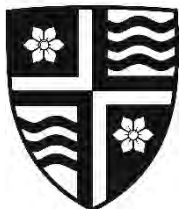


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JULY 24, 2023 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100715
(YAN / 20478 – 69 AVENUE)

REPORT: 23-141
FILE: 08-14-0235

PROPOSAL:

Application to rezone a 0.39 ha (0.97 ac) site located at 20478 – 69 Avenue to Residential Zone R-1A to facilitate a residential subdivision consisting of six single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Rezoning Bylaw No. 5909 subject to seven (7) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and the Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yan) Bylaw No. 5909 to rezone a 0.39 ha (0.97 ac) site located at 20478 – 69 Avenue to Residential Zone R-1A to facilitate the development of a residential subdivision consisting of six 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 and Central Gordon Estate Neighbourhood Plan
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw
3. Provision of road dedications, widenings and necessary traffic improvements for 205 Street and 69 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan
4. 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)
5. Registration of restrictive covenants:
 - a. Identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements
 - b. An Exterior Design Control Agreement on all lots
 - c. Requiring a 3 m minimum side lot line setback (abutting a street) on the northerly lot line of proposed Lot 6 in anticipation of a future road

6. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy (if applicable) and the requirements of the Willoughby Greenway Amenity Policy
7. 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

EXECUTIVE SUMMARY:

Citiwest Consulting Ltd. has applied to rezone a 0.39 ha (0.97 ac) site located at 20478 – 69 Avenue to Residential Zone R-1A to facilitate a residential subdivision consisting of six single family lots.

As the proposed development is consistent with the land use and density provisions of the Willoughby Community Plan and the Central Gordon Estate Neighbourhood Plan, staff recommend Council consider the rezoning request subject to the completion of seven (7) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5909.

REFERENCE:

Owner:	Shen Yan 20478 – 69 Avenue Langley, BC V2Y 1R2
Agent:	Citiwest Consulting Ltd. 101, 9030 King George Boulevard Surrey, BC V3V 7Y3
Legal Description:	Lot 3 Section 14 Township 8 New Westminster District Plan 75905
Location:	20478 – 69 Avenue
Area:	0.39 ha (0.97 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A
Willoughby Community Plan:	Residential
Central Gordon Estate Neighbourhood Plan:	Residential 1 (8 units per acre (upa) / 19 units per hectare(uph))

BACKGROUND/HISTORY:

- The Central Gordon Estate Neighbourhood Plan designates the site as Residential 1, permitting a density of 19 uph (8 upa).

DISCUSSION/ANALYSIS:

- Citiwest Consulting Ltd. has applied to rezone the site to Residential Zone R-1A.
- The proposal will facilitate a residential subdivision consisting of six single family lots with a total density of 15.3 uph (6.1 upa).
- The proposed rezoning complies with the Central Gordon Estate Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Central Gordon Estate Neighbourhood Plan Designation	Northeast Gordon Estate Neighbourhood Plan	Existing Zoning
North:	Two properties accommodating single family dwellings, currently under application for a 16 lot single family subdivision (ToL Project No. 08-14-0226)	Residential 1 (8 upa)	N/A	Suburban Residential Zone SR-2

South:	Seven newly created single family lots (ToL Project No. 08-14-0219)	Residential 1 (8 upa)	N/A	Residential Zone R-1A
East:	205 Street, beyond which are numerous properties with existing single family dwellings	N/A	Residential	Residential Compact Lot Zone R-CL(B)
West:	A property with an existing single family dwelling	Residential 1 (8 upa)	N/A	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5909 proposes to rezone the site to Residential Zone R-1A to facilitate a residential subdivision consisting of six single family lots.

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create six single family lots fronting 205 Street.
- Consistent with the Central Gordon Estate Neighbourhood Plan, an Exterior Design Control Agreement is included as a prerequisite for all six of the single family lots prior to final reading of Bylaw No. 5909.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per unit	Total
Single Family Dwellings	6	\$16,900	\$101,400
			\$101,400

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
22	10	0	0	8	18

Policy Considerations:

The proposed rezoning application facilitates a residential subdivision consisting of six single family lots. The proposal is consistent with the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5909 subject to seven (7) development prerequisites.

