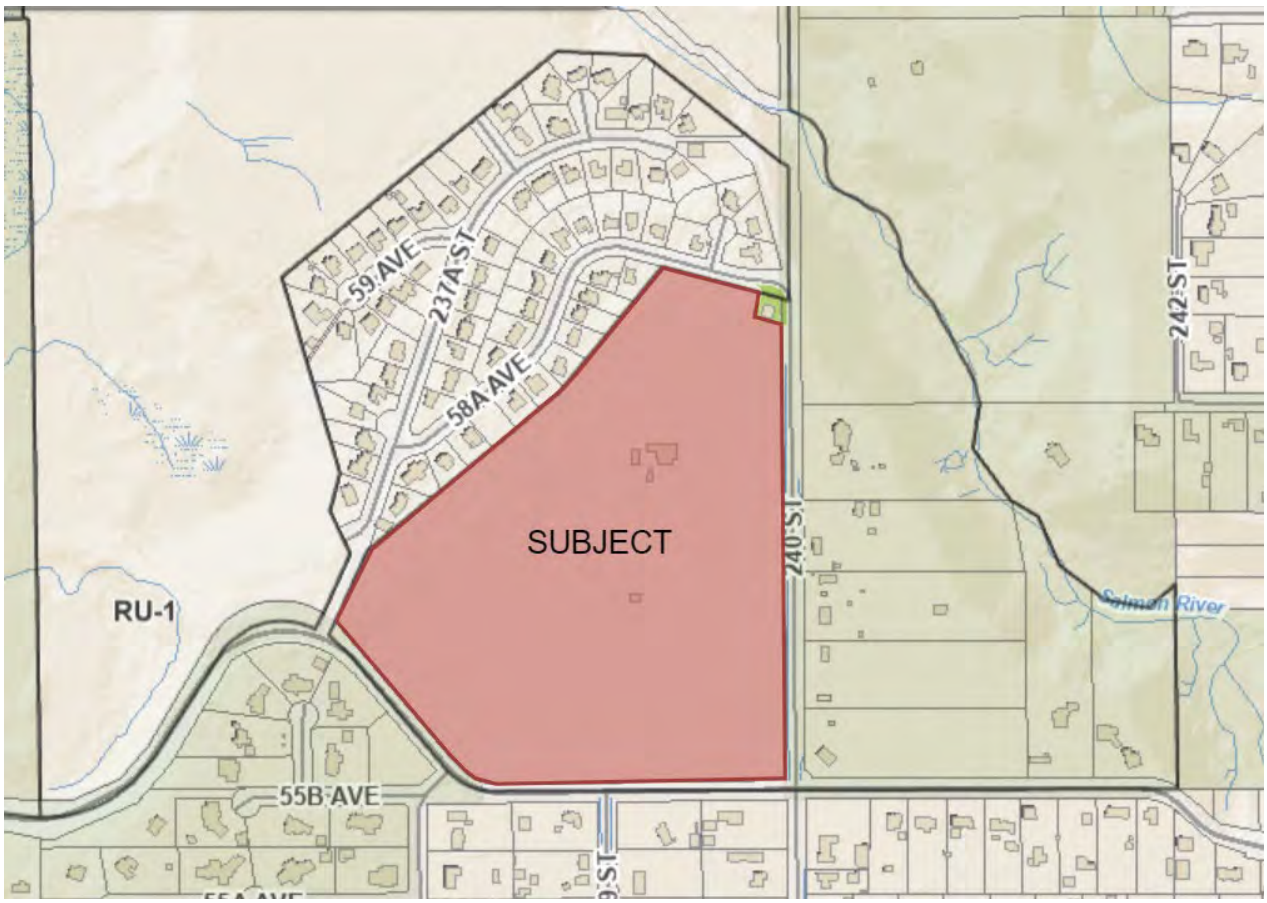


~~ATTACHMENT C~~

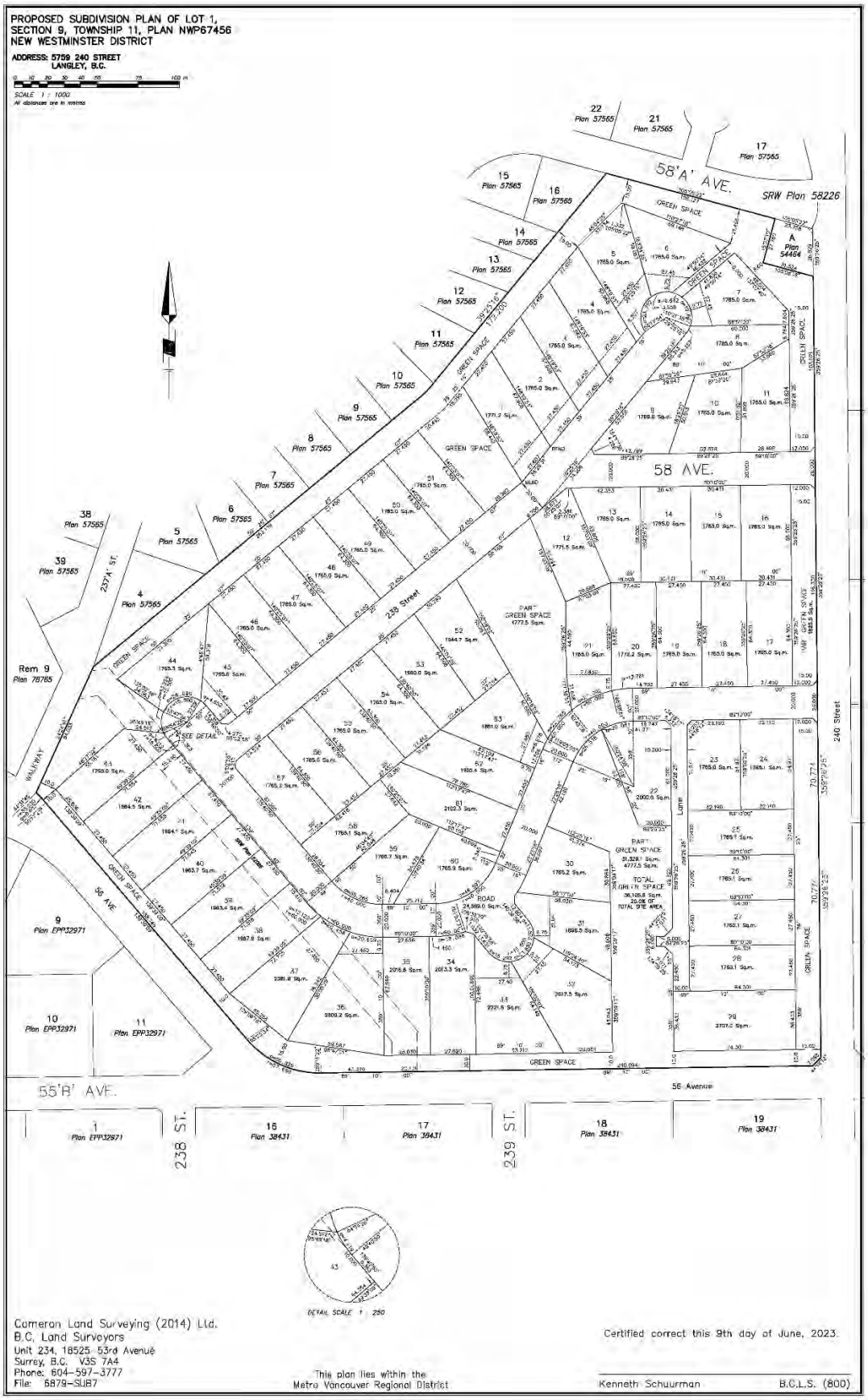


Amendment Bylaw No. 5103 - September 29, 2014

~~ATTACHMENT D~~



~~ATTACHMENT E~~



~~ATTACHMENT F~~

June 16, 2023

File: 2697
TOL File: 11-09-0033

Township of Langley
Planning Department
20338 - 65 Avenue
Langley, BC V2Y 3J1

Attention: Mr. Stephen Richardson, Director, Development Services

Dear Sir:

