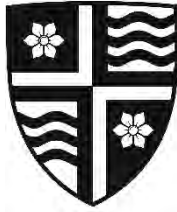


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 27, 2022 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)

REPORT: 22-69
FILE: 08-24-0085

PROPOSAL:

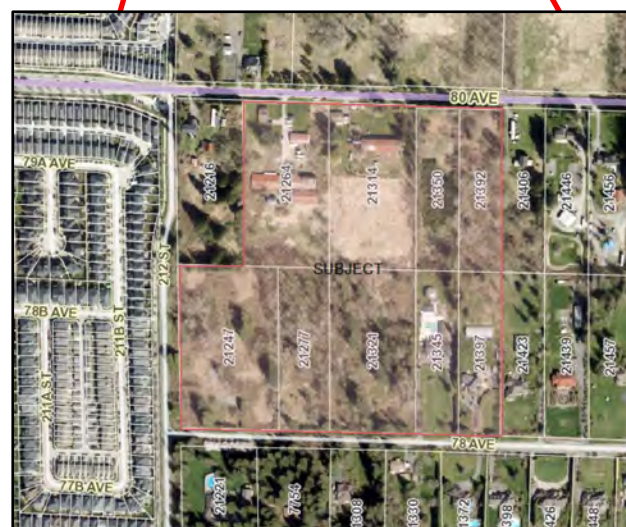
Application to amend the Williams Neighbourhood Plan and to rezone 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 townhouse units. A streamside development permit and a form and character development permit for the single family lots are also included.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5786 and 5787 subject to 16 development prerequisites being completed prior to final reading; authorize issuance (at time of final reading of Bylaw No. 5787) of Development Permits No. 101027 and 101213; and authorize staff to proceed with the public hearing.

RATIONALE:

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams Neighbourhood Plan.



OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
 Page 2 . . .

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5786 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5787 rezoning 12.9 ha (31.9 ac) of land located in the Williams Neighborhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of neighborhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
5. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
6. Provision of road dedications, widenings, and necessary traffic improvements including realignment of the intersection of 80 Avenue with 212 Street in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw, and the Williams Neighbourhood Plan;
7. Provision of greenways (212 Street, 214 Street and 80 Avenue), Neighbourhood Forested Mews, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
8. 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);
9. Provision of utility box wraps in accordance with the Williams Neighbourhood Plan;
10. Provision of senior government agency approvals, protection of Streamside Protection and Enhancement Areas (SPEAs), acceptance of final streamside submission including restoration and enhancement plan and details, and security;
11. Receipt of final approval from the Ministry of Transportation and Infrastructure;
12. Registration of an easement providing access over the subject lands to 21216 – 80 Avenue;
13. Registration of restrictive covenants:
 - a. Prohibiting development of the two townhouse lots until such time as Development Permits are issued by Council, identifying the allocation of townhouse units for each lot and requiring implementation of applicable policies of the Williams Neighbourhood Plan in the design of the townhouse sites in addition to the applicable development permit area guidelines;
 - b. Prohibiting clearing and grading of the townhouse sites until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100191 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101027
AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
Page 3 . . .

- (Schedule I – Tree Protection); and
- c. Defining and protecting the SPEA's in accordance with Streamside Development Permit No. 101213;
- 14. Demolition of existing buildings and structures;
- 15. Compliance with the Neighbourhood Park Land Policy, Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Program Policy, and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and
- 16. 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;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP.) Bylaw No. 5786 is consistent with the Township's Five-Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5787 authorize issuance of Development Permit No. 101027 for the proposed single family lots, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1F ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at time of final reading of Rezoning Bylaw No. 5787 authorize the issuance of Development Permit No.101213 (Streamside Protection), to remove and construct compensation for on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, and the Williams Neighbourhood Plan subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEA's) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No.1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance; and further

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100191 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101027
AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
Page 4 . . .

That Council authorize staff to schedule the required public hearing for Bylaws No. 5786 and 5787 with accompanying Development Permits.

EXECUTIVE SUMMARY:

Qualico Mitchell Williams LLP has applied on behalf of the property owners to amend the Williams Neighbourhood Plan (Williams NP) and rezone 12.9 ha (31.9 ac) of land located south of 80 Avenue and east of 212 Street to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 townhouse units. Development Permit applications for streamside protection, single family form and character, and single family greenhouse gas reduction and energy conservation as well as a subdivision application are running concurrently with the application. Although the proposed number of units is in alignment with the number of units permitted in the current configuration of the Williams NP, the proposed Williams NP amendment shifts the land use designation boundary increasing the area available for development as townhouses and correspondingly shifts the location of the collector road.

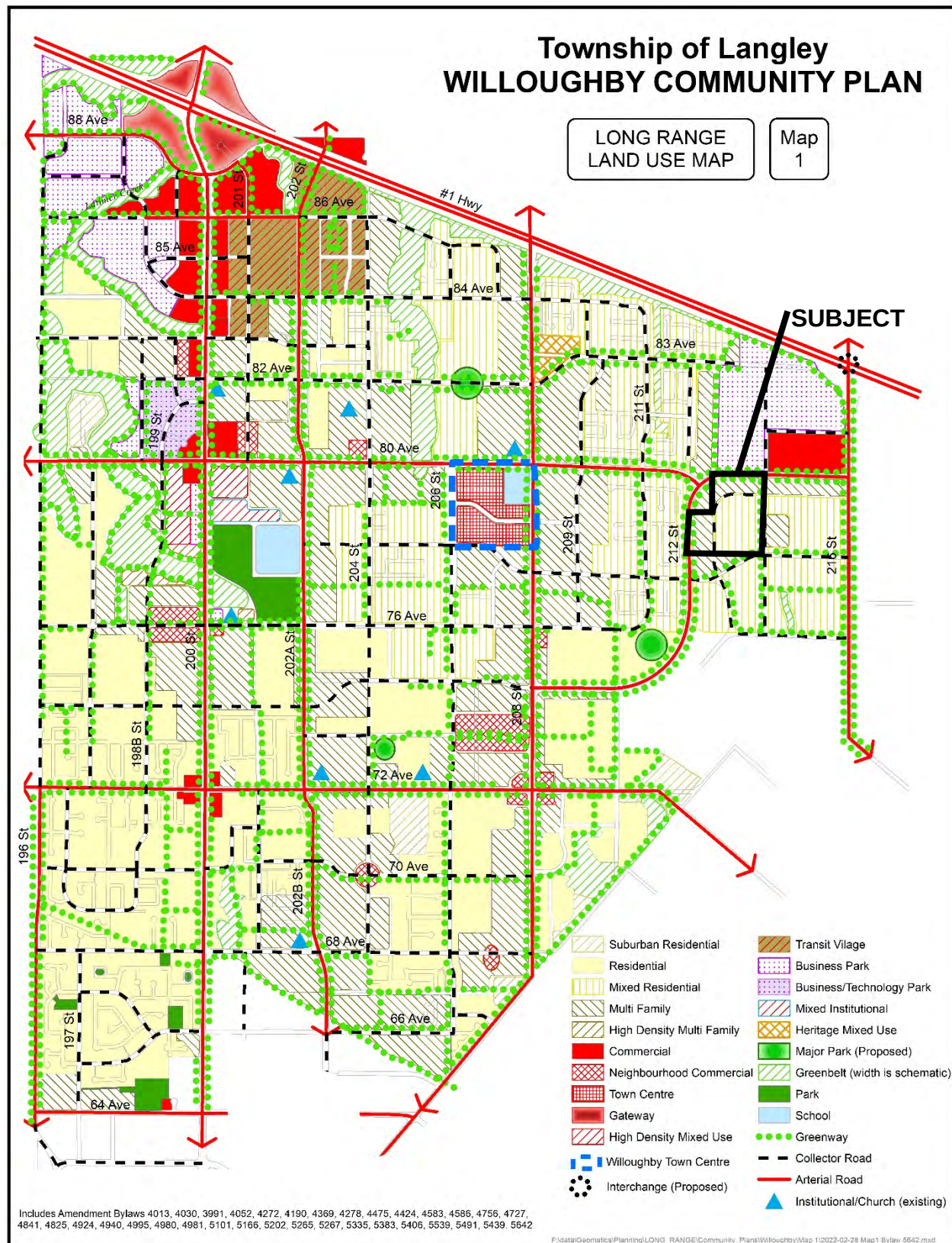
Applicants typically advance development permits to Council concurrently with the rezoning bylaw for efficiency and to allow Council and the public an opportunity to evaluate the rezoning in tandem with form and character items. However, in this case the applicant is proposing that two form and character development permits for the townhouse sites be presented for Council's consideration in the future. The proposed application timing, advancing only the plan amendment and rezoning component of the project at this time, will allow the applicant to proceed with design and construction of 80 Avenue and 212 Street while the detailed onsite design is developed.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams NP. Staff recommend that Council consider the Williams NP amendment and rezoning requests, subject to the completion of 16 development prerequisites and authorize issuance of Development Permit No. 101027 at time of final reading of Bylaw No. 5787. Based on information provided by the Qualified Environmental Professional, staff recommend that Council authorize issuance of Development Permit No. 101213 (streamside protection) at time of final reading of Bylaw No. 5787.

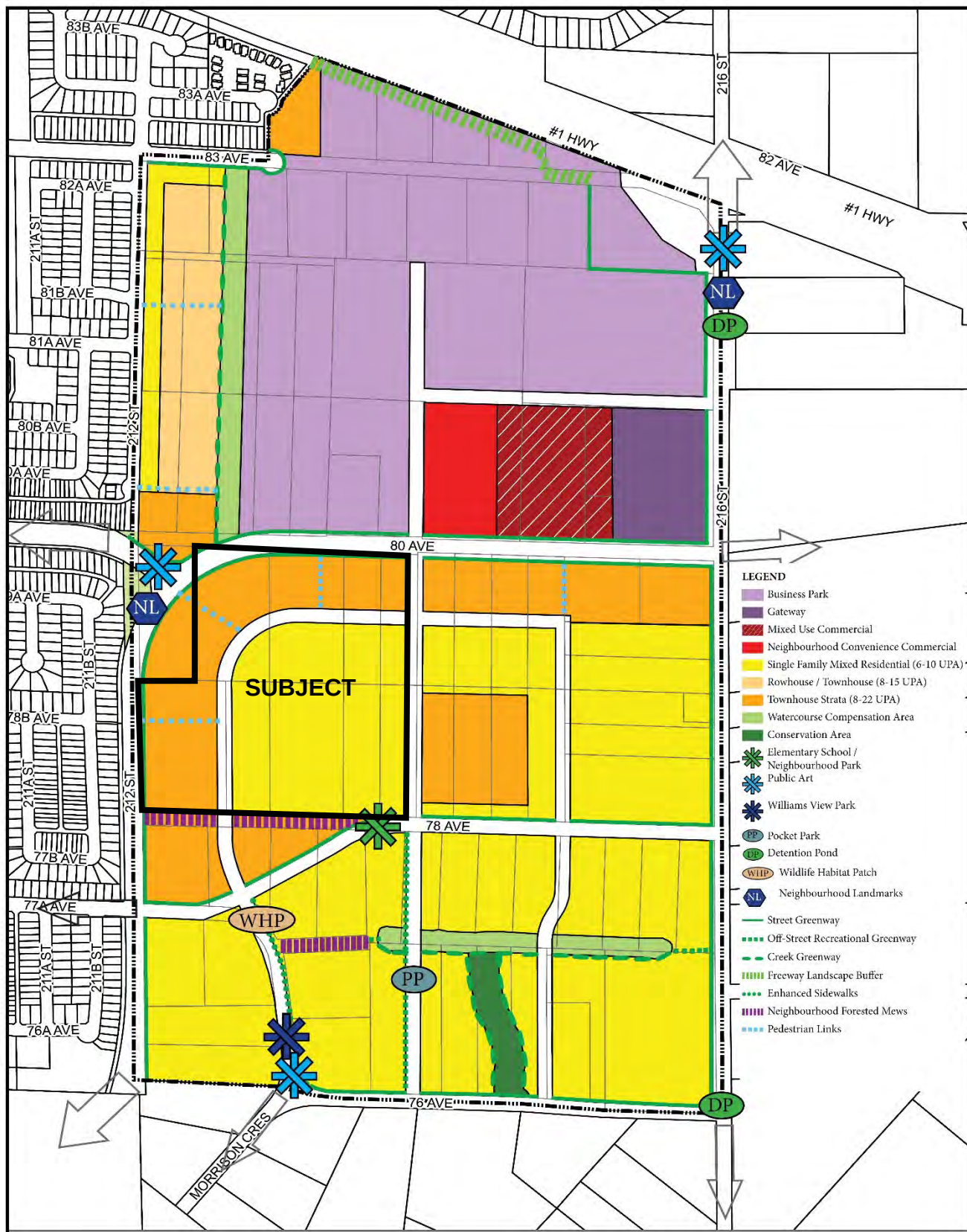
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Williams Neighbourhood Plan Amendment Bylaw No. 5786, Rezoning Bylaw No. 5787, Streamside Development Permit No. 101213, and Development Permit No. 101027.

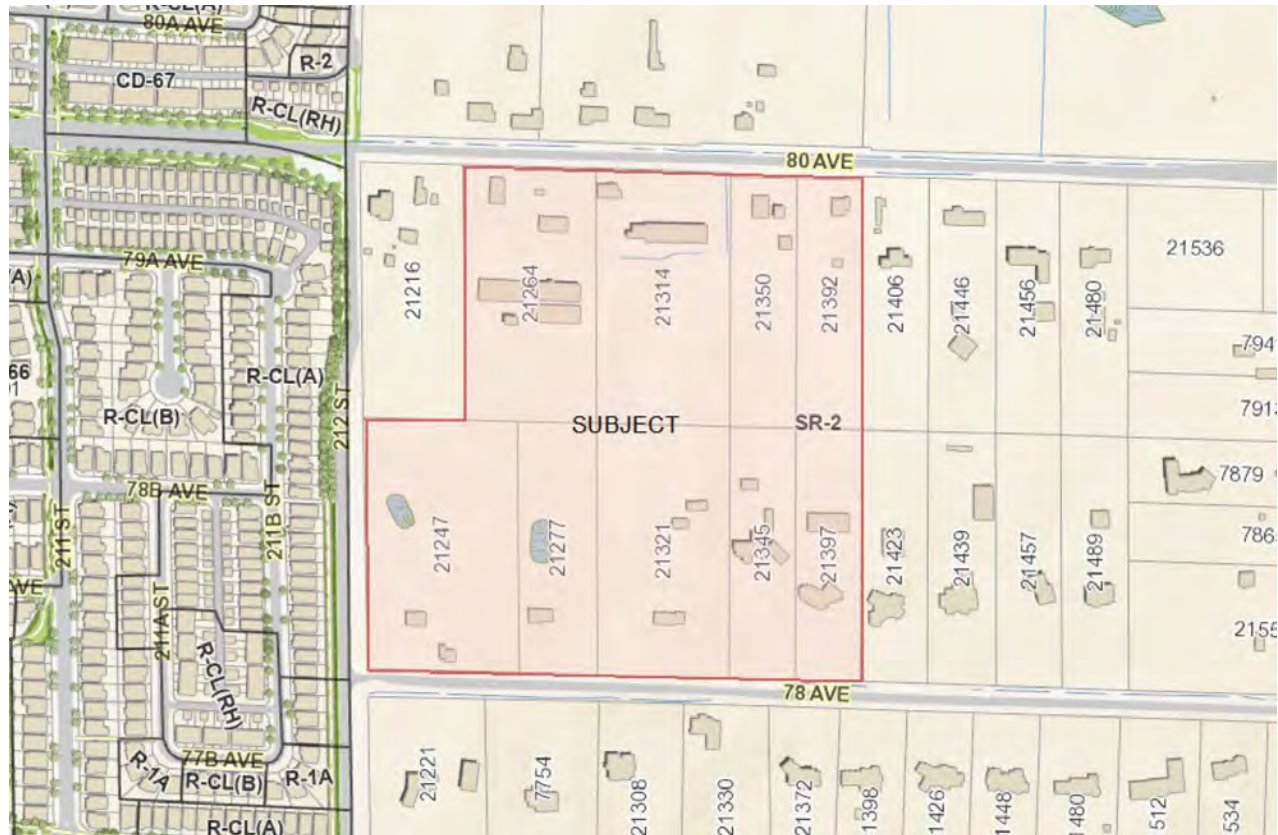
OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 - 80 AVENUE)
 Page 5 . . .



OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 - 80 AVENUE)
 Page 6 . . .

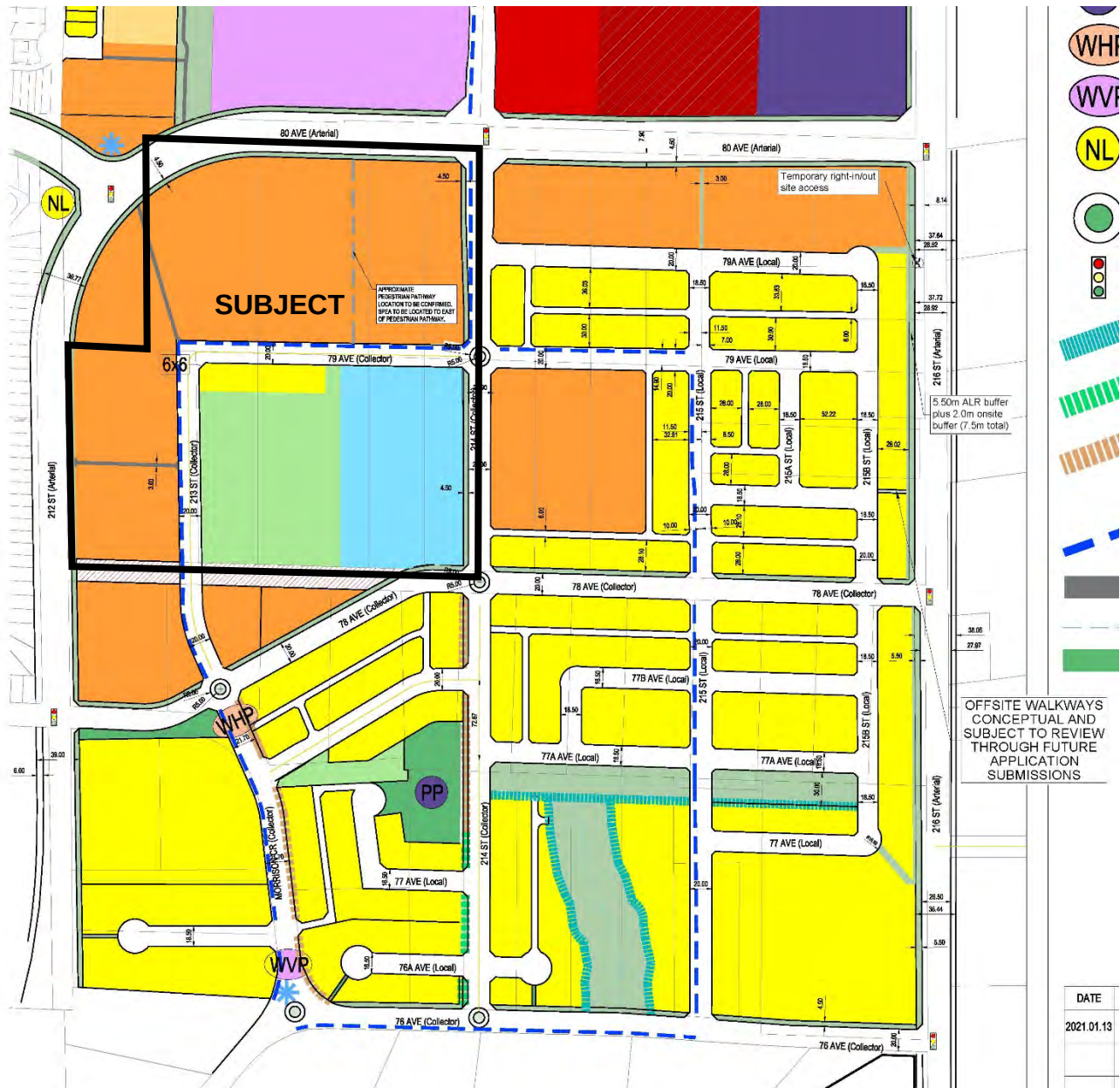


OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 - 80 AVENUE)
 Page 7 . . .



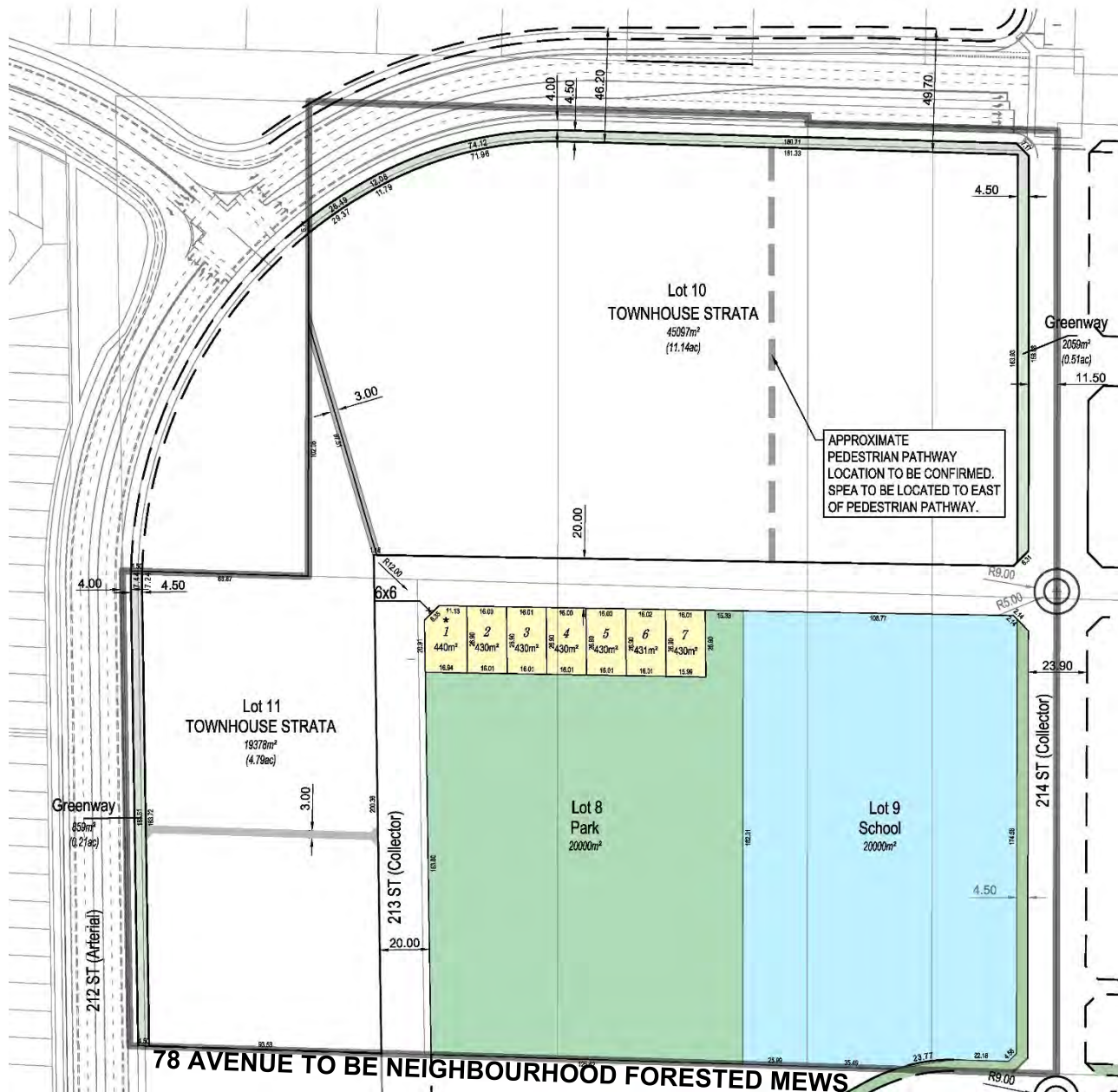
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OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 - 80 AVENUE)
 Page 8 . . .



EXCERPT FROM COMPREHENSIVE DEVELOPMENT PLAN – SUBMITTED BY APPLICANT

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 - 80 AVENUE)
 Page 9 . . .



SITE PLAN – SUBMITTED BY APPLICANT

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
 Page 10 . . .

REFERENCE:

Owner:	1102827 BC Ltd. and 1117488 BC Ltd. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Agent:	Qualico Mitchell Williams LLP 201, 6525 – 177B Street Surrey, BC V3S 5N4
Legal Description:	Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207 Lot 14 Section 24 Township 8 New Westminster District Plan 1098 East and West Half of Lot “A” Section 24 Township 8 New Westminster District Plan 12105 Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423 Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098 Lot 15 Except: Parcel “E” (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098
Location:	21247, 21277, 21321, 21345 and 21397 78 Avenue 21264, 21314, 21350 and 21392 80 Avenue
Area:	12.9 ha (31.9 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1F and Comprehensive Development Zone CD-172
Williams Neighbourhood Plan:	Single Family Mixed Residential and Townhouse Strata

BACKGROUND / HISTORY:

The Williams NP was adopted by Council in 2018. The subject application is one of the first residential proposals to advance for consideration in the Williams NP area. The proposed development site is currently zoned Suburban Residential Zone SR-2 and designated Single Family Mixed Residential and Townhouse Strata in the Williams NP.

The Ministry of Transportation and Infrastructure (MOTI) opened a new interchange to Highway 1 at 216 Street in 2020. To support the new highway infrastructure, realignment of the intersection of 212 Street with 80 Avenue is a condition of the subject application. MOTI approval will be required for the subject proposal.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
 Page 11 . . .

DISCUSSION / ANALYSIS:

The applicant has applied to amend the Williams NP and to rezone the subject 12.9 ha (31.9 ac) site from Suburban Residential Zone SR-2 to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 townhouse units. For Council's consideration, the proponent's application includes a Streamside Development Permit to address the relocation of an existing watercourse on the subject site, and a form and character development permit for the single family lots. Staff are concurrently considering a subdivision application to create the proposed lots and provide the required dedications including the neighbourhood park and elementary school sites, and a greenhouse gas emission reduction and energy conservation development permit application for the single family lots.

Site Description:

The site slopes down from 80 Avenue and 212 Street in the north and west to 78 Avenue and 214 Street in the south and east and was previously used for large lot suburban residential and agricultural uses. A yellow coded watercourse is located along the lot line between two existing parcels south of 80 Avenue. Most of the existing buildings have been removed from the subject site except for single family houses and associated buildings at 21264 and 21314 – 80 Avenue, and 21397 and 21345 – 78 Avenue. Removal of all buildings is a condition of rezoning.

Adjacent Uses:

North:	80 Avenue beyond which are lots zoned Suburban Residential Zone SR-2, designated Business Park in the Williams NP currently under application to be rezoned (TOL Project 08-25-0098, third reading granted July 2021);
South:	78 Avenue beyond which are lands zoned Suburban Residential Zone SR-2, designated Townhouse Strata and Single Family Mixed Residential in the Williams NP;
East:	Lands zoned Suburban Residential Zone SR-2, designated Townhouse Strata and Single Family Mixed Residential in the Williams NP. Applications are currently under review by staff on some the lands east of the subject site for townhouse and single family mixed residential developments (TOL Projects 08-24-0091 and 08-24-0086); and
West:	212 Street beyond which are lands zoned Residential Compact Lot Zone R-CL(A) in the Yorkson Neighbourhood Plan area.

Williams Neighbourhood Plan:

As the subject proposal is one of the first residential applications to advance for consideration by Council in the Williams NP area, the applicant is responsible for satisfying the following prerequisites prior to final reading. Below each point, staff have provided the status of each item.

- The required joint elementary school and neighbourhood park site to serve the area must be secured and located to the acceptance of the Township of Langley and the Langley School District.
 - o Included in the subject development application is 2.0 ha (5.0 ac) of land for an elementary school site and 2.0 ha (5.0 ac) of land for a neighbourhood park site. The Township of Langley and the Langley School District have indicated preliminary acceptance of the proposed site. The lands are required to be secured prior to final reading of the rezoning bylaw and the applicant is required to comply with the Township's Neighbourhood Park Land policy.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100191 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101027
AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
Page 12 . . .

- The required community stormwater management facility to serve the area must be secured and located to serve the entire storm catchment area to the acceptance of the General Manager of Engineering and Community Development.
 - The applicant for TOL Project 08-25-0098 (received third reading July 26, 2021) is advancing design of a community stormwater management facility with associated amenities as per the Williams NP at the southwest corner of the intersection of Highway 1 and 216 Street. The community stormwater management facility is required to be dedicated and construction secured prior to final reading of the subject rezoning bylaw.
- Major roads and engineering services including drainage, water and sanitary sewer, storm management facilities, and road dedications, widenings, and rights-of-way must be provided and extended (at no cost to the Township) to accommodate the proposed development.
 - The applicant for TOL Project 08-25-0098 is advancing design of a sanitary lift station southeast of the proposed community stormwater management facility as well as associated forcemain infrastructure to connect to the system at 83 Avenue in the Yorkson Neighbourhood Plan area. The sanitary infrastructure is required to be dedicated and construction secured prior to final reading of the subject rezoning bylaw.
 - The applicant is advancing all roadworks and greenway works fronting the site on 212 Street, 214 Street, 80 Avenue, 78 Avenue and 79 Avenue to support the subject development. A condition of the subject development proceeding includes the realignment of the intersection of 80 Avenue with 212 Street and provisions of associated amenities with the offsite works and services.