Respectfully submitted,

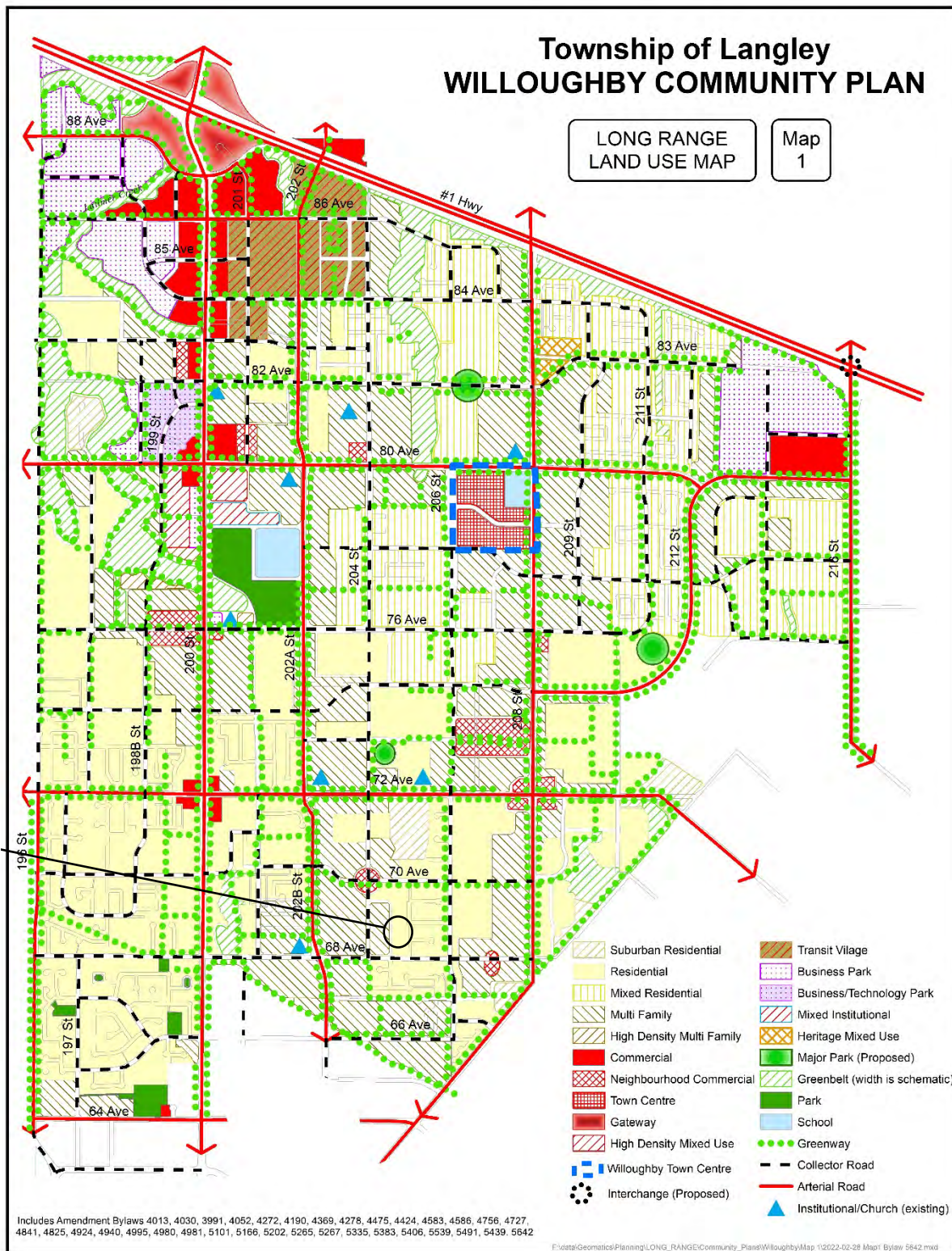
Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