Re: Community Amenity Contribution (Policy 07-166) for 5759 – 240 Street

Be advised that we, the owners (1079307 BC Ltd., 1318611 BC Ltd., 1318612 BC Ltd., 1318617 BC Ltd., 1318663 BC Ltd. and 1318664 BC Ltd. herein referred to as Khera Heights Group) of 5759 – 240 Street, have worked together with the Township of Langley staff to arrive at a voluntary Community Amenity Contribution totaling $8,000,000.00. The contribution is attributed to the rezoning of the above noted property.

We thank you for your consideration and look forward to concluding this matter and working with the Township Staff through the remaining rezoning and subdivision process.

Yours truly,

Prabhdev Khera – 1079307 BC Ltd.
Spokeperson for Khera Heights Group

G:\2697\PLANNING\2697 COMMUNITY AMENITY CONTRIBUTION.DOC

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (COASTLAND ENGINEERING LTD.) BYLAW NO. 5905

EXPLANATORY NOTE

Bylaw No. 5905 rezones 18.02 ha (44.55 ac) of land located at 5759 - 240 Street to Suburban Residential Zone SR-3 to facilitate development of 63 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (COASTLAND ENGINEERING LTD.) BYLAW NO. 5905

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 (Coastland Engineering Ltd.) Bylaw No. 5905”.

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

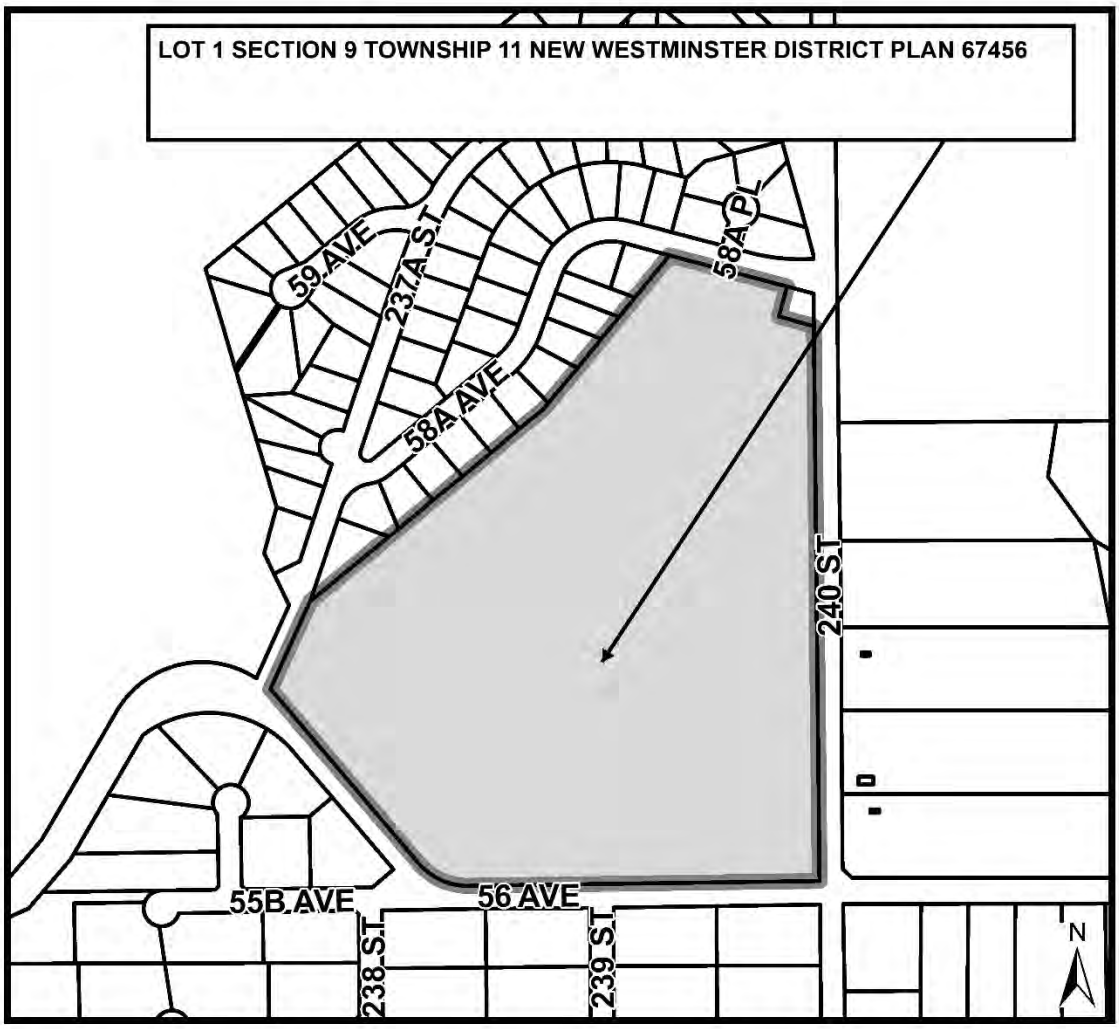
   Lot 1 Section 9 Township 11 New Westminster District Plan 67456