The Williams NP defines two sub-residential areas in the Residential District – one north of 78 Avenue and one south of 78 Avenue. In the north portion of the Residential District, the Williams NP requires provision of the following:

- A Comprehensive Development Plan (CDP) that aligns with the vision, goals, and policies of this NP. The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the North and/or South Residential District including building types, access and movement, building massing, form, layout and height, streetscape design and landscaping, Conservation and Watercourse Compensation Areas, stormwater management, integration of greenways and other amenities, energy conservation measures, and development and servicing phasing.
 - An excerpt of the CDP is provided above to show lands south of 80 Avenue and included in full as Attachment C to this report.
- A viewscape analysis of the Willoughby Escarpment.
 - The applicant has completed a viewscape analysis (Attachment D) of the Willoughby Escarpment. The outcomes of the viewscape analysis indicate that the subject development is located out of view from the Milner Valley.
- A Transportation Impact Assessment (TIA) prepared by a professional transportation consultant to determine the transportation impact associated with the CDP and identify necessary infrastructure upgrades and phasing of said improvements that are tied to development and servicing of the CDP.
 - As a TIA was recently updated for the Williams NP area, the required road network improvements are included as components of the development and the proposed development does not include an overall increase to the number of units, further TIA work was not required.

Williams Neighborhood Plan Amendment:

The proposed amendment to the Williams NP, with associated revisions to the Willoughby Community Plan, includes expanding the extents of the Townhouse Strata land use designation south to front 79 Avenue and relocating the collector road and cycling route south to a 79 Avenue alignment. The applicant indicates that the requested amendment is required to respond to lot configuration challenges with the current land use designations as well as to improve the intersection configurations on 214 Street in relation to 80 Avenue.



As included in the applicant's planning rationale and summarized below, the proposed development stays within the overall yield permitted by the current version of the Williams NP.

Land Use Designation	Current Plan		Proposed Plan		Development
	Area	Yield	Area	Yield	Yield
Single Family Mixed Residential 15 uph (6 upa) to 25 uph (10 upa)	2.83 ha / 6.99 ac	42 to 70 lots	0.45 ha / 1.12 ac	6 to 11 lots	7 lots
Townhouse Strata 20 uph (8 upa) to 54 uph (22 upa)	5.6 ha / 13.82 ac	112 to 302 units	7.8 ha / 19.29 ac	156 to 421 units	327 units
Total	8.43 ha / 20.81 ac	154 to 372 units	8.25 ha / 20.41 ac	162 to 432 units	334 units

Staff are supportive of the proposed amendments to the Williams NP as the original yield of the Williams NP is respected with the amendment fundamentally representing only a change to the building form. Proposed Rezoning Bylaw No. 5787 accommodates a maximum of 327 townhouse units with the allocation of the units (secured by restrictive covenant) between the townhouse sites as a development prerequisite.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
 Page 14 . . .

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District commented on the proposed elementary school site, provided the number of students estimated for the development and noted that students would be accommodated in the district. Staff recommends that Council consider the consultation complete consistent with the requirements of the Official Community Plan Consultation Policy (07-160) noting that final security of the elementary school site is required prior to final reading.

The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan, Housing Needs Report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans as the development site is located in the urban area and designed to accommodate service requirements. Consistent with the Housing Needs Report, the proposed amendment to the Williams NP maintains the yield of housing in the area in forms consistent with the land use plan.

Zoning Amendment:

Bylaw No. 5787 proposes to create two new zones responding to specific policies in the Williams NP regarding road patterning, streetscape, porches, parking, and allocation of compact lots. The seven front loaded single family lots are proposed to be zoned Residential Zone R-1F and the two future townhouse lots are proposed to be zoned Comprehensive Development Zone CD-172.

Single Family Zoning (Residential Zone R-1F)

Consistent with the policies of the Williams NP, and allowing the proposed zone to be used in other like situations within the plan area where a rear loaded H-block pattern is not achievable, the Residential Zone R-1F provides:

- an additional parking space for a secondary suite per lot;
- a wider lot (minimum 15 m, noting that the subject seven lots are proposed with a 16 m width) to ensure that the garage is not the dominant feature of the building façade facing the street, while maintaining sufficient distance between driveways for street parking spaces; and
- front porches and front yard setbacks of 4.5 m to promote a positive relationship to the street but with space to support tree planting.

The Williams NP limits the maximum number of residential compact lots to 50% of the total single family lots with the primary difference between the compact lot zones and standard single family lot zones being lot size, lot coverage, and front yard siting. The proposed Residential Zone R-1F zone requires a larger minimum lot size (400 m²), increased front yard setback (4.5 m) and reduced lot coverage (45%) from those requirements in the compact lot zones thereby complying with the applicable Williams NP policies. The proposed density of the seven single family lots is 15.6 units per hectare (uph) / 6.3 units per acre (upa).

The Williams NP includes policies to include an additional non-tandem parking space on a lot to support development of secondary suites in single family homes and provision of space for one vehicle to park on-street in front of each front loaded dwelling unit. The applicant has included a wider lot (16 m lot width proposed where R-1A would require 12 m minimum width and R-CL(B) requires a 12.6 m minimum lot width) accompanied with a wider and deeper driveway area on the lot to accommodate these requirements. Inclusion of the additional parking space on-site exceeds

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100191 AND
 DEVELOPMENT PERMIT APPLICATIONS NO. 101027
 AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
 Page 15 . . .

Section 107.6.4) of the Zoning Bylaw limiting parking on a single residential lot to four vehicles. Therefore, included with the rezoning bylaw, is an amendment to Zoning Bylaw Section 107.6.4) to allow for one additional parking space on a lot in the Williams NP area.

Policy within the Williams NP emphasises development that supports the pedestrian realm through the encouragement of development of rear-loaded lots in an H-block format and homes that include functional porches. The single family lots are proposed to be accessed from the fronting street in response to the location of the neighbourhood park and elementary school site. In accordance with the Williams NP, the proposed zone and the lots are designed to include additional width to achieve garages that comprise less than 50% of the front building face. The zone and exterior design control agreement are drafted to require porches as defined in the Williams NP.

Townhouse Zoning (Comprehensive Development Zone CD-172)

A new Comprehensive Development Zone CD-172 is proposed for the two townhouse sites that incorporates land use provisions and policies of the Williams NP including siting requirements to support tree planting and the streetscape, front porches to support the pedestrian realm and additional parking for units that front arterial roads. Proposed Comprehensive Development Zone CD-172 has been drafted to be available for use by future townhouse developments in the Townhouse Strata land use designation incorporating the permitted density of the land use plan of 20 uph (8 upa) to 54 uph (22 upa). As the rationale for the proposed land use plan amendment indicates that the ultimate yield of units for the site will not exceed the pre-amendment permitted yield, the CD-172 zone includes a specific maximum yield of 327 units total for the two subject townhouse sites (density of 41.9 uph (16.9 upa)) consistent with the current proposal.

Public Consultation:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. In accordance with the current Policy, the applicant hosted a virtual Public Information Meeting in combination with application 08-24-0086 March 29, 2022. A summary of the Public Information Meeting is included as Attachment E to this report.

Development Permit No. 101213 (Streamside Protection):

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no disturbance zones, referred to as "Streamside Protection and Enhancement Areas" (SPEA), follows the Township watercourse classification system (i.e., Class A, Class B, Class C) which is based on channel type, water flow and fish presence.

A Class B (yellow-coded) constructed watercourse and three Class C (green-coded) drainages are located on the project site. Class B watercourses provide fish habitat and require SPEAs, whereas Class C watercourses provide a drainage function only and do not require SPEAs. Watercourse and drainages are shown in Schedule A of Attachment B.

SPEAs on the project site total 2,621 m² (0.65 ac). The applicant has submitted a proposal to relocate and reconstruct watercourses and SPEAs within the project site. As depicted in Schedule B of Attachment B, 2,757 m² (0.68 ac) of SPEA is proposed. Staff note the proposal provides an additional 136 m² (0.03 ac) of SPEA over that required by OCP Schedule 3. Additionally, the applicant proposes a comprehensive restoration and enhancement effort within the SPEA to improve fish habitat contributions to downstream reaches.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100191 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101027
AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
Page 16 . . .

Protection of SPEAs, acceptance of streamside restoration and enhancement plans and details, streamside fencing and signage, and security have been made a development prerequisite.

Based on the results of the applicant's streamside submission, the proposed streamside enhancements, and adherence to the conditions of this permit, the proposal is consistent with the OCP. The proposal also supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. Proposed Streamside Development Permit No. 101213 is attached to this report (see Attachment B) for Council's consideration.

Development Permit (Form and Character):

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

The specific development permit area guidelines outlined in the Plan related to single family residential development are attached to this report (Attachment F). For the single family residential lots, the Development Permit guidelines are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision (see Attachment A). The exterior design control agreement typically addresses the form, character and siting of individual single family homes constructed in a development. The exterior design control agreement will include provisions with regards to porches, parking, and trees consistent with policies in the Williams NP.

Future development permits will provide Council and the public the opportunity to review the form, character, and siting of the proposed townhouse developments. Included as a condition of rezoning is a requirement for a restrictive covenant to be registered on the proposed townhouse lots to prohibit tree clearing, grading, and development until such time as development permits have been issued by Council.

Greenhouse Gas (GHG) Development Permit:

The subject properties are located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the Bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to subdivision and building permit. Future Energy Conservation and GHG Emission Reduction Development Permits will accompany the townhouse Development Permit applications.

Subdivision:

The applicant is proposing to subdivide the lands to create 11 lots (seven single family, two townhouse, one school, and one park). The subdivision plan aligns with the proposed zones.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100191 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101027
AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
Page 17 . . .

Tree Protection / Replacement:

Excluding the elementary school and neighbourhood park site, there are 85 significant trees on the overall site. The tree management plans submitted by the applicant for the seven single family lots portion of the lands indicates that one significant tree exists and is proposed to be removed. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 33 replacement trees are required to be planted over the seven single family lots. 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.

Staff note that as the form and character development permits are proposed to advance in the future, the development prerequisites include a restrictive covenant prohibiting tree clearing (with the exception of servicing areas) until such time as a development permit is issued for the proposed townhouse lots fronting 80 Avenue and 212 Street. Tree management plans for those lots will be reviewed in conjunction with development permit applications on the lands.

In keeping with policies in the Williams NP encouraging tree planting to support the 'treed' appearance of the Willoughby Escarpment including a requirement for a continuous evergreen tree row integrated with the townhouse site design on the downslope side of the site, the applicant is proposing a 4.5 m front yard setback from the property line to the building to provide front yard space to accommodate replacement tree planting on both the single family lots and the townhouse sites.

Williams Neighbourhood Plan Amenities:

As a condition of rezoning, the applicant is required to dedicate and construct 4.5 m wide street greenways on 80 Avenue, 212 Street, and 214 Street as well as pedestrian links providing connections across the townhouse sites to the greenways. At the realigned intersection of 80 Avenue with 212 Street, the Williams NP requires construction of a neighbourhood landmark including space and utilities for public art.

The Williams NP envisioned conversion of the existing 78 Avenue road dedication between 212 Street and 214 Street to a Neighbourhood Forested Mews including a 3.0 m wide shared use asphalt trail. To create the Neighbourhood Forested Mews, 78 Avenue will be decommissioned and reforested to create a public amenity that enhances the 'treed' character of the Willoughby Escarpment. As portions of 78 Avenue are required to remain open to vehicular traffic on an interim basis to provide access to existing homes and for the proposed development, the applicant is required to provide interim and ultimate designs for the Neighbourhood Forested Mews including sufficient security to achieve the conversion.

A condition of rezoning is acceptance of landscape and servicing plans for the above noted required amenities, dedication of the required lands, and construction of the works to the acceptance of the Township as well as compliance with the Williams Amenity Zoning Policy.

Adaptable Housing:

In accordance with Section 5.3.9. of the Williams NP a minimum of 5% of the single family and townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading noting that the single family portion of the development is proposed to include one adaptable housing unit in keeping with this requirement. The adaptable units for the townhouse developments will be determined and secured at time of development permit.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100191 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101027
AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
Page 18 . . .

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and revised October 18, 2021) 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 \$5,776 per townhouse unit and \$6,808 per single family lot for a total of \$1,936,408. As the proposed amendment to the Williams NP does not increase the yield, section 5.2.f of the CAC Policy requiring three times the CAC for each additional unit is not applicable to the subject proposal.

Environmental Considerations:

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

School Sites:

School District 35 has provided comments (Attachment G) and anticipates that the proposed development will generate approximately 88 new students for Richard Bulpitt Elementary (located approximately 575 m west of the site), 41 new students for Yorkson Creek Middle School (located approximately 2 km northwest of the site) and 72 students for RE Mountain Secondary School (located approximately 2.7 km west of the site).

Parks:

The closest existing parks are Richard Bulpitt Neighbourhood Park and Lynn Fripps Neighbourhood Park located approximately 500 m southwest and northwest of the subject site. A condition of development is provision of a neighbourhood park site in the Williams NP area proposed as the southeast portion of the subject site.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services including road works, the Neighbourhood Forested Mews, greenways, tree replacement, and utility upgrades and extensions to the acceptance of the Township. Road dedications, closures, widening, and necessary traffic improvements (both on-site and off-site) (212, 213, and 214 Streets, 78, 79, and 80 Avenues) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Williams NP. 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. Additionally, a condition of rezoning is compliance with the Willoughby Arterial Road Completion Amenity Program Policy.

Staff note that should construction of the community stormwater management facility and associated amenity as well as the sanitary lift station and force main not be completed by others when the

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100191 AND
DEVELOPMENT PERMIT APPLICATIONS NO. 101027
AND 101213 (QUALICO MITCHELL WILLIAMS LLP /
21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
Page 19 . . .

subject application is ready to advance to final reading, they will be required to be provided by the applicant.

Transit:

Transit service is currently provided along 208 Street via the 595 bus route and along Glover Road via the C62/807 bus route.

Policy Considerations:

Qualico Mitchell Williams LLP has applied on behalf of the owners to amend the Williams Neighbourhood Plan to realign the land use boundaries and to rezone 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood Plan to Residential Zone R-1F and Comprehensive Development Zone CD-172 to provide for development of seven single family lots and 327 townhouse units. The proposed development is in keeping with the land use provisions of the Willoughby Community Plan and Williams NP.

Accompanying the rezoning is a Streamside Development Permit for relocation and rehabilitation of a watercourse on the site and a form and character Development Permit for the seven single family lots.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams NP. Staff recommend that Council consider the requested amendments to the Willoughby Community Plan and Williams NP and rezoning request. Staff also recommend that Council authorize issuance, at time of final reading of Bylaw No. 5787, of Development Permit No. 101027 (single family form and character) and Development Permit No. 101213 (Streamside Protection).

