

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 1, 2023 - REGULAR MEETING	REPORT:	23-70
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-15-0175
SUBJECT:	REZONING APPLICATION NO. 100702 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100155 (1352041 BC LTD. / COASTLAND ENGINEERING & SURVEYING LTD. / 19819 – 68 AVENUE)		

PROPOSAL:

Application to rezone a 0.43 ha (1.05 ac) site located at 19819 – 68 Avenue to Residential Compact Lot Zone R-CL(B) and to vary the lot depth for one of the lots to facilitate a residential development consisting of six single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5822 subject to nine (9) development prerequisites being satisfied prior to final reading and that Council authorize issuance (at time of final reading of Bylaw No. 5822) of Development Variance Permit No. 100155.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and the Routley Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1352041 BC Ltd.) Bylaw No. 5822 to rezone a 0.43 ha (1.05 ac) site located at 19819 – 68 Avenue to Residential Compact Lot Zone R-CL(B) to facilitate the development 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;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements to allow for access in perpetuity, all in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Routley Neighbourhood Plan;
4. Dedication and construction of a greenway over the Fortis Gas right-of-way including final acceptance of the greenway landscape design plans (interim and ultimate), sidewalk/trail alignment, signage, landscape details, and security;

REZONING APPLICATION NO. 100702 AND
DEVELOPMENT VARIANCE PERMIT APPLICATION NO.
100155 (1352041 BC LTD. / COASTLAND ENGINEERING
& SURVEYING LTD. / 19819 – 68 AVENUE)
Page 2 . . .

5. 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);
6. Registration of a no-build restrictive covenant on Lot 7 until access and servicing is available from the north;
7. Compliance with the requirements of the Department of Fisheries and Oceans (DFO) and the Ministry of Water, Land and Air Protection as defined in the Routley Neighbourhood Plan;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Routley Environmental Monitoring Fee, Development Works Agreement (DWA) and Latecomer charges; and

That Council at the time of final reading of Bylaw No. 5822 authorize the issuance of Development Variance Permit No. 100155 (lot depth variance) as follows:

- a. Section 405.9 – Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25 m to 17.4 m for proposed Lot 2 as shown on Schedule “A”.

EXECUTIVE SUMMARY:

Coastland Engineering & Surveying Ltd. has applied to rezone a 0.43 ha (1.05 ac) site located at 19819 – 68 Avenue to Residential Compact Lot Zone R-CL(B) to facilitate development of six lots. A delegated development permit to secure an exterior design control agreement is being processed concurrently.

As the proposed development is consistent with the land use and density provisions of the Willoughby Community Plan, the Routley Neighbourhood Plan, and the applicable Development Permit Guidelines, staff recommend Council consider the rezoning request subject to the completion of nine (9) development prerequisites and authorize issuance (at time of final reading of Bylaw No. 5822) of Development Variance Permit No. 100155.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5822 and Development Variance Permit No. 100155.

REZONING APPLICATION NO. 100702 AND
DEVELOPMENT VARIANCE PERMIT APPLICATION NO.
100155 (1352041 BC LTD. / COASTLAND ENGINEERING
& SURVEYING LTD. / 19819 – 68 AVENUE)
Page 3 . . .

REFERENCE:

Owner:	1352041 BC Ltd. 18272 – 70 Avenue Surrey, BC V3S 6Z1
Agent:	Coastland Engineering & Surveying Ltd. 101, 19292 - 60 Avenue Surrey, BC V3S 3M2
Legal Description:	Lot 72 Section 15 Township 8 New Westminster District Plan 67215
Location:	19819 – 68 Avenue
Area:	0.43 ha (1.05 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zone R-CL(B)
Willoughby Community Plan:	Residential and Greenway
Routley Neighbourhood Plan:	Residential Bonus Density 2, Residential Infill, and Greenway

BACKGROUND/HISTORY:

- The Routley Neighbourhood Plan designates the site as Residential Bonus Density 2 / Residential Infill, permitting a base density of 15 units per hectare (uph) (6 units per acre (upa)).

