



REPORT TO MAYOR AND COUNCIL

PRESENTED: OCTOBER 23, 2023 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100731 (20442 AND
 20464 JOINT VENTURES LTD. / 20418, 20442 AND
 20464 - 76 AVENUE)

REPORT: 23-214
FILE: 08-23-0224

PROPOSAL:

Application to rezone approximately 1.4 ha (3.6 ac) of land located at 20418, 20442 and 20464 76 Avenue to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(CH), R-CL(SD) and R-CL(RH) to facilitate development of 10 rowhouse units, eight semi-detached units and 18 single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5939 subject to seven (7) development prerequisites being satisfied prior to final reading.

RATIONALE:

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

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (20442 and 20464 Joint Ventures Ltd.) Bylaw No. 5939 rezoning approximately 1.4 ha (3.6 ac) of land located at 20418, 20442 and 20464 76 Avenue to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(CH), R-CL(SD) and R-CL(RH) to facilitate development of 10 rowhouse units, eight semi-detached units, and 18 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 road dedications, widenings and necessary traffic improvements for 76 Avenue, 75A Avenue and associated lanes in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
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. restricting development on the proposed R-CL(RH) and R-CL(SD) lots until a Development Permit is issued for the site
 - b. identifying the lots/units (minimum 5% of single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - c. prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within units zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD)
 - d. prohibiting access to 76 Avenue for proposed Lots 1–15
 - e. prohibiting access to 75A Avenue for proposed Lots 16-36.
6. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition 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.

EXECUTIVE SUMMARY:

Gursimer Design and Management has applied on behalf of the owners to develop approximately 1.4 ha (3.6 ac) of land located at 20418, 20442 and 20464 - 76 Avenue to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(CH), R-CL(SD), and R-CL(RH) to facilitate development of 10 rowhouse units, eight semi-detached units, and 18 single family lots.

As the proposal is consistent with the Willoughby Community Plan and Yorkson Neighbourhood Plan, staff recommend that 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. 5939.

REZONING APPLICATION NO. 100731 (20442 AND
20464 JOINT VENTURES LTD. / 20418, 20442 AND
20464 - 76 AVENUE)
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REFERENCE:

Owner:	20442 Joint Ventures Ltd. 15890 Roper Avenue White Rock, BC V4B 2H4
	20464 Joint Ventures Ltd. 200, 8120 - 128 Street Surrey, BC V3W 1R
Agent:	Gursimer Design and Management Inc. 8686 - 166 Street Surrey, BC V4N 5B2
Legal Description:	Lot 70 Section 23 Township 8 New Westminster District Plan 35658 Lot 100 Section 23 Township 8 New Westminster District Plan 61616 Lot 101 Section 23 Township 8 New Westminster District Plan 61616
Location:	20418, 20442, and 20464 - 76 Avenue
Area:	1.4 ha (3.6 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A; and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(CH), R-CL(SD), and R-CL(RH)
Willoughby Community Plan:	Mixed Residential
Yorkson Neighbourhood Plan:	Mixed Residential

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and is designated "Mixed Residential" which permits 8-10 units per acre (UPA) if a mix of attached and detached residential units are provided in accordance with Table 4.1 of the Yorkson NP.

DISCUSSION/ANALYSIS:

- Gursimer Design and Management Inc. has applied to rezone the site to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(CH), R-CL(SD) and R-CL(RH) to facilitate development of 10 rowhouse units, eight semi-detached units, and 18 single family lots (Attachment E) at a proposed density of 10 UPA.
- The site is designated "Mixed Residential" (8-10 UPA) in the Yorkson Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	76 Avenue, beyond which are semi detached and rowhouse lots zoned R-CL(SD) and R-CL(RH)	Yorkson NP: Mixed Residential (8-10 UPA)	Residential Compact Lot Zones R-CL(SD) and R-CL(RH)
South:	Single family residential properties	Latimer NP: Single Family Residential 3 (8 UPA)	Suburban Residential Zone SR-2
East:	semi detached and rowhouse lots zoned R-CL(SD) and R-CL(RH)	Yorkson NP: Mixed Residential (8-10 UPA)	Suburban Residential Zone SR-2
West:	Suburban residential property	Yorkson NP: Mixed Residential (8-10UPA)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5939 proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(CH), R-CL(SD) and R-CL(RH) to facilitate development of 10 rowhouse units, eight semi-detached units, and 18 single family lots.
- The project complies with the provisions of the site's proposed Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(CH), R-CL(SD) and R-CL(RH) in terms of siting, site coverage, height, use and density.