Respectfully submitted,

Teresa Hanson
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101027 (Single Family Form and Character)
ATTACHMENT B	Development Permit No. 101213 (Streamside Protection)
ATTACHMENT C	Comprehensive Development Plan
ATTACHMENT D	Viewscape Analysis
ATTACHMENT E	Public Information Meeting Summary
ATTACHMENT F	Excerpt from Development Permit Area B Guidelines
ATTACHMENT G	SD 35 Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101027

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

1. Name: Qualico Mitchell Williams LLP

Address: 201, 6525 - 177B Street
Surrey, BC V3S 5N4

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: Portions of:
 Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207
 Lot 14 Section 24 Township 8 New Westminster District Plan 1098
 East and West Half of Lot "A" Section 24 Township 8 New Westminster District Plan 12105
 Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423
 Parcel "E" (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098
 Lot 15 Except: Parcel "E" (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098

CIVIC ADDRESS: Portions of:
 21247, 21277, 21321, 21345 and 21397 78 Avenue
 21264, 21314, 21350 and 21392 80 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. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1F ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
 - b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.
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.

DEVELOPMENT PERMIT NO. 101027
(QUALICO MITCHELL WILLIAMS LLP /
21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)
Page 2 . . .

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

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

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

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

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

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101213

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

1. NAME: Qualico Mitchell Williams LLP

ADDRESS: 201, 6525 - 177B Street
Surrey, BC V3S 5N4

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: Portions of:
 Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207
 Lot 14 Section 24 Township 8 New Westminster District Plan 1098
 East and West Half of Lot "A" Section 24 Township 8 New Westminster District Plan 12105
 Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423
 Parcel "E" (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098
 Lot 15 Except: Parcel "E" (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098

CIVIC ADDRESS: Portions of:
 21247, 21277, 21321, 21345 and 21397 78 Avenue
 21264, 21314, 21350 and 21392 80 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 as follows:
- Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
 - Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
 - Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
 - Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
 - Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

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

This Permit is not a Building Permit.

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

This permit shall be enforced in accordance with Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

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

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

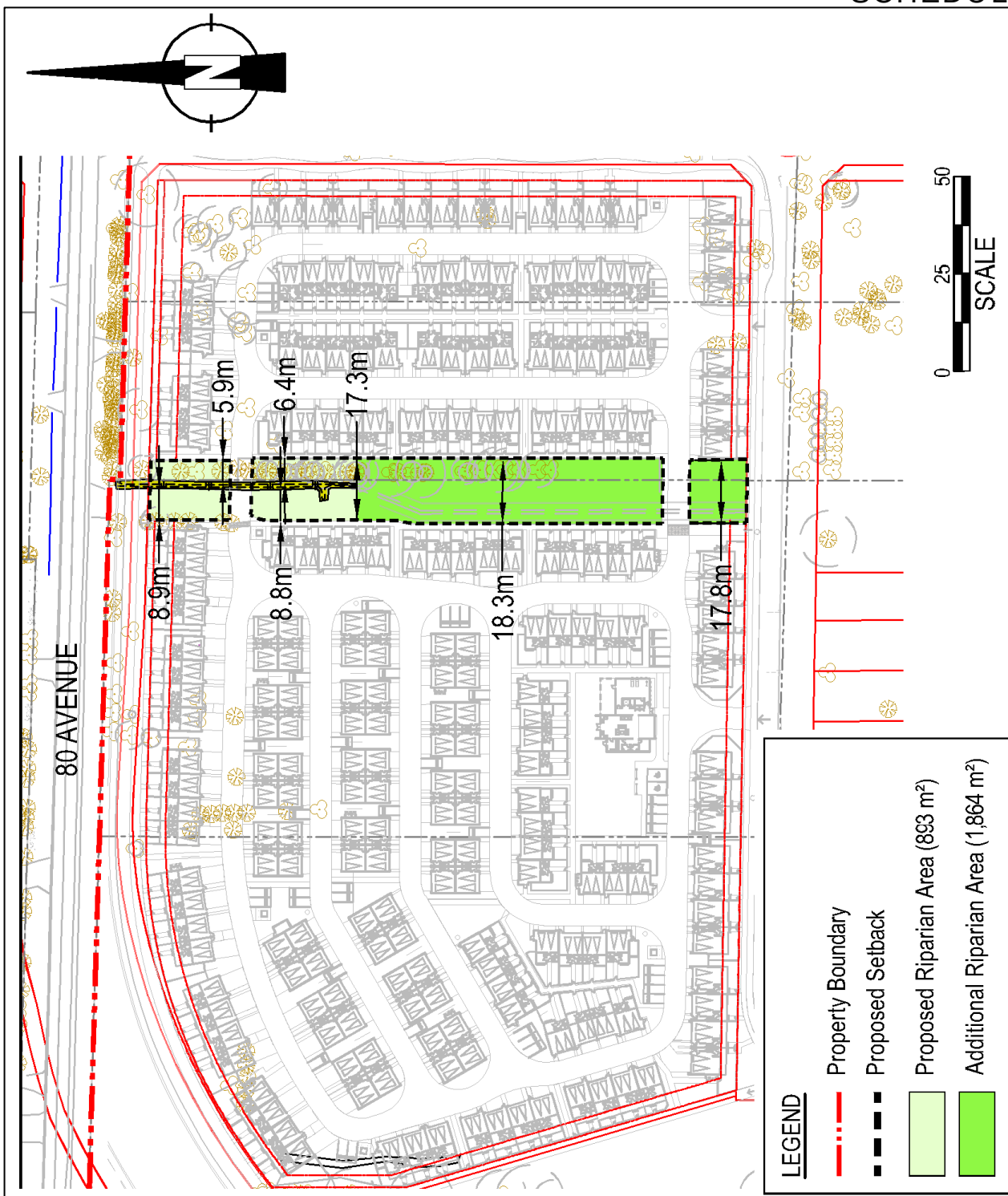
This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area





F.2

Controlled Subject Properties

Single Family Mixed Residential Townhouse Strata (8-22 UPA)

Rowhouse / Townhouse (8-15 UPA)

School (5 acres)

Park

Detention Pond

PS Pump Station

Light Industrial

Neighbourhood Convenience

Mixed Use Commercial

Gateway

Water Compensation Area / Riparian Area

4.5m Walkway

Open Space

Forested Mews

Public Art

PP Pocket Park

WHP Wildlife Habitat Patch

WVP Williams View Park

NL Neighbourhood Landmark

Roundabout

Traffic Light

Creek Greenway (6.0m)

Off Street Recreational Greenway (4.5m)

Enhanced Sidewalk (2.0 buffer b/w curb and sidewalk, 3.0 concrete sidewalk, 1.0 buffer b/w property line and sidewalk)

Cycling Route (per Williams Neighbourhood Plan)

Pedestrian Link (3m)

Potential Channel Extension

Riparian Area

DATE	#	REVISION	INITIAL
2021.01.13	17	Phases Updated	VS
2022.06.09	18	Updated Phase 3 to Sketch 14	VS

DATE: June 9, 2022
PREPARED FOR: Qualico & Mitchell Group JV
SCALE: 1 : 2500 @ 22" X 34"
MCSL PROJECT: 2111-03859-00
MUN. PROJECT: TBD

F.2 - Page 26

Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

[illegible]

Our File: 2111-03859-02

ToL Proj: 08-24-0085

June 9, 2022

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

Attention: Teresa Hanson, Senior Development Planner

Williams Phase 2 Viewscape View Comparisons

The viewscape comparison includes three views selected at different locations to the south and south east of the development site. Each comparison includes the following:

- Key Plan and description of viewpoint
- “Before” and “After” comparison demonstrating tree removal on site, per the proposed tree management plan provided by the project arborist. The “After” image contains simulated building models to illustrate visibility (if any) of proposed buildings after tree removal. The “After” image does not contain replacement trees.
- Close-up view of the “Before” and “After” comparison
- A bareland view demonstrating the scale of proposed building models from the viewpoint, in absence of all trees and above-ground structures in line of view.
- “Final Development” view, where proposed replacement trees are added in per landscape and arborist tree replacement plans and at heights simulating tree growth 25 years post-development.

VIEW 1 COMPARISON

View 1 is the furthest of the three vantage points to the site. It is taken from near Highway 10 and 64 Avenue, looking northeast toward the subject site.

The orange boundary on the key plan is the subject site, and the yellow boundary indicates the Williams Neighbourhood Plan boundary. Key roads have been noted on the key plan for reference.

The site extents from View 1 are contained between the two black lines indicated in the images on the next page. Due to the distance between the vantage point and the site, details may not be visible. As a solution, a zoomed-in comparison is provided. In the “After” views, trees are removed according to the tree management plan proposed by the arborist for the subject site.

Please note that the foreground vegetation between the vantage point and the railway has been digitally removed along Highway 10 to expose the view toward the site. Also note that the tree coverage in the distance exists in line of sight of the subject lands.



Key Plan



View 1 Before



View 1 After



View 1 Before - Zoom



View 1 After - Zoom

Tree top thinning Tree Removed

The subject site development assumes 11m building heights in the proposed views. The building model (red) is shown below for this view in absence of all trees and above-ground structures in line-of-sight. Refer to Appendix A for the plan view of the building location within the proposed site.





View 1 Final

VIEW 2 COMPARISON

View 2 is taken from west of 216 Street on the 7431 216 Street property, looking north toward the subject site.

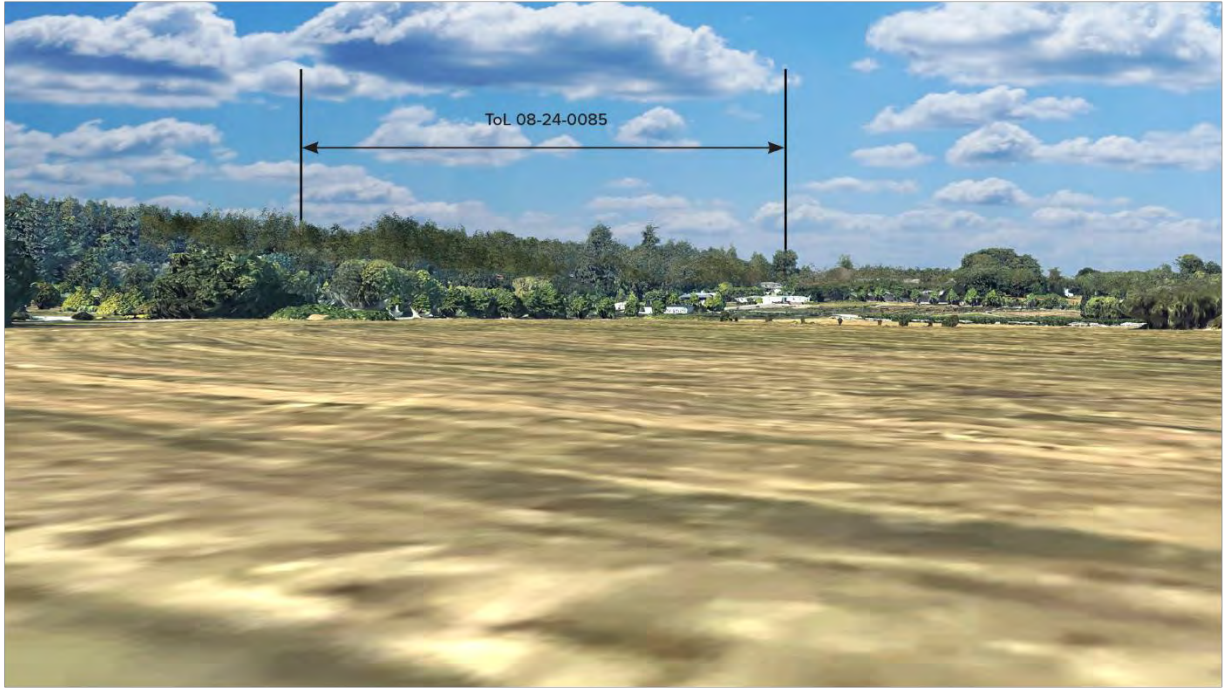
The orange boundary on the key plan is the subject site, and the yellow boundary indicates the Williams Neighbourhood Plan boundary. Key roads have been noted on the key plan for reference.

This vantage point has been chosen as 216 Street has tall roadside shrubs and trees that block the view toward the site. The site extents from this view are contained between the two black lines indicated on the images on the following page. Due to the distance between the vantage point and the site, details may not be visible. As a solution, a zoomed-in comparison is provided below.

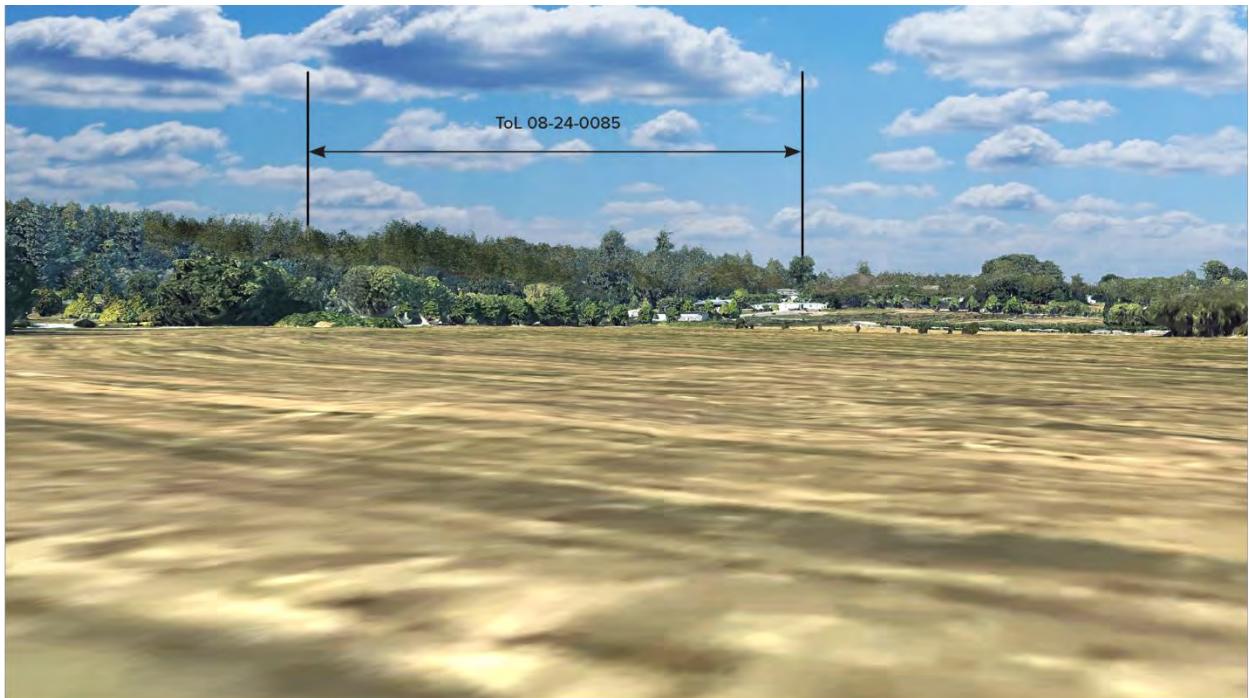
Please note that the tree coverage in the distance exists in line of sight of the subject lands. In the “After” views, trees are removed according to the tree management plan proposed by the project arborist for the subject site.