DISCUSSION/ANALYSIS:

- Coastland Engineering & Surveying Ltd. has applied to rezone the site to Residential Compact Lot Zone R-CL(B).
- The proposal will facilitate a residential development consisting of six lots with a total density of 13.9 uph (5.7 upa).
- The proposed rezoning complies with the Routley Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Routley Neighbourhood Plan Designation	Existing Zoning
North:	A property with an existing single family dwelling	Residential Bonus Density 2 (6 upa)	Suburban Residential Zone SR-2
South:	68 Avenue, beyond are multiple lots with existing single family dwellings	Residential (Willoughby Community Plan)	Land Use Contract 75 / Residential Zone R-1A

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 DEVELOPMENT VARIANCE PERMIT APPLICATION NO.
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 Page 4 . . .

East:	Multiple lots with existing single family dwellings	Residential Bonus Density 2 (6 upa), Residential Infill, and Greenway in the Routley Neighbourhood Plan	Residential Zone R-1A and Residential Compact Lot Zone R-CL(B)
West:	Multiple lots with existing single family dwellings	Residential Bonus Density 2 (6 upa), Residential Infill, and Greenway in the Routley Neighbourhood Plan	Residential Zone R-1A and Residential Compact Lot Zone R-CL(B)

Zoning Amendment:

- Bylaw No. 5822 proposes to rezone the site to Residential Compact Lot Zone R-CL(B) to facilitate development of six single family lots.
- The project complies with the provisions of the proposed zones in terms of lot dimensions, siting, lot coverage, parking, height, use, and density, with the exception of the requested variance to lot depth for proposed Lot 2.

Development Variance Permit No. 100155 (lot depth variance):

- The Residential Compact Lot Zone R-CL(B) has a minimum front loaded lot depth (defined as the average distance between the front and rear lot line boundaries) requirement of 25 m (82 ft).
- Lot 2 has a proposed lot depth of 17.4 m (57.3 ft) to accommodate the Routley Neighbourhood Plan identified greenway.
- Staff do not object to the proposed variance as the location of the greenway limits the lot depth available for the subject development to under 25 m (82 ft).
- Staff note proposed Lot 2 is able to achieve a usable building envelope and exceeds the minimum lot area and width requirements of the Residential Compact Lot Zone R-CL(B).

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create six single family lots, with two lots fronting 68 Avenue, one lot fronting 68B Avenue, and three lots fronting the new 198A Street.
- Consistent with the Routley Neighbourhood Plan, the subdivision will also result in a greenway lot dedicated to the Township through the central portion of the site.
- Vehicular access to Lots 4 to 6 is proposed from 68 Avenue on a temporary basis until adjacent development occurs on the lots to the north and vehicular access can be achieved via 68B Avenue.
- A no-build restrictive covenant on Lot 7 (included as a development prerequisite) is to be registered until such time as the required road and associated services are available through adjacent development to the north.

Development Permits:

- The subject site is located in Development Permit Area 'B' – Residential (form and character) in the Willoughby Community Plan.

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 DEVELOPMENT VARIANCE PERMIT APPLICATION NO.
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 Page 5 . . .

- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 upa to a delegated staff official.
- As the proposed residential development is less than 25 upa, the associated application is being processed concurrently for consideration by the delegated staff official.

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
Total			\$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
4	0	24	24	6	30

Policy Considerations:

The proposed rezoning and development variance permit application facilitates the development of six single family lots. The proposal is consistent with the Willoughby Community Plan and Routley Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5822 (subject to nine (9) development prerequisites) and authorize issuance of Development Variance Permit No. 100155.

Respectfully submitted,

Alex Rowley
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100155
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Willoughby Community Plan Map
ATTACHMENT D	Routley Neighbourhood Plan Map
ATTACHMENT E	Zoning Bylaw No. 2500 Map
ATTACHMENT F	Site Plan Submitted by Applicant

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100155

This Permit is issued this _____ day of _____, 2023 to:

1. Name: 1352041 BC Ltd.

Address: 18272 – 70 Avenue
Surrey, BC V3S 6Z1

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

LEGAL DESCRIPTION: Lot 72 Section 15 Township 8 New Westminster District Plan 67215

CIVIC ADDRESS: 19819 – 68 Avenue

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

a. Section 405.9 – Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25 m to 17.4 m for proposed Lot 2 as shown on Schedule "A".