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Suburban Residential Zone SR-3.

NOTICE WAS ADVERTISED	15, 22	day of	June	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5905



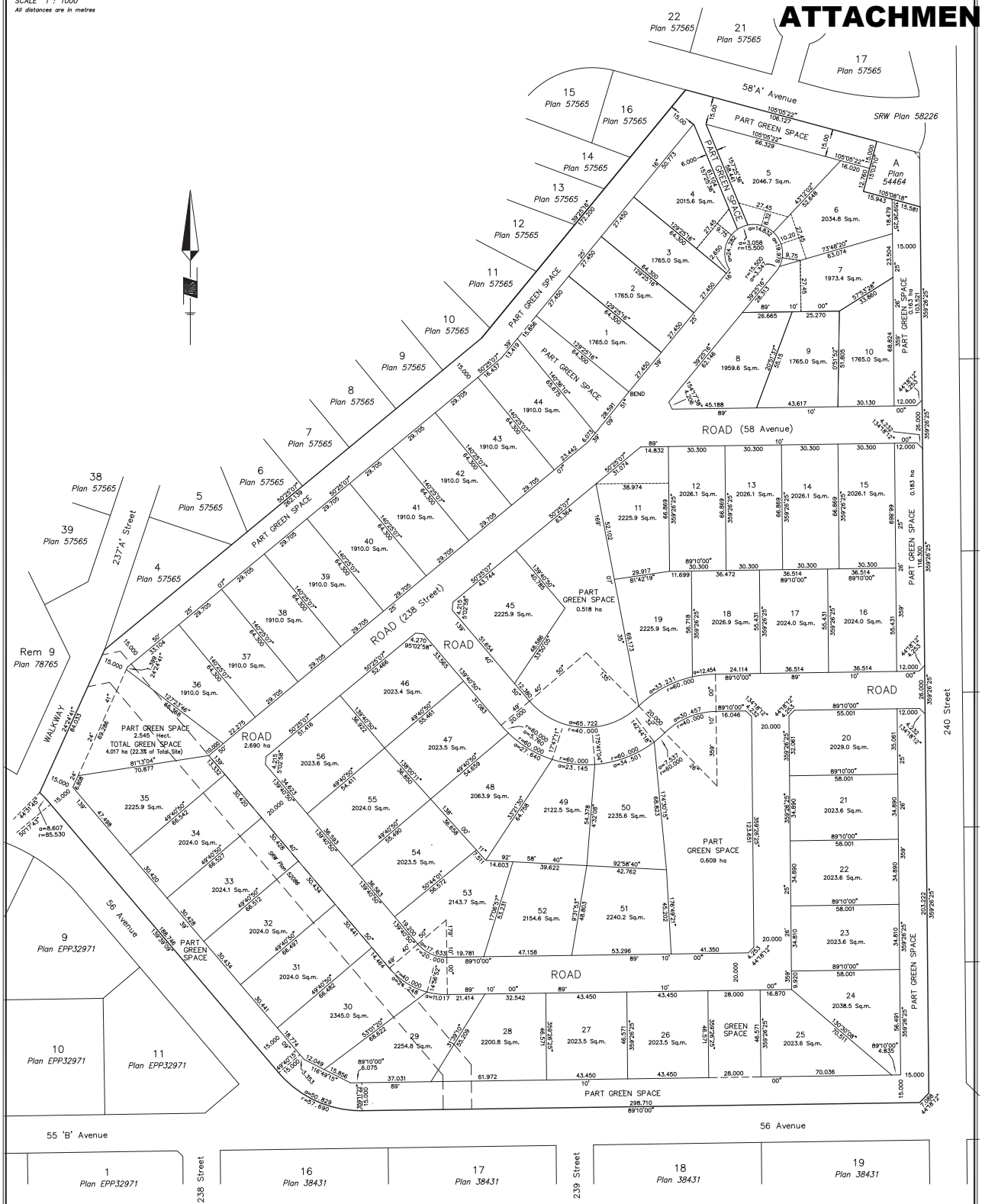
PROPOSED SUBDIVISION PLAN OF LOT 1,
SECTION 9, TOWNSHIP 11, PLAN NWP67456
NEW WESTMINSTER DISTRICT