Key Plan



View 2 Before



View 2 After





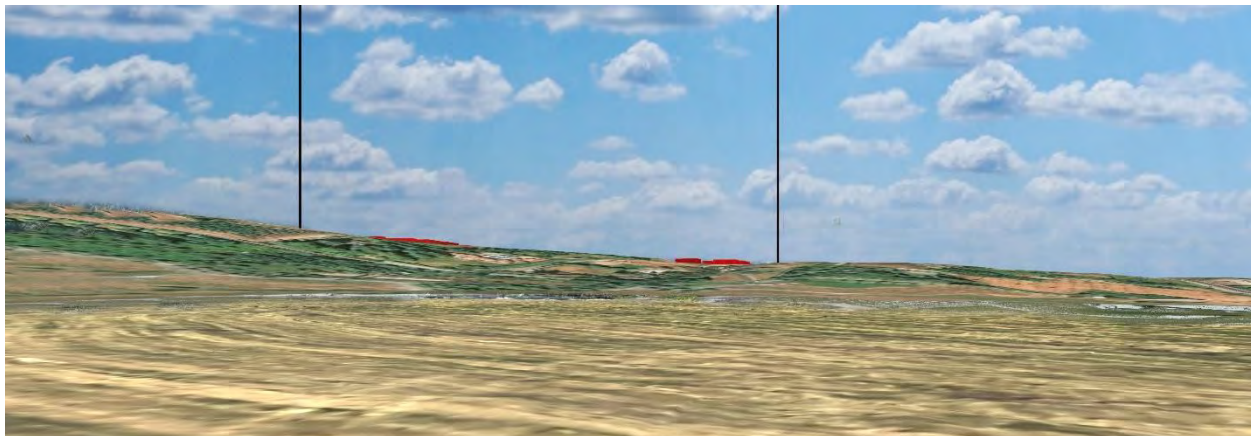
View 2 Before - Zoom

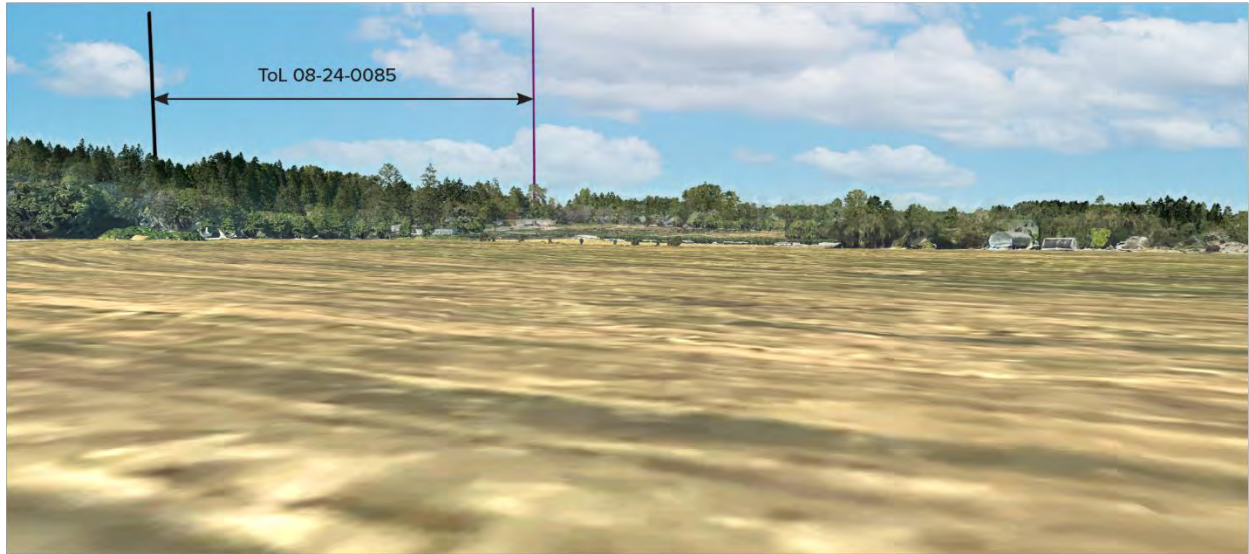


View 2 After - Zoom

Tree top thinning
in distance Tree removed
in distance

The subject site development assumes 11m townhouse building heights in the proposed view. The building models (red) is shown below for this view in absence of all trees and above-ground structures in line-of-sight. Refer to Appendix A for the plan view of the building location within the proposed site.





View 2 Final

VIEW 3 COMPARISON

View 3 is taken from along Highway 10 in front of 7170 Glover Road, looking northwest toward the subject site.

The orange boundary on the key plan is the subject site, and the yellow boundary indicates the Williams Neighbourhood Plan boundary. Key roads have been noted in the key plan for reference.

The site extents from this view are contained between the two block lines indicated in the images on the next page. Due to the distance between the vantage point and the site, details may not be visible. As a solution, a zoomed-in comparison is provided.

Please note that the tree coverage in the distance exists in line of sight of the subject lands. In the “After” views, trees are removed according to the tree management plan proposed by the arborist for the subject site.



Key Plan



View 3 Before



View 3 After



View 3 Before - Zoom

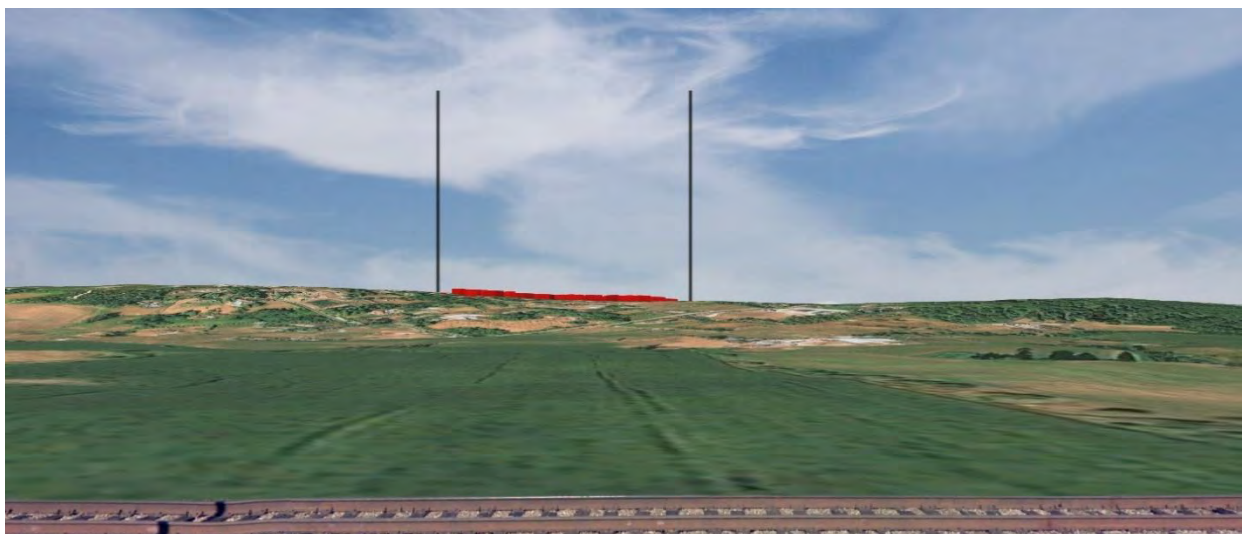


View 3 After - Zoom

Townhome
somewhat visible

Tree top thinning
in distance

Subject site development assumes 11m building heights in the proposed views. Building models (red) is shown below for this view in absence of all trees and above-ground structures in line-of-sight. Refer to Appendix A for the plan view of the building location within the proposed site.



**View 3 Final**

Sincerely,
McElhanney Ltd.

James Pernu
JPernu@mcelhanney.com | 604-424-4889

LEGEND

- Subject Property
- Greenway
- Roundabout
- Pedestrian Link (3m)
- Approx. Pedestrian Link Location (3m)
- North TH Replacement Trees
- South TH Replacement Trees
- Single Family Replacement Trees
- Park/School Replacement Trees
- Forest Meads Replacement Trees

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2022.06.09	0	Replacement Trees added	BU

SKETCH 20
Replacement Trees
Williams Neighbourhood
Township of Langley, BC

DATE: June 09, 2022
PREPARED FOR: Qualico & Mitchell Group JV
SCALE: 1:2000 @ 11" X 17"
MCSL PROJECT: 2111-03859-02
MUN. PROJECT: TBD

MCSL
Municipal Consulting Services Ltd.
Suite 2001 14501 - 109 Avenue Surrey BC Canada V0T 5A1
Tel 604 596 0391 • Fax 604 594 5050

F.2



NOTES

- Layout based on survey
- The preliminary layout based on Sketch 18
- This drawing is not to be used for legal transactions

May 2, 2022

Our File: 2111-03859-02-03

Township of Langley
Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Teresa Hanson, Planner

Summary Report - Public Information Meeting

Proposed Williams Neighbourhood Plan Developments, Township of Langley Project Nos. 08-24-0085 & 08-24-0086

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy (07-164). The policy was amended in May 2021 to include guidelines for conducting virtual Public Information Meetings (PIM) in response to concerns for public health and safety due to COVID-19. The organization and logistics for this PIM are in accordance with this amended policy.

The PIM for development applications 08-24-0085 & 08-24-0086 was held on Tuesday, March 29, 2022. The project represented properties located as follows:

Properties Included in Application 08-24-0085:

- 21264 80 Avenue
- 21314 80 Avenue
- 21350 80 Avenue
- 21392 80 Avenue
- 21247 78 Avenue
- 21277 78 Avenue
- 21321 78 Avenue
- 21345 78 Avenue
- 21397 78 Avenue

Properties Included in Application 08-24-0086:

- 21480 80 Avenue
- 21536 80 Avenue
- 7993 216 Street
- 7941 216 Street

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community via an online live chat mediated by the project presenters.

NOTIFICATION

The public was notified in two (2) ways (*Attachment 1*):

- | | |
|--|--|
| <p>1. Direct mail-out to neighbouring properties</p> <p><i>120 mail-out invites mailed on March 17, 2022, 12 days prior to scheduled PIM.</i></p> | <p>2. Two (2) advertisements in the local newspaper (Langley Advanced Times)</p> <p><i>March 17 and March 24, 2022.</i></p> |
|--|--|

Township of Langley staff generated and provided a mail-out map and prepared mailing labels. No invitations have been returned as undeliverable at the time of this report.

The notification and newspaper advertisements provided general information, including an overall description of the development and website for the PIM, as well as the subject site. A site location map was included to provide spatial context. Contact information and website access information was provided on the invitation, allowing community members unable to attend the meeting to submit questions, comments and inquiries directly to the project team.

INFORMATION MEETING LOGISTICS

Due to virtual PIM policies, the logistics are slightly different from in-person PIMs, with certain information and materials made available to the wider public earlier than would be for an in-person PIM.

Project Website

The project website serves as the main hub for the various activities that distribute information about the project site once residents receive notice or are aware of the PIM.

The website became publicly available on March 17th, 2022 with the access QR code and website address being provided via notification letter and newspaper advertisements. The website presented an overview of the proposed project and invited those who are interested to register for the PIM meeting, or to provide early comments to the consultant contact. It was also noted on the website that a questionnaire would be made available starting from the day of the meeting. The deadline to complete the questionnaire was also noted on the website. The project website provided more in-depth information at an earlier point compared to an in-person PIM. This allowed interested residents the opportunity to browse the information on their own time and provided various methods for submitting comments and feedback.

Online Meeting

The PIM was held online in a webinar format over Zoom. The meeting was scheduled for 1.5 hours, from 7:00pm – 8:30pm on Tuesday, March 29, 2022. A representative from the Township of Langley Development Services Department, and representatives of the proponents (Qualico Developments and Mitchell Group) were in attendance to observe the PIM.

The consulting team in attendance included the following individuals:

James Pernu <i>Senior Planner – McElhanney</i>	Raymond Sull <i>Senior Engineer – McElhanney</i>
Victoria Salisbury <i>Planner – McElhanney</i>	Jori Porter <i>Arborist – McElhanney</i>
Lisa Blanchard <i>Biologist – Envirowest Consultants</i>	Ian Whyte <i>Biologist – Envirowest Consultants</i>

PUBLIC INFORMATION MEETING DETAILS

A total of 14 people registered for the event between March 17th and March 29th. Of the 14 registrants, there were 10 attendees (*Attachment 2*). In addition to the 10 attendees at the meeting, McElhanney Ltd. received one phone call prior to the meeting from a resident who could not attend the meeting. The resident's questions pertaining to the proposed development were answered.

The meeting was organized as follows:

- 5 min registration
- 40 min live presentation
- 45 min Question & Answer (Q&A) session

A total of 24 slides were presented at the PIM (*Attachment 3*). Attendees were informed that all questions submitted will be answered during the Q&A period, and that they are able to utilize either "Raise Hand" to ask question verbally, or to submit a text through the Q&A box provided on Zoom.

The following display boards were presented via PowerPoint in the meeting space in the following information categories:

<i>Introduction</i>	<i>Parking Plan – Application A</i>
<i>Welcome & Housekeeping (1)</i>	<i>Parking Plan – Application B</i>
<i>Welcome & Housekeeping (2)</i>	<i>Sample Single Family Design</i>
<i>Virtual Engagement Guidelines</i>	<i>Sample Strata Townhouse Design (1)</i>
<i>Project Team</i>	<i>Sample Strata Townhouse Design (2)</i>
<i>Presentation Agenda</i>	<i>Tree Management Plan – Application A</i>
<i>Project Overview (1)</i>	<i>Tree Management Plan – Application B</i>
<i>Project Overview (2)</i>	<i>Servicing – Applications A & B</i>
<i>Project Overview (3)</i>	<i>Questions and Answers</i>
<i>Williams NP – Application A</i>	<i>Comments and Feedback (1)</i>
<i>Williams NP Amendment – Application A</i>	<i>Comments and Feedback (2)</i>
<i>Williams NP – Application B</i>	<i>Contact</i>

An online questionnaire was also made available starting in the afternoon of the meeting, and attendees were directed to the questionnaire during and at the end of the meeting to provide their inputs.

PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire included four (4) questions that pertain to the development, and community members were given an opportunity to provide additional comments.

Type of question presented:

5-star rating scale

Four (4) questions are presented in this style, ranked as follows:

- *Strongly Opposed*
- *Opposed*
- *No Opinion*
- *Support*
- *Strongly Support*

The information collected from the questionnaires is summarized below for the four (4) questions. Please note that additional questions pertaining to the collection of personal information were included on the questionnaire but are not included in the summary below as they do not relate to project feedback. The complete questionnaires are included in the appendix of this report (*Attachment 4*).