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

This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:

SCHEDULE A Site Plan

SCHEDULE A**SUBDIVISION PLAN OF LOT 72 SECTION 15, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT, PLAN 67215**

PLAN EPP _____

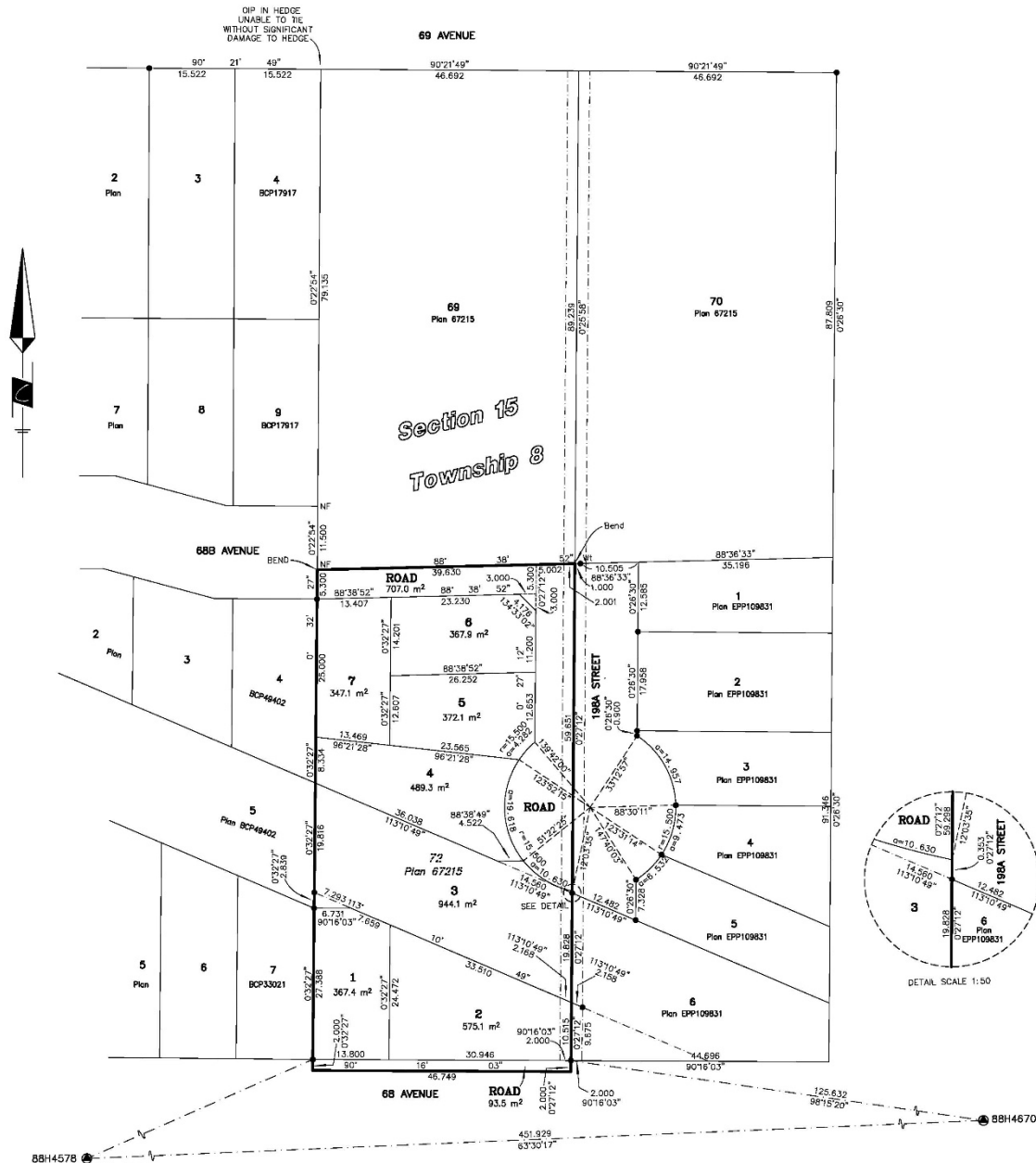
B.C.G.S. 92G.016

0 5 10 20 30 40 50 m

SCALE - 1 : 500
All distances are in metresThe intended plot size of this plan is 432mm
in width by 560mm in height (C Size) when
plotted at a scale of 1:500Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.MVRD**Legend:**

- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- Denotes lead plug set
- Denotes Explanatory
- NF Denotes nothing found
- Wt Denotes witness

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

PRELIMINARY

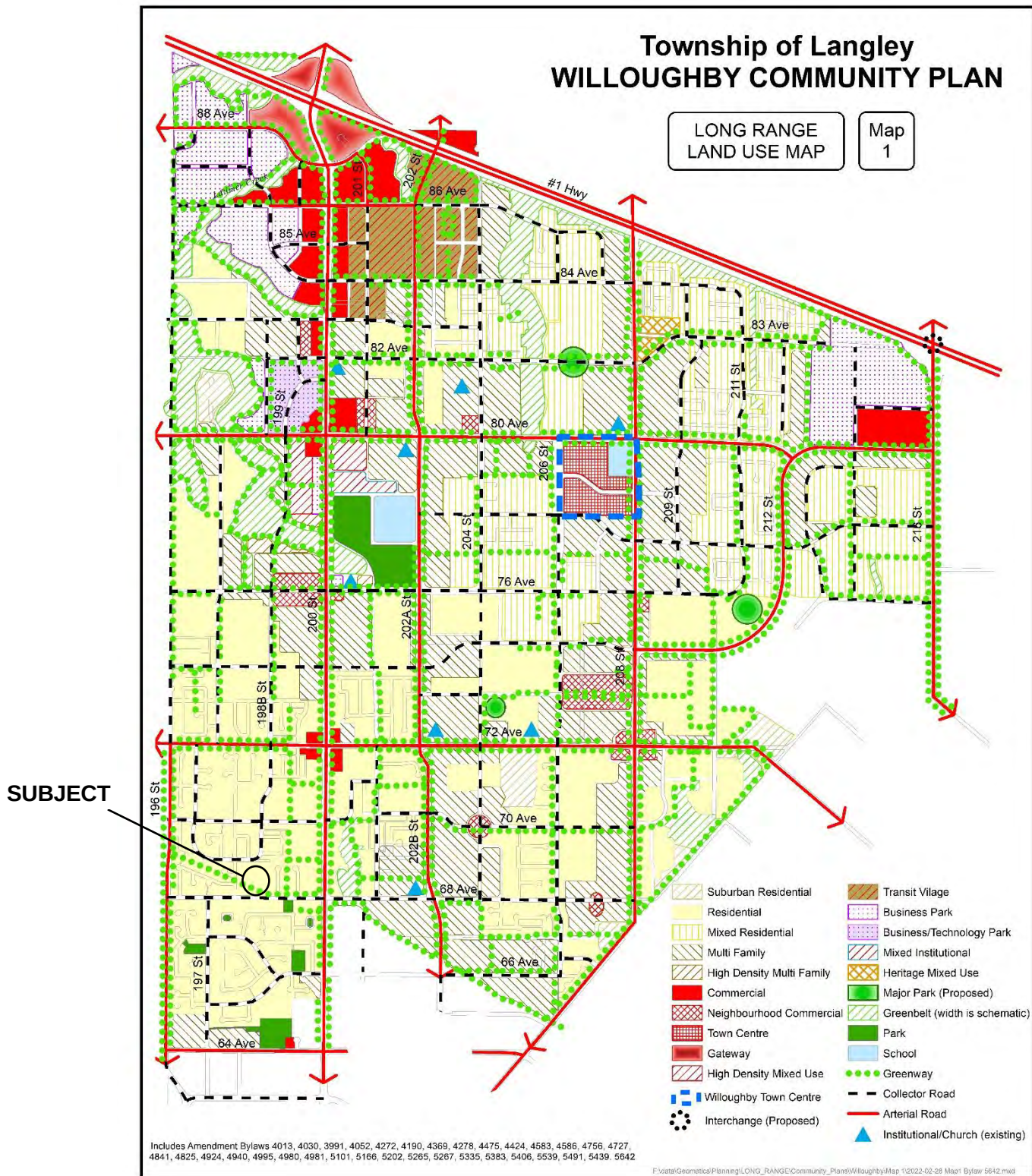
Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234, 18525 53 Ave
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 8347-SUB