Development Permits:

- The subject site is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated applications are being processed concurrently for consideration by a delegated staff official.

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create 10 rowhouse units, eight semi-detached units, and 18 single family lots.

Community Amenity Contributions:

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

	Unit Count	Rate per unit	Total
Rowhouse / Duplex	18	\$14,400	\$259,200.00
Single Family	18	\$16,900	\$304,200.00
Total			\$563,400.00

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Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
47	3	99	99	30	132

Policy Considerations:

The proposed rezoning and delegated development permit applications facilitate the development of 10 rowhouse units, eight semi-detached units, and 18 single family lots.

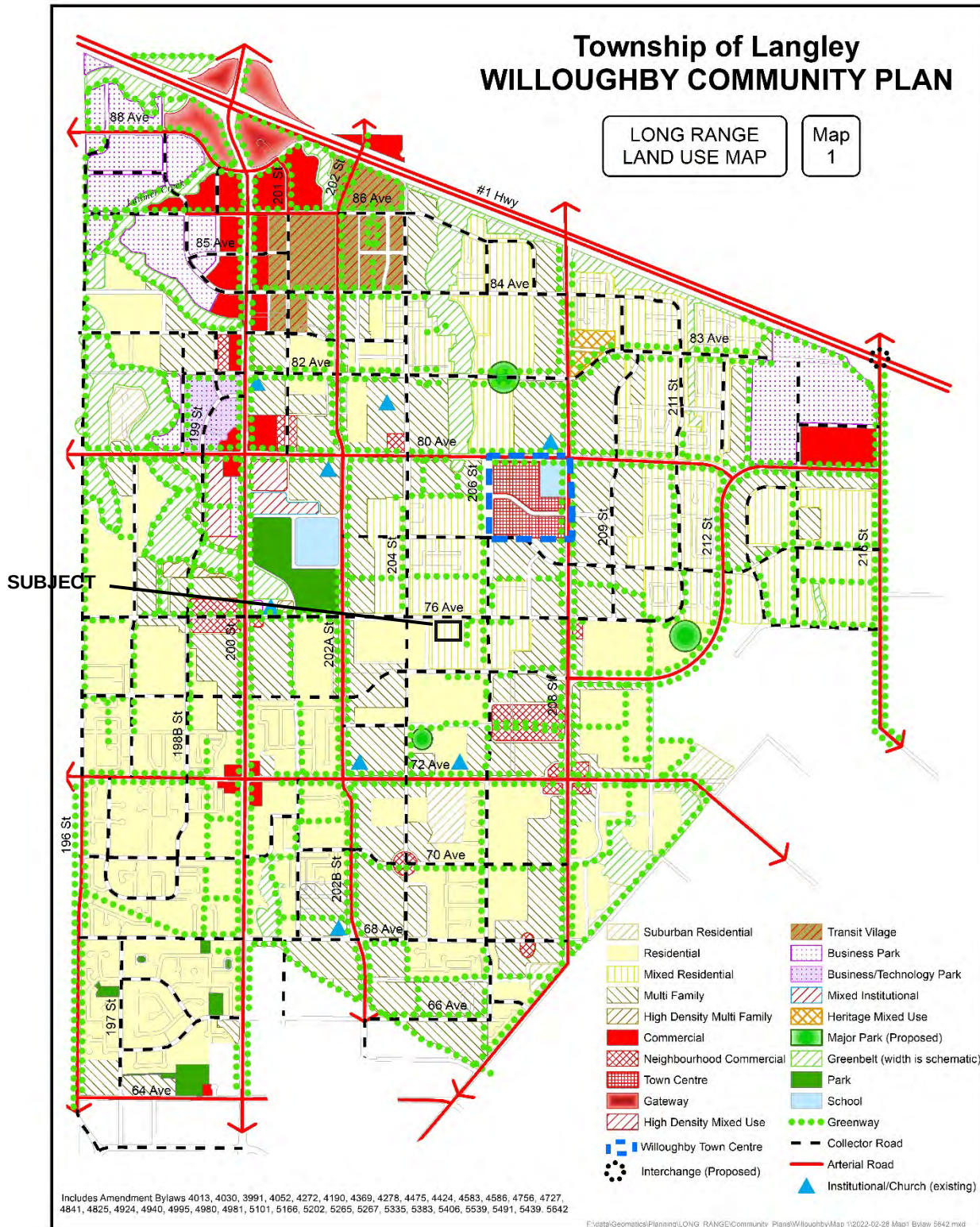
The proposal is consistent with the Willoughby Community Plan and Yorkson Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5939 subject to seven (7) development prerequisites.