Question 5 – Application A

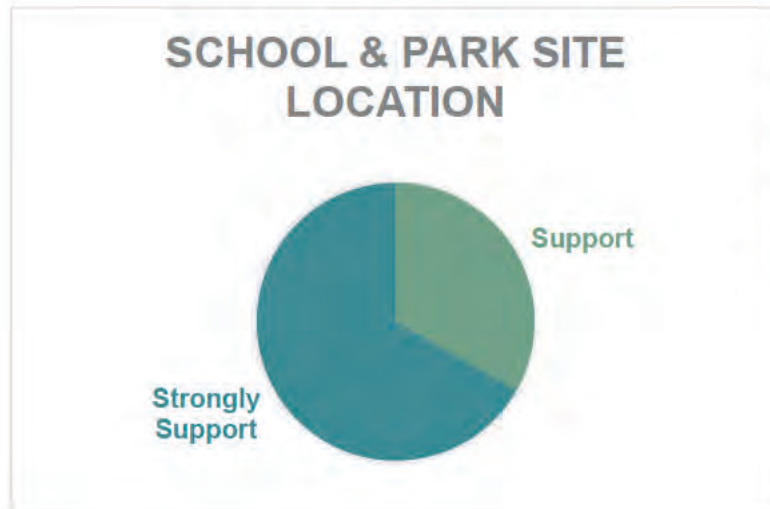
A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site. Please rate your opinion of this proposed land use amendment.



Opinions on the Neighbourhood Plan Amendment for Application A were evenly divided between Strongly Support, Support, and Strongly Opposed. The fourth respondent skipped this question.

Question 6 – Application A

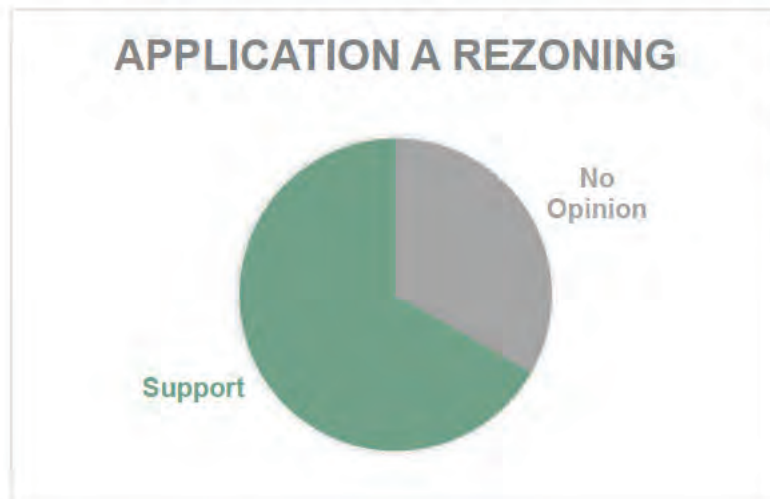
Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.



Of the four (4) respondents to Question 6, two (2) indicated that they strongly support the proposed location for the school and park site, one (1) indicated that they support the location, and one (1) skipped this question.

Question 7 – Application A

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?



Question 7 received 2 (two) responses in support of the proposed rezoning and 1 (one) response indicating "no opinion". The fourth respondent skipped this question.

Question 8 – Application B

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R1-A and Single Family Compact Residential Lot zone R-CL(A).



Question 8 received two (2) responses supporting the proposed rezoning, and one (1) response strongly supporting the proposed rezoning. One (1) respondent skipped this question.

COMMENTS SECTION

The questionnaire included space to provide additional comments. Additional comments were provided on three (3) of the questionnaires. The below comments are direct quotes from participants' questionnaires and organized by themes:

Participant Comment 1: We do support the development however we would like to know more about the roads systems, especially 80th Ave and the 212th connector. Will these roads be built at the same time or will it be like other areas of Willoughby that have half finished roads of one lane then two lanes and back to one lane? This causes major congestion and we don't need another 208th St where cars hardly move during the morning and afternoon rush hour. Part of this is because the telephone poles and wires have not been removed causing the new lanes to be unusable for many months more. It would be better to have all the servicing done as the new roads are finished or have everything underground.

Response 1: *The 80 Ave and 212 St connector intersection is expected to be completed concurrently with site servicing of these projects. This will include a significant amount of infrastructure realignment and will take several months to complete.*

Participant Comment 2: We would like further clarification on the realignment of 79 Ave further south. It is understandable if this only relates to that one section of 79 Ave near the school/park, but not acceptable if it causes other avenues or any eastward continuation of 79 Ave to shift further south.

Response 2: *Realignment of 79 Avenue was in response to traffic circle conflicts identified at the original 79A Avenue location. The relocation of 79 Avenue aligns with the future road pattern to the east (79 Avenue). There are existing applications to the east that propose 79 Avenue in alignment with where it is proposed with this application (ToL 08-24-0091).*

Participant Comment 3: Response offered was quite non-specific, and “no opinion” doesn’t apply, so will try to clarify here... Not opposed to the overall project, as long as densities remain within what is allowed in the Williams NP. The concern is in setting a precedent of Rezoning & amendments to the Williams NP as this neighbourhood is gradually built out. In this case, we do understand the adjustment due to the needed road realignment at 212 St & 80 Ave.

Response 3: Proposed densities must and do fit within the parameters identified in the Williams NP. Unit densities were calculated based on the Williams NP parameters and reviewed and confirmed by Township of Langley staff. The proposed amendment really is in a sense a reorganization of the densities and the built form to accommodate the required road network and access to the school park site.

Participant Comment 4: We would also like to know the timelines for the road and general construction as to when this will all start.

Response 4: The proponent is seeking to get final approval in 2023 in construction commencement in mid/late 2023. The timeline may be delayed.

Participant Comment 5: Another thing to note is the parking is not sufficient in this area and this is going to add more cars and create further problems unless there is sufficient parking for this new development.

Response 5: As described in the meeting, additional parking has been provided in accordance with the Williams NP. This includes additional parking installed on lot for single family lots and four (4) parking stalls for townhouses adjacent to arterial roads. A significant number of parking stalls is available on 213 Street and 79 Avenue.

Participant Comment 6: Also would like to ask, if these applications provide any senior specific housing or allow for adaptations for senior living?

Response 6: A minimum of 5% of total units will be designed for adaptable housing.

Participant Comment 7: Final note: Years, many hours and much effort have been spent in TOL workshops, correspondence, public and private meetings to create Williams neighbourhood plan. Not to mention the stress of dealing with some fellow residents (some have already sold out and left) that became very aggressive in their sole pursuit of higher land values. FOIPPA s. 22(1) and would like to see the neighbourhood developments avoid transitory living conditions and prioritize long term livability for existing and incoming residents.

Response 7: Comment is noted. The neighbourhood will transform as a result of the Williams NP and the development planned within it. The intent of the Williams NP is to support and provide a variety of housing options to support different economic price points and to respond to a variety of household sizes and needs.

In addition to comments and feedback received through the virtual PIM process, McElhanney also received 2 phone calls from residents. In one call, the resident indicated that they were unable to attend the virtual PIM. Comments and questions discussed included questions regarding project timing, road widening requirements for 212 Street east side and a concern regarding Williams Plan designation for a “Landmark” feature and the potential impact/elimination of parking located within the existing road right-of-way at the southwest portion of 80th Avenue and 212 Street. Both residents conveyed general support for the development.

DISCUSSION

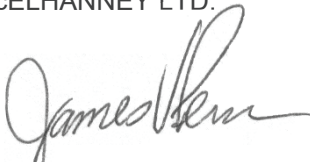
Based on the comments, the primary questions and concerns voiced were related to construction timing, clarification of the Neighbourhood Plan Amendment proposed to realign 79 Avenue, and adequate parking. The positive responses to Questions 5-8 of the questionnaire indicate that the respondents appear to be ultimately supportive of the proposed developments.

CONCLUSION

The completed questionnaires showed a majority of support for the proposed development applications. If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McELHANNEY LTD.



James Pernu, M.Sc.

Division Manager, Planning

jpernu@mcelhanney.com

Attachments:

1. Mail out and Newspaper Advertisement
2. Registration and attendance data
3. Powerpoint slides
4. Questionnaire responses

Attachment 1

Mail Out Invitation & Newspaper Ads

PUBLIC INFORMATION MEETING INVITATION

Township of Langley Projects 08-24-0085/08-24-0086
McElhanney Projects 2111-03589-02/2111-03589-03

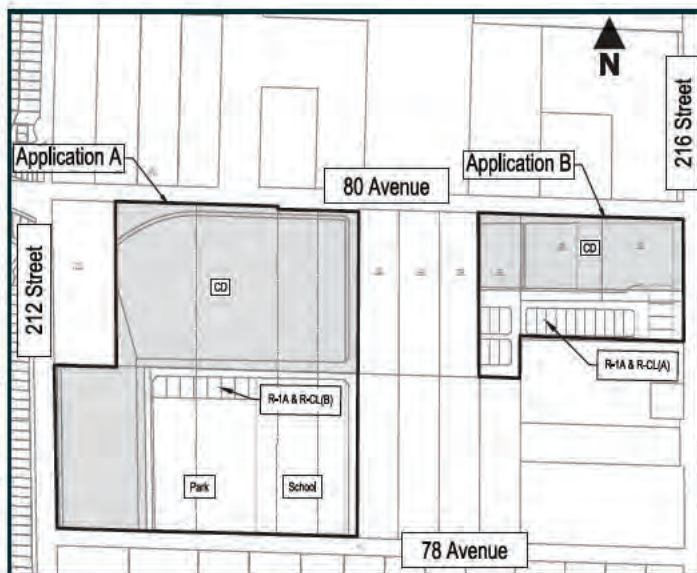
For more project details and access to the virtual public meeting please visit our project website as shown on the reverse.

You are invited to attend a virtual Public Information Meeting to review and discuss the proposed development project in the Williams Neighbourhood in the Township of Langley.

Proposed Applications:

	ToL Project	Addresses	No. of Single Family Lots	Approx. No. of Townhouse Units	Proposed Zonings
Application A	08-24-0085	21277 78 Ave / 21321 78 Ave / 21345 78 Ave / 21397 78 Ave	7	324	R-1A / R-CL(B) / CD
Application B	08-24-0086	7941 & 7993 216 St and 21480 & 21536 80 Ave	21	91	R-1A / R-CL(A) / CD

A Neighbourhood Plan Amendment for a road realignment and change in land use for a portion of the subject site, and a 5.0ac school site and 5.0ac. park site are also proposed.



Project Location Map

THIS IS NOT A NOTICE OF PUBLIC HEARING

PUBLIC INFORMATION MEETING INVITATION

Township of Langley Projects 08-24-0085/08-24-0086
McElhanney Projects 2111-03589-02/2111-03589-03

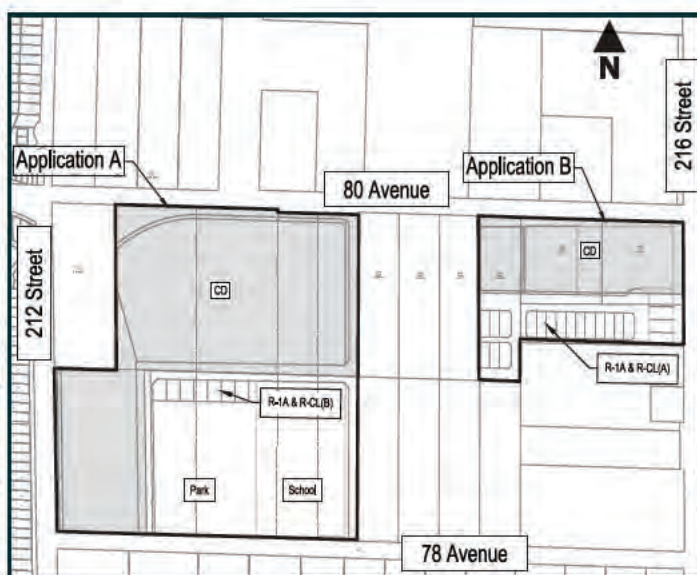
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Project Location Map

THIS IS NOT A NOTICE OF PUBLIC HEARING



McElhanney

Suite 2300, Central City Tower
13450 102 Avenue
Surrey, BC V3T 5X3

F.2

PUBLIC INFORMATION MEETING INVITATION



Tuesday March 29, 2022
7:00pm - 8:30 pm



Project Website
<https://arcg.is/WvqS90>



For more information contact:



James Pernu
Project Manager/Planner
(604)-424-4889
jpernu@mcelhanney.com

THIS IS NOT A NOTICE OF PUBLIC HEARING



McElhanney

Suite 2300, Central City Tower
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THIS IS NOT A NOTICE OF PUBLIC HEARING

Abuse survivors share their stories

Former Aldergrove principal moves spectators with her experience during Women's Day event

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

Tia Dawson didn't think she was being abused because her husband didn't hit her.

At the time, she was living in Aldergrove and working as a school principal.

"I came from an abusive home as a child," Dawson recalled. "My dad was physically abusive. I thought that's what abuse was."

Dawson told her story publicly for the first time on March 8, at a Langley event to mark International Women's Day. It was hosted by Langley's Ishtar Women's Resource Society, which operates local shelters for abused women.

After years of emotional and financial abuse, Dawson was advised by a lawyer to take her three children and go to a transition house.

Dawson didn't know what that was, so she looked it up online.

"I have two degrees and I found myself at Ishtar," Dawson recounted.

"That's when I found out about different forms of abuse. It doesn't just happen to homeless people, to people of low-economic status. It happens to everyone."

Langley City Mayor Val van Broek shared her personal experience, too.

"I did grow up in an alcoholic family and suffered some trauma when I was a child, and it unfortunately led me on a path of abusive relationships as well," van den Broek said.

"Thankfully, I found a great man, my husband Rob, [who] made me see what love really is."

Ishtar support worker Margaret Akulia said Langley needs more



Tia Dawson shared her personal story. (Dan Ferguson/Langley Advance Times)

than the two transition houses the society currently operates.

"It's not enough," Akulia said. "We need more."

Like Dawson, Akulia experienced emotional abuse.

"Women have to heal, and it takes a long time," Akulia said. "It took me decades."

"If you don't break inter-generational abuse, it will affect you, and your children, and their children," Akulia warned.

Ishtar director of operations Mardell Donnelly said, at the shelter she sees "women who are coming back into their own, to be treated the way they deserve to be treated."

It is quite personal, she explained. "I have lived experience, and a lot of staff also have lived experiences," Donnelly commented.

Ishtar executive director Maureen Berlin said Langley needs to have second-stage housing for survivors of abuse to live in while recovering.

"Langley is one of the only communities that does not have second-stage housing," Berlin explained, even though it was the first to establish a transition house 49 years ago.

"Somehow in the evolution [of support services], we've been left out," Berlin observed.

The first step for women fleeing abuse is a transition house, where they have 30 to 40 days to stay, while second-stage housing provides them with more time, Berlin explained.

Ishtar Women's Resource Society is the oldest transition house in B.C. and has been providing a safe space in the Central Fraser Valley since 1973 for women facing abuse.