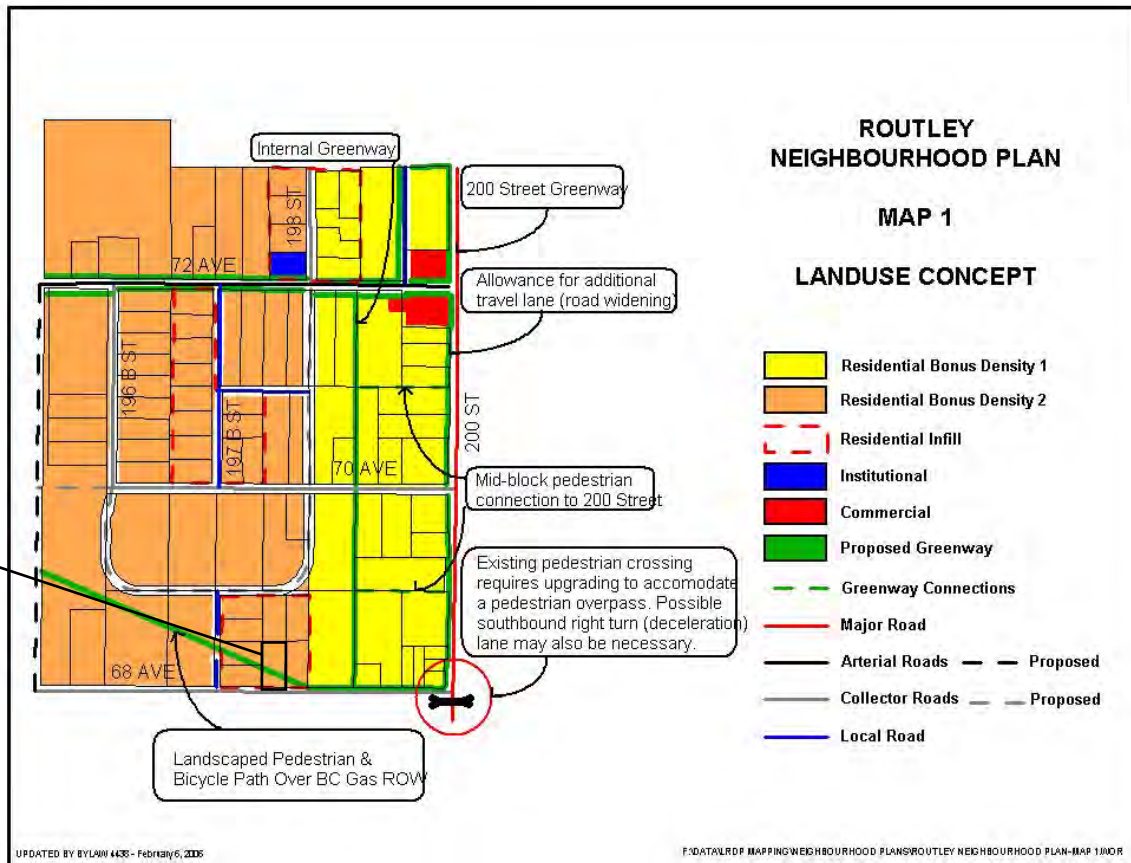
This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was
completed on the ____th day of ____ 2022.
Kenneth W. Schuurman, B.C.L.S. (800)



ATTACHMENT C



ATTACHMENT D**SUBJECT**

ATTACHMENT E



ZONING BYLAW NO. 2500

SUBDIVISION PLAN OF LOT 72 SECTION 15, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT, PLAN 67215

PLAN EPP _____
G.1

B.C.G.S. 92G.016



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Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.MVRD