Respectfully submitted,

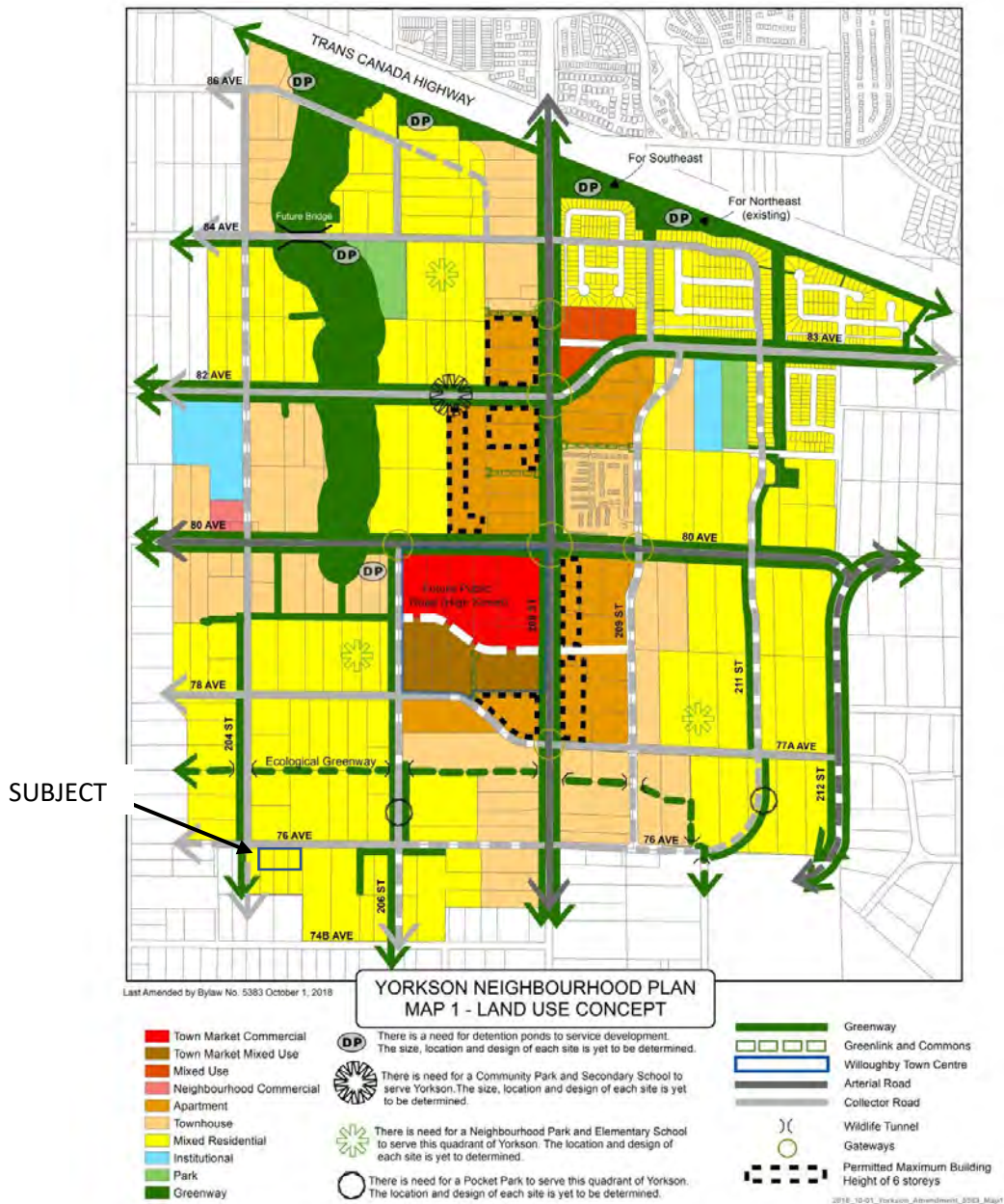
Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