It operates a crisis line: 604-530-9442.

Ishtar also has a help line for children: 604-310-1234.

Regulators issue warning

Safety advisory posted about Langley business

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

A safety notice has been issued about Michael James Fader and Fader Industries, a Langley-based installer of furnaces, cooling systems, and water heaters.

Technical Safety BC is advising homeowners, businesses, building and strata managers – particularly in the Lower Mainland, on Vancouver Island, and in the Okanagan – to consult their records to see if they have had gas or electrical work performed by Fader or Fader Industries. And, if so, they're asked to contact Technical Safety BC if they have any safety concerns.

"It is also possible that Mr. Fader has performed work in other areas in B.C.," the notice said.

"While Mr. Fader is not currently authorized to perform regulated gas or electrical work in B.C. and does not hold a licence to do regulated work in either of these areas, he has conducted installations and repairs without a permit," the notice said.

"Significant hazards have resulted from some of Mr. Fader's work and those risks may have posed serious and sometimes severe safety risks to the public," it noted.

Anyone with any information regarding work carried out by Fader or Fader Industries is asked to contact Technical Safety BC. (formerly BC Safety Authority) at 1-866-566-7233.

Langley Advance Times reached out to Fader Industries, asking if the business had any comment to make about the advisory.

"Yes we have, and not true," was the emailed response. A Fader Facebook page said the company serves Langley, Victoria, and Penticton.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project Nos. 08-24-0085 / 08-24-0086

Tuesday
March 29, 2022
7:00pm - 8:30pm

Project Website
Please scan QR Code or use:
<https://arcg.is/WvqS90>

QR Code



Due to COVID-19 and concerns for public health and safety, engagement will be conducted virtually.

The proponent has submitted two rezoning, subdivision applications and a land use amendment to the

Township of Langley. The project details for the two applications are shown in the table below.

	TotL Project	Addresses	Proposed No. of Lots	Proposed Zoning
Application A	08-24-0085	21264 80 Ave / 21314 80 Ave / 21350 80 Ave / 21392 80 Ave / 21247 78 Ave / 21277 78 Ave / 21321 78 Ave / 21345 78 Ave / 21397 78 Ave	7	R-1A R-CL(B) CD
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Meeting Schedule

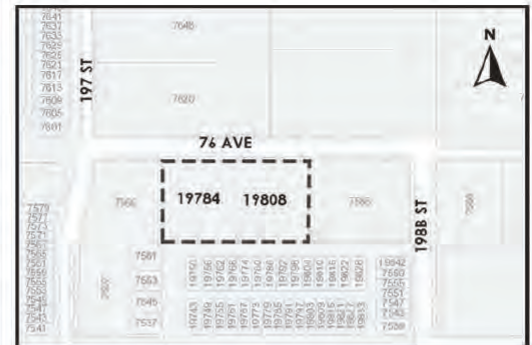
7:00pm - 7:05pm
Welcome
7:00pm - 7:30pm
Presentation
7:30pm - 8:30 pm
Q&A



For more information, please visit our project website, or contact James Pernu at 604-424-4889, or by email at jpernu@mcelhanney.com.

PUBLIC INFORMATION MEETING

You are invited to attend a Public Information Meeting for a Development Application (Township of Langley No. 08-22-0105) seeking Rezoning, Subdivision, and a Development Variance Permit (for lot depth) at 19784 & 19808 76 Avenue, Langley, BC.



Date: Tuesday, March 29th, 2022
Time: 5:00 pm - 7:00 pm
Location: Willoughby Church Fellowship Hall
20525, 72 Avenue, Langley, BC

North Arc Properties proposes to rezone the property from SR-2 to R-CL(SD) and R-CL(RH) for the development of 27 residential lots.

The intention of this meeting is to seek input from neighbours on the proposal and address any questions you may have.

If you are unable to attend and are interested in learning more about this development application please contact:

Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com
604-639-345



Telethon shoots for \$2M

Current and past Langley artists step up to help with flood relief show



Bruce Coughlan of Tiller's Folly

More than \$1 million has been raised by the 12-hour Hell or High Water live-streaming telethon on Sunday, March 13, and organizers are optimistic that the number could reach their goal of \$2 million.

The money was raised to help families of the fire and flood ravaged communities of Merritt, Lytton, Princeton, Abbotsford, Monte Creek and surrounding First Nation communities.

During the livestreaming telethon, pre-taped live performances, and messages from more than 50 recording artists – as well as dignitaries and local personal stories – were shared to the virtual audience across the country.

The two-hour live concert,

from Mission's Clarke Foundation Theatre, included performances from George Canyon, Lisa Brokop, Tom Jackson, Jim Byrnes, and Mission's Kenny Hess (who lead organization of the event), as well as former Langleyites Aaron Pritchett and Bruce Coughlan, and currently Langley singer Karen Lee Batten.

Merritt Rotary raised about \$850,000 leading up to the telethon, collectively, and with the communities of Abbotsford, Merritt, Princeton, Lytton, and Monte Lake the number is coming close to \$2 million.

The proceeds will go directly to Rotary Merritt who will then work with non-profits

currently working with affected areas to disperse the funds to communities and individuals affected by the natural disasters.

"I believe in British Columbians and Canadians," said Greg Girard one of the organizers.

"I know Canadians care about families, so much so, when we hit 1.5 million, I will shave off my head, eyebrows and soul patch live for all to see, for the last push to 2 million."

For more, visit www.hellorhighwater.ca and find out how you can support the fire and flood ravaged communities of B.C.



Hess



Langley's Karen Lee Batten was one of several artists who performed at the Hell or High Water concert and telethon. (Bob Friesen photos/Special to Black Press Media)

Local artist on fest roster

Line up reveals for returning Rockin River

Tom Zillich
Black Press Media

Tim McGraw and Darius Rucker will headline this summer's Rockin River Music Fest in Merritt, billed as "B.C.'s country music capital." But Langley's Karen Lee Batten is also on the roster.

After a two-year hiatus, the festival returns July 28 to 31 with a lineup that also features Chris Janson, Billy Currington, HARDY, Randy Houser, Kip Moore, Jo Dee Messina, and other country-music artists.



Pritchett

Rising star Tyler Joe Miller is also on the bill, along with Rodney Atkins, former Langley resident Aaron Pritchett, Cam, Mackenzie Porter, Madeline Merlo, Kenny Hess, Chris Buck Band, Donny Grubb Band, Appaloosa, Becca Hess, Cross Parallel, Merle Swaggard, and Batten – who recently took part in the Hell or High Water charity concert and telethon, and who has been performing the national anthem at recent Abbotsford and Vancouver Canucks games.

The festival lineup was announced March 15 by Live Nation Entertainment, and tickets went on sale March 17, at rockinriverfest.com.

McGraw, a three-time Grammy Award winner, will return to the Rockin River stage 17 years after playing in Merritt, during Merritt Mountain Music Festival.

"I can't begin to explain how happy I am to see the return of the Rockin River Music Festival," Merritt Mayor Linda Brown said.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project Nos. 08-24-0085 / 08-24-0086

Tuesday
March 29, 2022
7:00pm - 8:30pm

Project Website
Please scan QR Code or use:
<https://arcg.is/WvqS90>

QR Code



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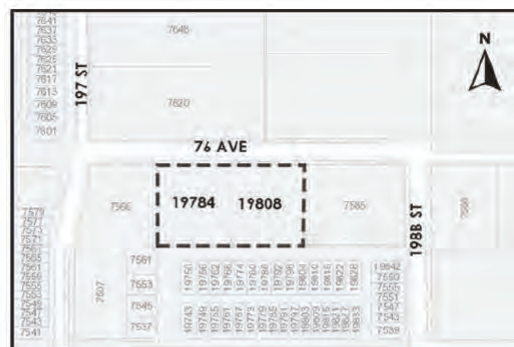
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Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com
604-639-345





Attachment 2

Registrants & Attendees

Meeting ID	Topic	Start Time	End Time	Duration (Min.)	Participants
86806262960	Public Information Meeting (08-24-0085 & 08-24-0086)	3/29/2022 18:28	3/29/2022 20:33	126	22
Project Team Attendees					
Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Attended (yes / no)
Victoria Salisbury	vsalisbury@mcelhanney.com	3/29/2022 18:28	3/29/2022 20:33	126	Yes
James Pernu	jpernu@mcelhanney.com	3/29/2022 18:36	3/29/2022 20:33	118	Yes
Filip Christiaanse	filip.christiaanse@qualico.com	3/29/2022 18:44	3/29/2022 20:33	110	Yes
Teresa Hanson	thanson@tol.ca	3/29/2022 18:50	3/29/2022 20:33	104	Yes
Kevin Anderson	kanderson@qualico.com	3/29/2022 18:51	3/29/2022 20:19	88	Yes
Jori Porter	jporter@mcelhanney.com	3/29/2022 18:52	3/29/2022 20:33	102	Yes
Raymond Sull	rsull@mcelhanney.com	3/29/2022 18:54	3/29/2022 20:33	99	Yes
Sarah Yusuf	sarah.yusuf@qualico.com	3/29/2022 18:56	3/29/2022 20:19	83	Yes
Monique Wang	monique.wang@qualico.com	3/29/2022 19:54	3/29/2022 20:33	40	Yes
Danielle DeCosse	danielle@mitchellgroup.ca	3/29/2022 19:10	3/29/2022 20:19	70	Yes
Jacilyn O'Shea	jacilyn@mitchellgroup.ca	3/29/2022 19:02	3/29/2022 20:19	77	Yes
Ian Whyte	whyte@envirowest.ca	3/29/2022 19:03	3/29/2022 20:18	75	Yes
Lisa Blanchard	blanchard@envirowest.ca	3/29/2022 19:04	3/29/2022 20:18	74	Yes
Community Resident Registrants					
FOI PPA s. 22(1)		3/29/2022 18:58	3/29/2022 20:19	81	Yes
		3/29/2022 18:59	3/29/2022 20:18	80	Yes
		3/29/2022 18:59	3/29/2022 20:21	82	Yes
		3/29/2022 19:02	3/29/2022 20:18	77	Yes
		3/29/2022 19:05	3/29/2022 19:40	35	Yes
		3/29/2022 19:07	3/29/2022 19:44	38	Yes
		3/29/2022 19:10	3/29/2022 20:19	69	Yes
		3/29/2022 19:11	3/29/2022 20:18	68	Yes
		3/29/2022 19:44	3/29/2022 20:22	39	Yes
		3/29/2022 19:48	3/29/2022 20:27	39	Yes
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No

FOIPPA s. 22(1)

	n/a	n/a	n/a	No
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Attachment 3

PIM Presentation

ToL No. 08-24-0085
ToL No. 08-24-0086

DEVELOPER-LED PUBLIC INFORMATION MEETING

March 29, 2022
7:00pm – 8:30pm

WELCOME & HOUSEKEEPING

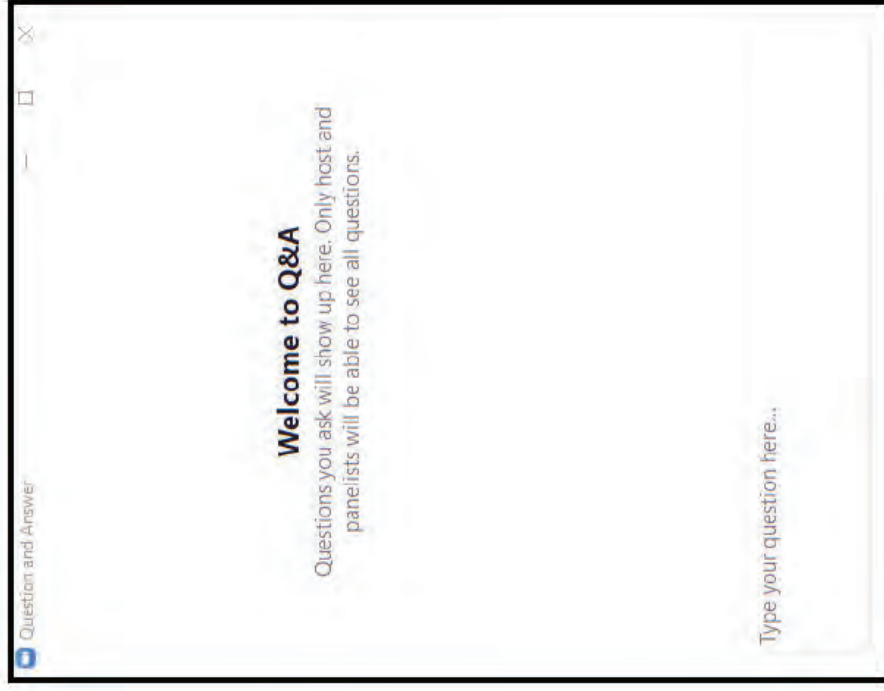
SCHEDULE

7:05pm – 7:25pm Presentation

7:25pm – 8:30pm Q&A

There will be a question period at the end of the presentation.

Please submit your questions to the moderator via the Q&A box.

A screenshot of a Q&A box interface. At the top left, there is a small blue square icon followed by the text "Question and Answer". Below this, the text "Welcome to Q&A" is displayed in a bold, black font. Underneath, a smaller line of text reads: "Questions you ask will show up here. Only host and panelists will be able to see all questions." At the bottom of the box, there is a text input field with the placeholder text "Type your question here...". The entire interface is enclosed in a black rectangular border with standard window controls (minimize, maximize, close) in the top right corner.

WELCOME & HOUSEKEEPING

SCHEDULE

7:05pm – 7:25pm Presentation

7:25pm – 8:30pm Q&A

If you'd like to present your question verbally, please click Raise Hand  in webinar controls.

We will take all questions during the Q&A period.



VIRTUAL ENGAGEMENT GUIDELINES

- ✓ Comments, questions, and feedback on the proposed development
- ✓ Respecting the views of fellow community members, staff, and the project team
- ✗ Zero tolerance for profane language, harassment, and discrimination of others

Comments and/or participants that do not respect our guidelines will be removed at the discretion of the moderator. Thank you for taking part in shaping your community!