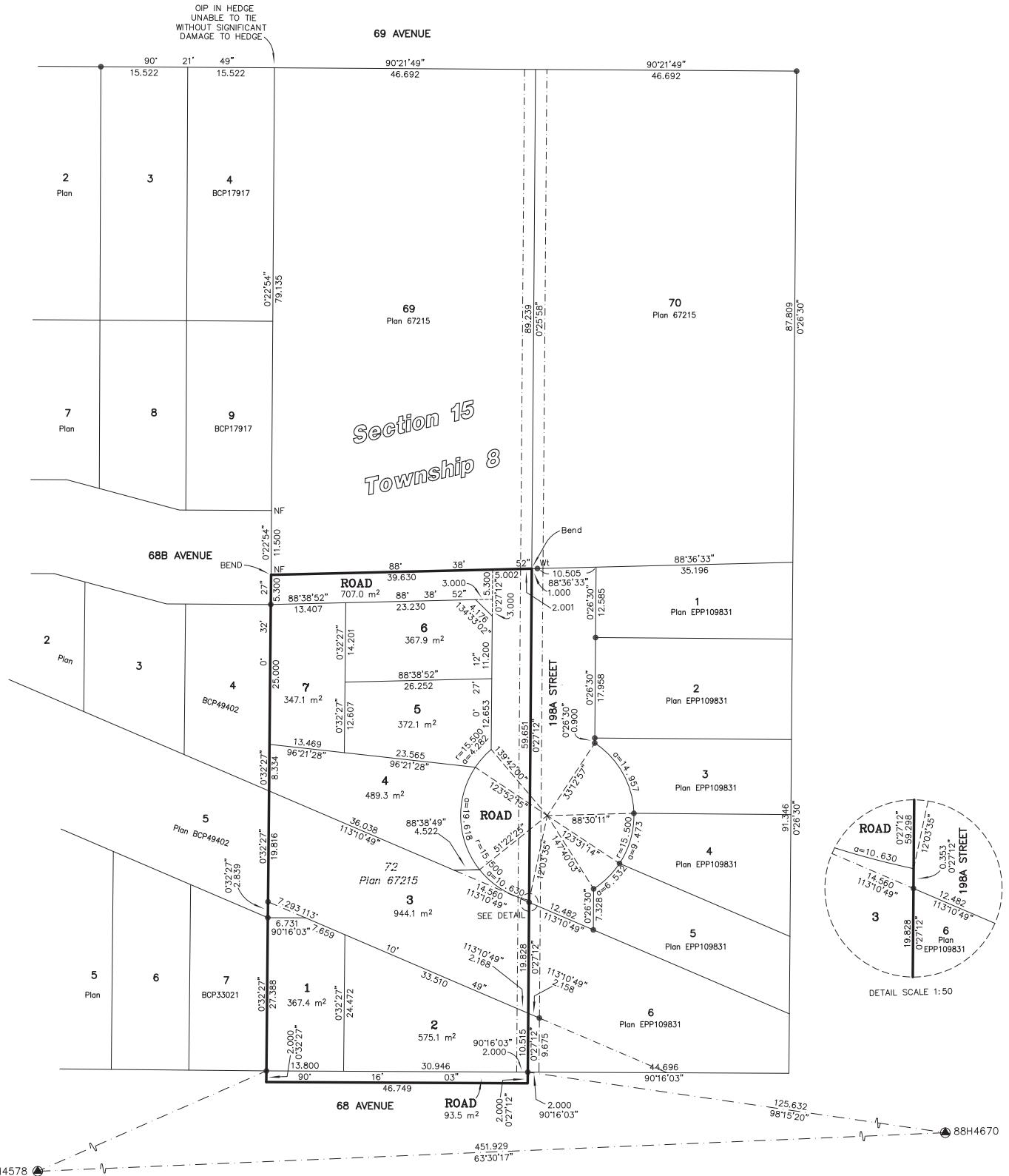
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ATTACHMENT F

PRELIMINARY



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1352041 BC LTD.) BYLAW NO. 5822

EXPLANATORY NOTE

Bylaw No. 5822 rezones a 0.43 ha (1.05 ac) site located at 19819 – 68 Avenue to Residential Compact Lot Zone R-CL(B) to facilitate six single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1352041 BC LTD.) BYLAW NO. 5822

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 (1352041 BC LTD.) Bylaw No. 5822”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 72 Section 15 Township 8 New Westminster District Plan 67215

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zone R-CL(B).

NOTICE WAS ADVERTISED the	20 & 27	day of	April	, 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. 5822