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



ATTACHMENT B

ATTACHMENT C



ATTACHMENT D



ZONING BYLAW MAP

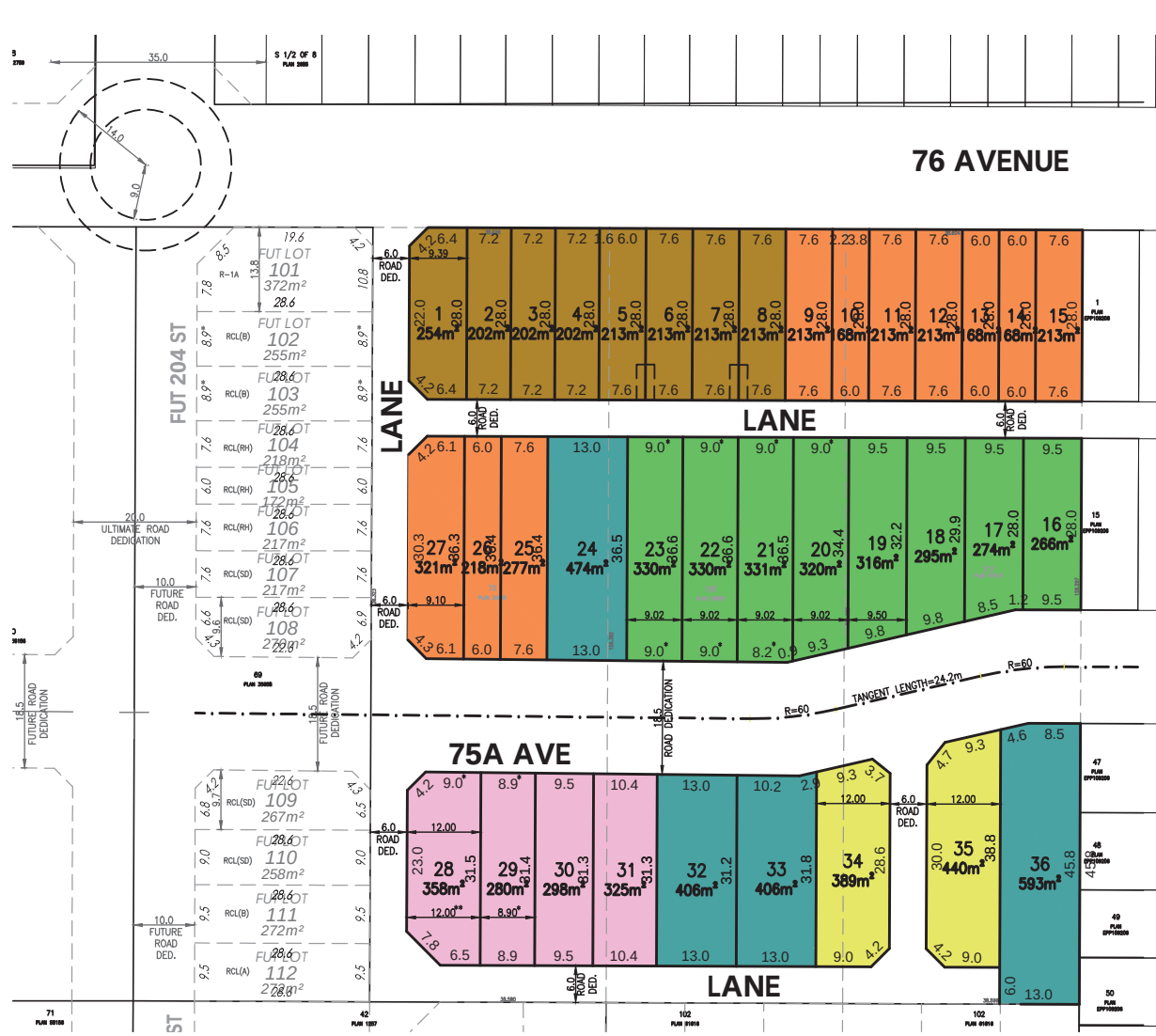
PRELIMINARY
FOR DISCUSSION PURPOSES

Title					RESIDENTIAL SUBDIVISION		
Address					20418, 20442 & 20464-76 AVENUE		
Project No.		22-038	Date	MAY 2023	Scale	1:750	Dwg No.
							L1



**Gulmer
Design and
Management Inc.**
Tel: 778-895-6358 | Email: air@gs-dm.com

H.3



SITE CALCULATIONS:

TOTAL GROSS SITE AREA = 14,627.6m² (3.61 acres)
PROPOSED DENSITY = 36 LOTS
= 10 UPA (PER NCP)

ZONE/UNIT TYPE	# OF UNITS	% OF UNITS
SINGLE FAMILY RESIDENTIAL		
- R-1A	2	1/18 = 11.1%
- R-CL(CH) REAR LOADED	4	1/9 = 22.2%
- R-CL(A) REAR LOADED	4	1/9 = 22.2%
- R-CL(B) REAR LOADED	8	1/9 = 44.4%
SUBTOTAL	18	1/6 = 50%
ATTACHED RESIDENTIAL		
- R-CL(RH)	10	1/6 = 55.6%
- R-CL(SD)	8	1/6 = 44.4%
SUBTOTAL	18	1/6 = 50%

- ZONE R-1A
- ZONE R-CL(CH)
- ZONE R-CL(A)-REAR LOADED
- ZONE R-CL(B)-REAR LOADED
- ZONE R-CL(SD)
- ZONE R-CL(RH)

* ZONING SECTION 404.9 (1) APPLIES - REDUCED REAR LOADED LOT FRONTAGE ALLOWED FOR ABUTTING LOTS. THE MINIMUM INTERIOR SIDE LOT LINE SETBACK FOR AN ACCESSORY DETACHED GARAGE MAY BE REDUCED TO ZERO (0) PROVIDED THAT THE TWO (2) GARAGES ABUTTING ONE ANOTHER ARE SIMULTANEOUSLY DESIGNED, BUILDING PERMITS ISSUED, AND THE GARAGES ARE CONSTRUCTED BY THE SAME BUILDER UTILIZING A PARTY WALL AGREEMENT.