ADDRESS: 5759 240 STREET
LANGLEY, B.C.

0 10 20 30 40 50 75 100 m

SCALE 1 : 1000

All distances are in metres



TOTAL SITE AREA
18.039 ha
180,393.3 Sq.m.

TOTAL GREEN SPACE AREA
4.017 ha (22.3% of Total)

TOTAL ROAD AREA
2.690 ha

Cameron Land Surveying (2014) Ltd.
B.C. Land Surveyors
Unit 234, 18525-53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 6879-SUB9

This plan lies within the
Metro Vancouver Regional District

Certified correct this 11th day of October, 2016

Kenneth Schuurman B.C.L.S. (800)

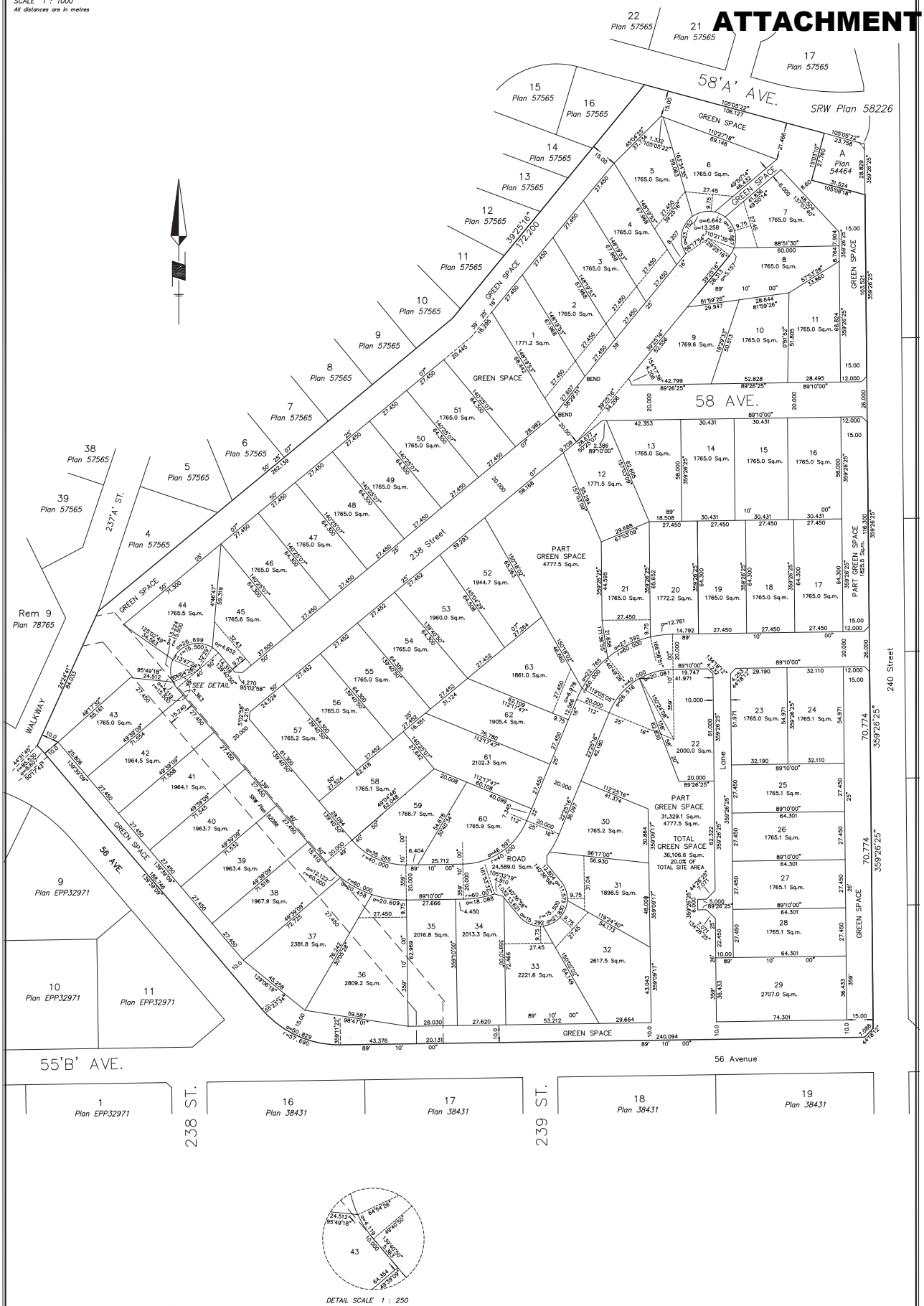
ATTACHMENT C

PROPOSED SUBDIVISION PLAN OF LOT 1,
SECTION 9, TOWNSHIP 11, PLAN NWP67456
NEW WESTMINSTER DISTRICT

ADDRESS: 5759 240 STREET
LANGLEY, B.C.

0 10 20 30 40 50 75 100 m

SCALE 1 : 1000
All distances are in metres



DETAIL SCALE 1 : 250

Cameron Land Surveying (2014) Ltd.
B.C. Land Surveyors
Unit 234, 18525–53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604–597–3777
File: 6879–SUB7

This plan lies within the
Metro Vancouver Regional District

Certified correct this 9th day of June, 2023.

Kenneth Schuurman B.C.L.S. (800)

TALL TIMBERS AREA | CONCEPTUAL LAYOUT / TRAIL NETWORK



Applicant Proposed Trail
Walkway
Existing Trail
Conceptual Trail

N

Document Path: F:\data\Planning\Planning Tech\CustomMaps\11-09-0033 Context Plan\11-09-0033 context plan.mxd

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (COASTLAND ENGINEERING LTD.) BYLAW NO. 5905

EXPLANATORY NOTE

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5905