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

ATTACHMENT A

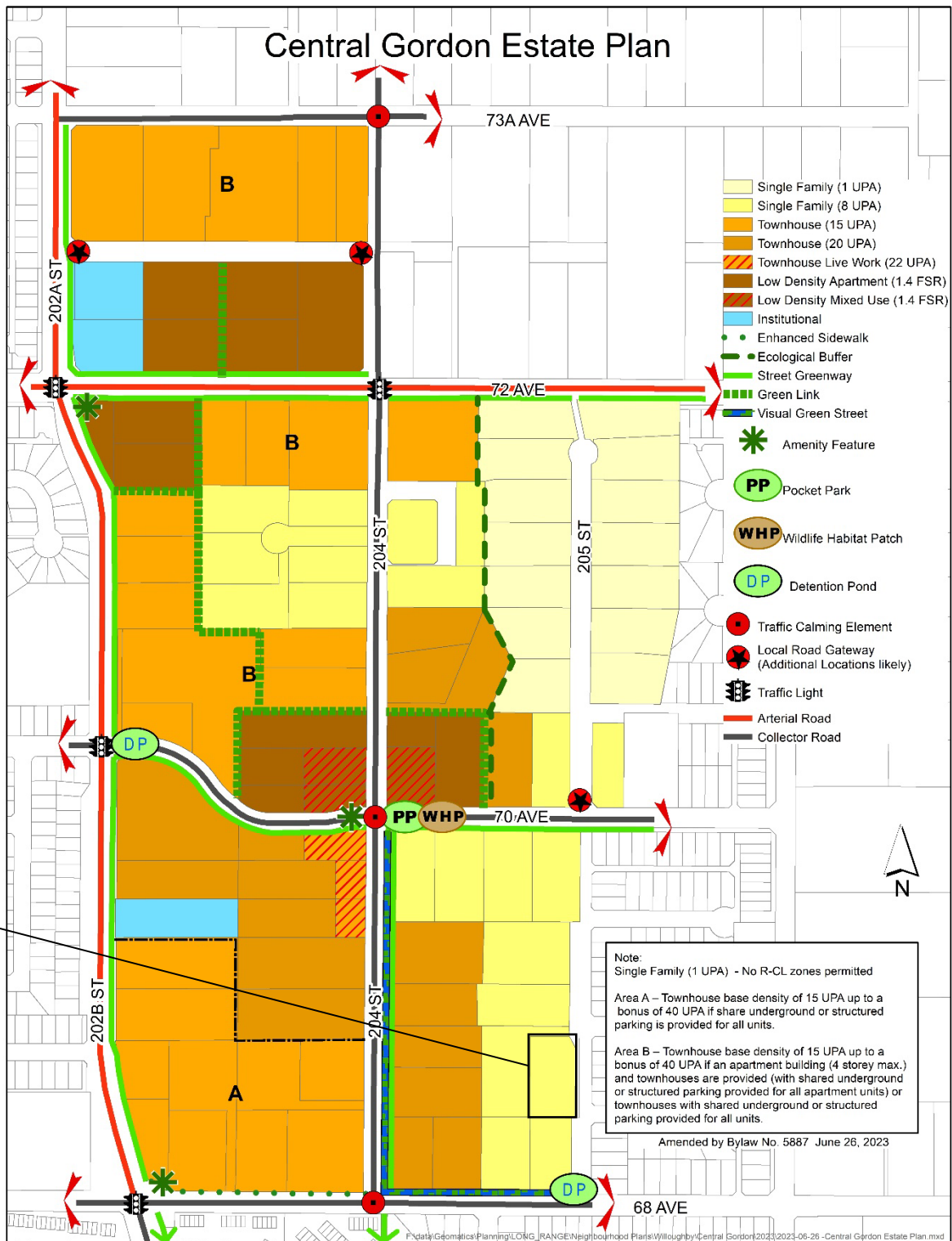


SUBJECT



ATTACHMENT C

SUBJECT



ATTACHMENT D



ZONING BYLAW NO. 2500

SUBDIVISION PLAN OF LOT 3 SECTION 14 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 75905

B.C.G.S. 926.017

Note: This plan shows one or more witness points which are NOT set on the true corner(s).