** ZONING SECTION 404.9 (1) - REDUCED REAR LOADED LOT FRONTAGE ALLOWED FOR CORNER ABUTTING LOTS. THE MINIMUM INTERIOR SIDE LOT LINE SETBACK FOR AN ACCESSORY DETACHED GARAGE MAY BE REDUCED TO ZERO (0) PROVIDED THAT THE TWO (2) GARAGES ABUTTING ONE ANOTHER ARE SIMULTANEOUSLY DESIGNED, BUILDING PERMITS ISSUED, AND THE GARAGES ARE CONSTRUCTED BY THE SAME BUILDER UTILIZING A PARTY WALL AGREEMENT.

ATTACHMENT E

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (20442 AND 20464 JOINT VENTURES LTD.) BYLAW NO. 5939

EXPLANATORY NOTE

Bylaw No. 5939 rezones a 1.4 ha (3.6 ac) site located at 20418, 20442 and 20464 - 76 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(CH), R-CL(SD) and R-CL(RH) to facilitate development of 10 rowhouse units, eight semi-detached units and 18 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (20442 AND 20464 JOINT VENTURES LTD.) BYLAW NO. 5939

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 (20442 and 20464 Joint Ventures Ltd.) Bylaw No. 5939.
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 70 Section 23 Township 8 New Westminster District Plan 35658
 Lot 100 Section 23 Township 8 New Westminster District Plan 61616
 Lot 101 Section 23 Township 8 New Westminster District Plan 61616

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

NOTICE WAS ADVERTISED on the	12, 19	day of	October	, 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. 5939