LEGEND

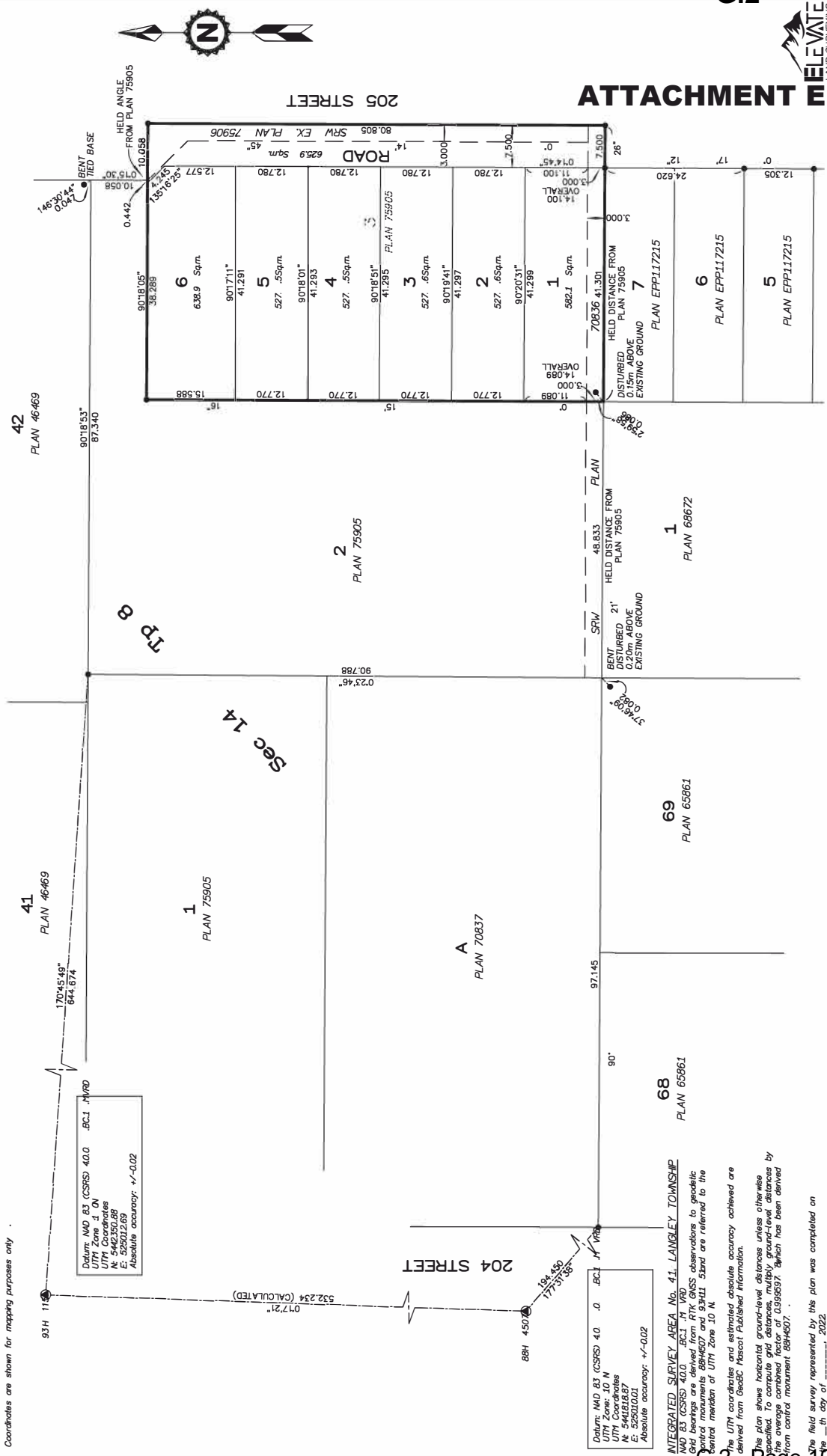
- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- W DENOTES WITNESS
- Sq.m. DENOTES SQUARE METRES
- EX. DENOTES EXPLANATORY
- MF DENOTES NOT FOUND
- NA DENOTES NOT ACCESSIBLE

Coordinates are shown for mapping purposes only

SCALE 1 : 500



ALL DISTANCES ARE IN METRES
The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1 : 500.



INTEGRATED SURVEY AREA No. 41, LANGLEY TOWNSHIP

NAD 83 (CSRS) 40.0 BC1 JH VRD
Grid bearings are derived from RTK GNSS observations to geodetic control monuments 884507 and 934111. Stand are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mastec Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999997, which has been derived from control monument 884507.

The field survey represented by this plan was completed on the _____th day of _____, 2022.

Ferry Phipps, BCLS 995

PLAN EPP
Draft Date: April 20, 2023

G.2

ATTACHMENT E



SURREY B.C. 6 04-385-5571

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (YAN) BYLAW NO. 5909

EXPLANATORY NOTE

Bylaw No. 5909 rezones a 0.39 ha (0.97 ac) site located at 20478 – 69 Avenue to Residential Zone R-1A to facilitate a residential subdivision consisting of six single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (YAN) BYLAW NO. 5909

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 (Yan) Bylaw No. 5909”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 3 Section 14 Township 8 New Westminster District Plan 75905

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A.

NOTICE WAS ADVERTISED the	13 & 20	day of	July	, 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
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SCHEDULE 'A' BYLAW NO. 5909