PROJECT TEAM

DEVELOPERS



BUILDERS



CONSULTANT



PRESENTATION

- Project Overview
- Site Context
- Site Plan
- Neighbourhood Plan
- Parking Plan
- Tree Management
- Servicing
- Community Feedback



Image Source: Township of Langley, (2018), "Williams Neighbourhood Plan"
[https://webfiles.tol.ca/CommDev/Neighbourhood%20Plans/Williams%20Neighbourhood%20Plan%20\(No.%205335\).pdf](https://webfiles.tol.ca/CommDev/Neighbourhood%20Plans/Williams%20Neighbourhood%20Plan%20(No.%205335).pdf)

PROJECT OVERVIEW

The presentation will address two proposed development applications:

Application A

- 21264 / 21314 / 21350 / 21392 80 Ave
- 21247 / 21277 / 21321 / 21345 / 21397 78 Ave

Application B

- 21480 / 21536 / 7993 / 7941 216 St

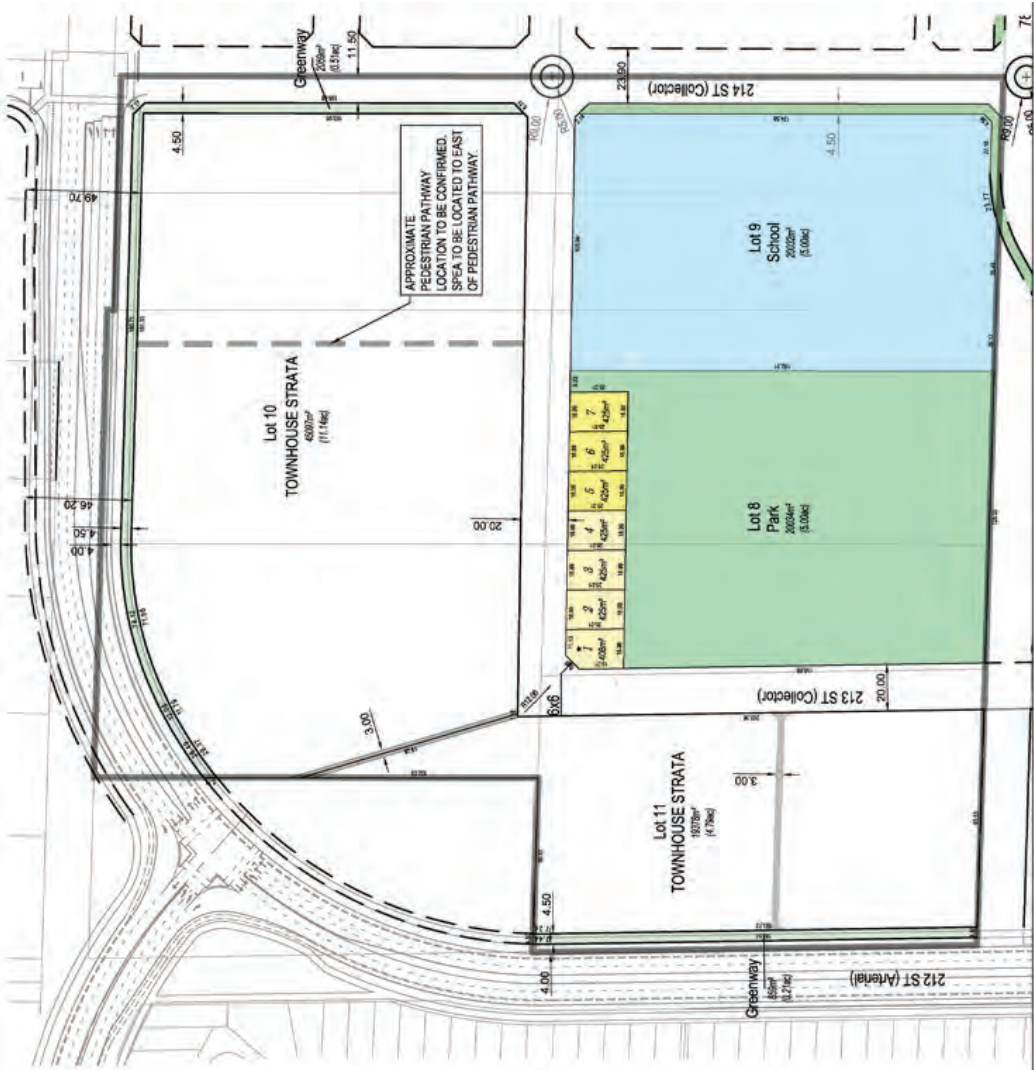


PROJECT OVERVIEW

APPLICATION A SITE PLAN

Rezone the existing 12.89 ha. site from SR-2 zone to Residential Compact Lot Zone R-CL(A), Residential Zone R-1A, and Comprehensive Development (CD), to allow for the development of:

- 7 Single Family Lots
- 2 Strata Townhouse site for approximately 324 units
- Continuation of adjacent neighbourhood street greenways and pedestrian pathways



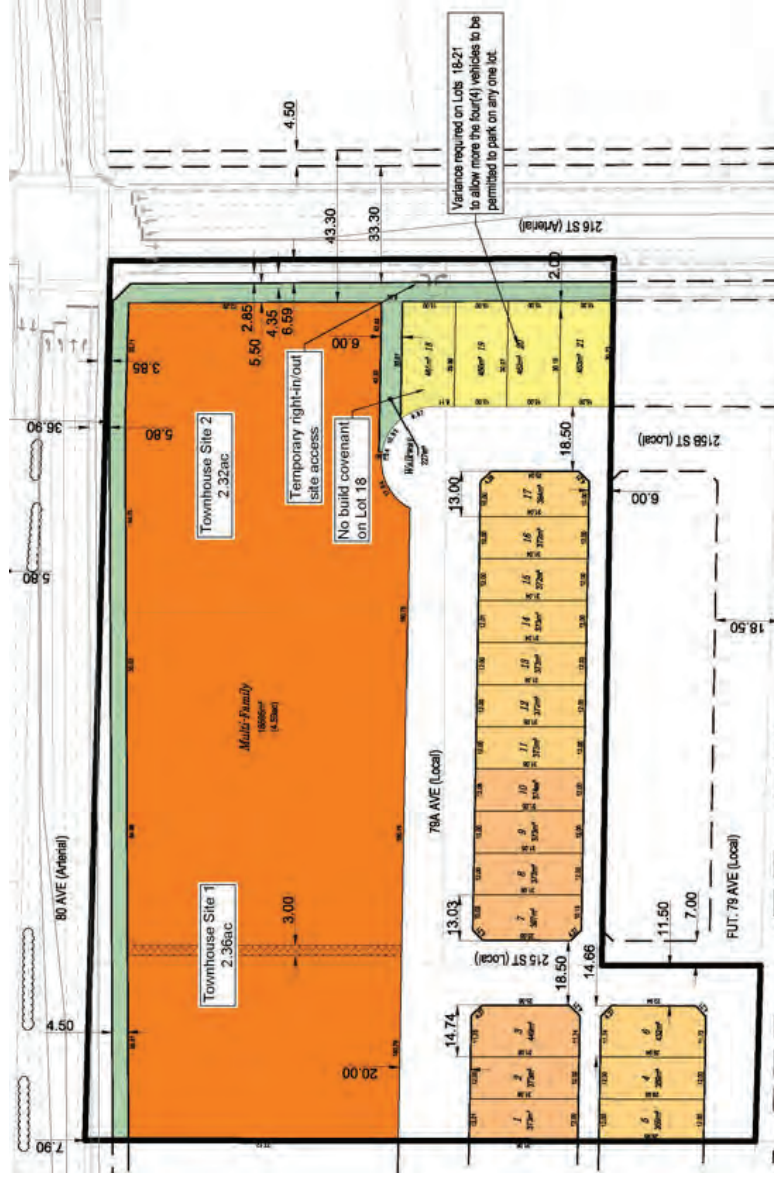
SITE PLAN

PROJECT OVERVIEW

APPLICATION B SITE PLAN

Rezone the existing 3.88 ha. site from SR-2 zone to site from SR-2 zone to Residential Zone R-1(A), Residential Compact Lot Zones R-CL(A) and R-CL(B), and Comprehensive Development (CD), to allow for the development of:

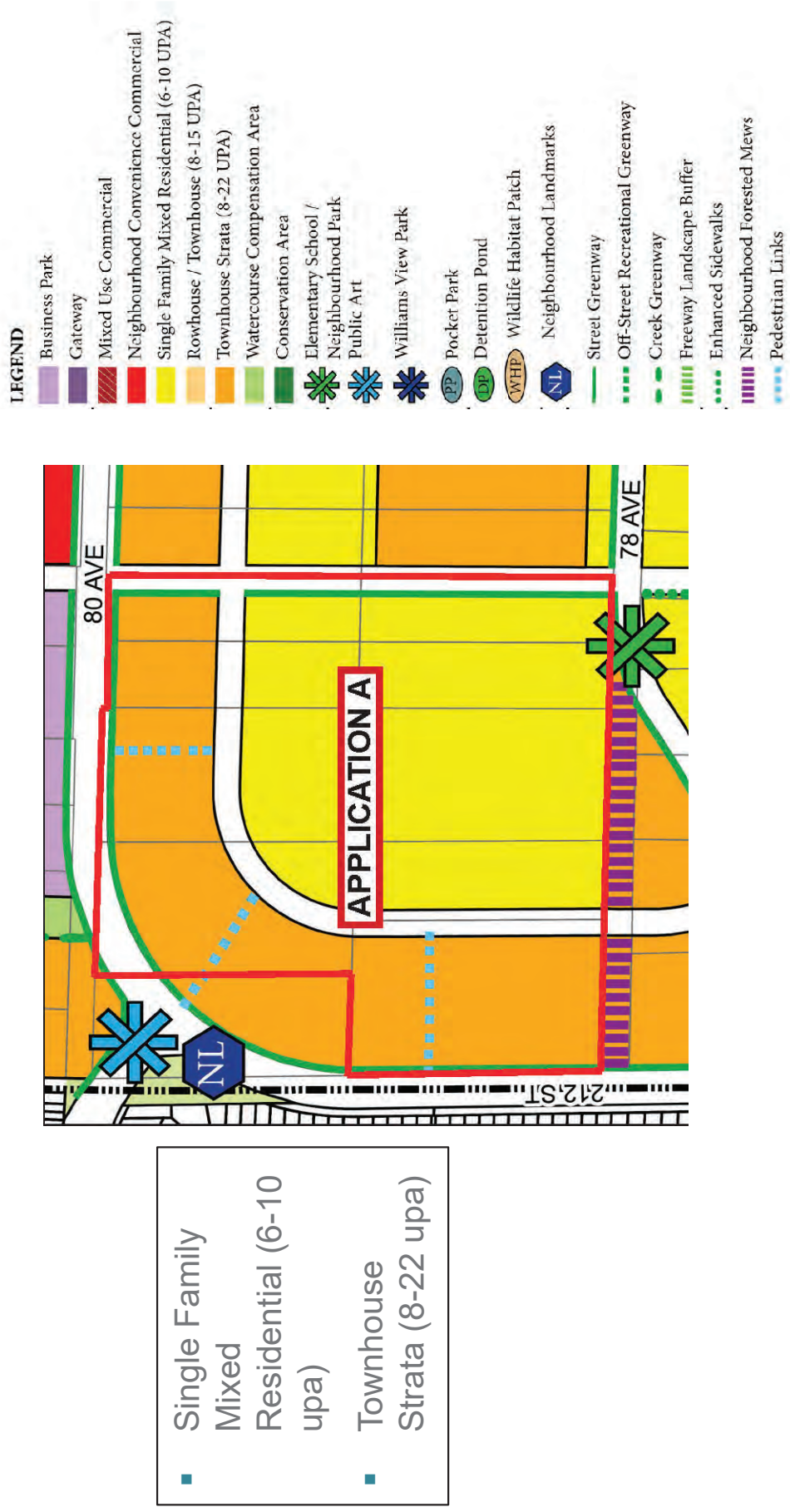
- 21 Single Family Lots
- 1 Strata Townhouse site for approximately 91 units
- Continuation of adjacent neighbourhood street greenways and pedestrian pathways



SITE PLAN

WILLIAMS NEIGHBOURHOOD PLAN

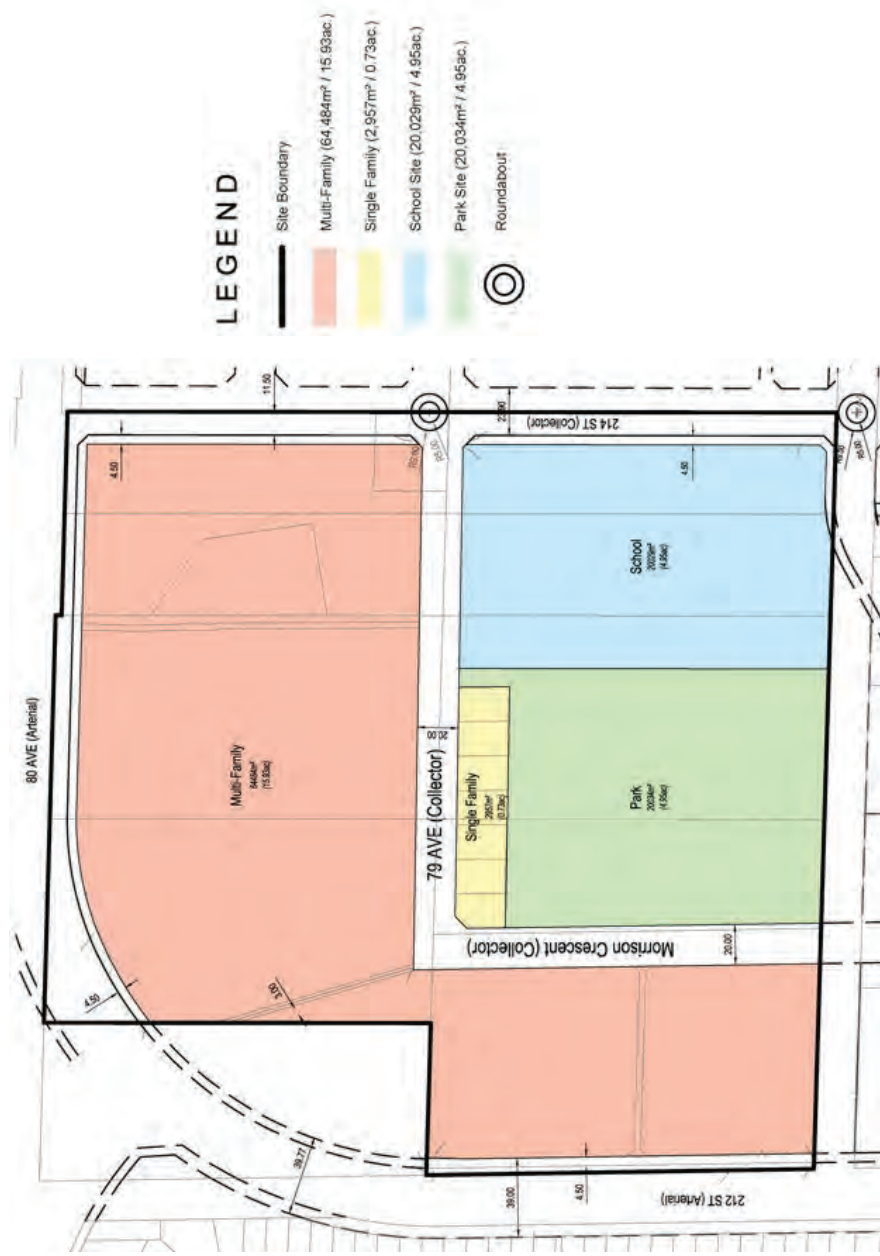
APPLICATION A NEIGHBOURHOOD PLAN DESIGNATION



WILLIAMS NEIGHBOURHOOD PLAN

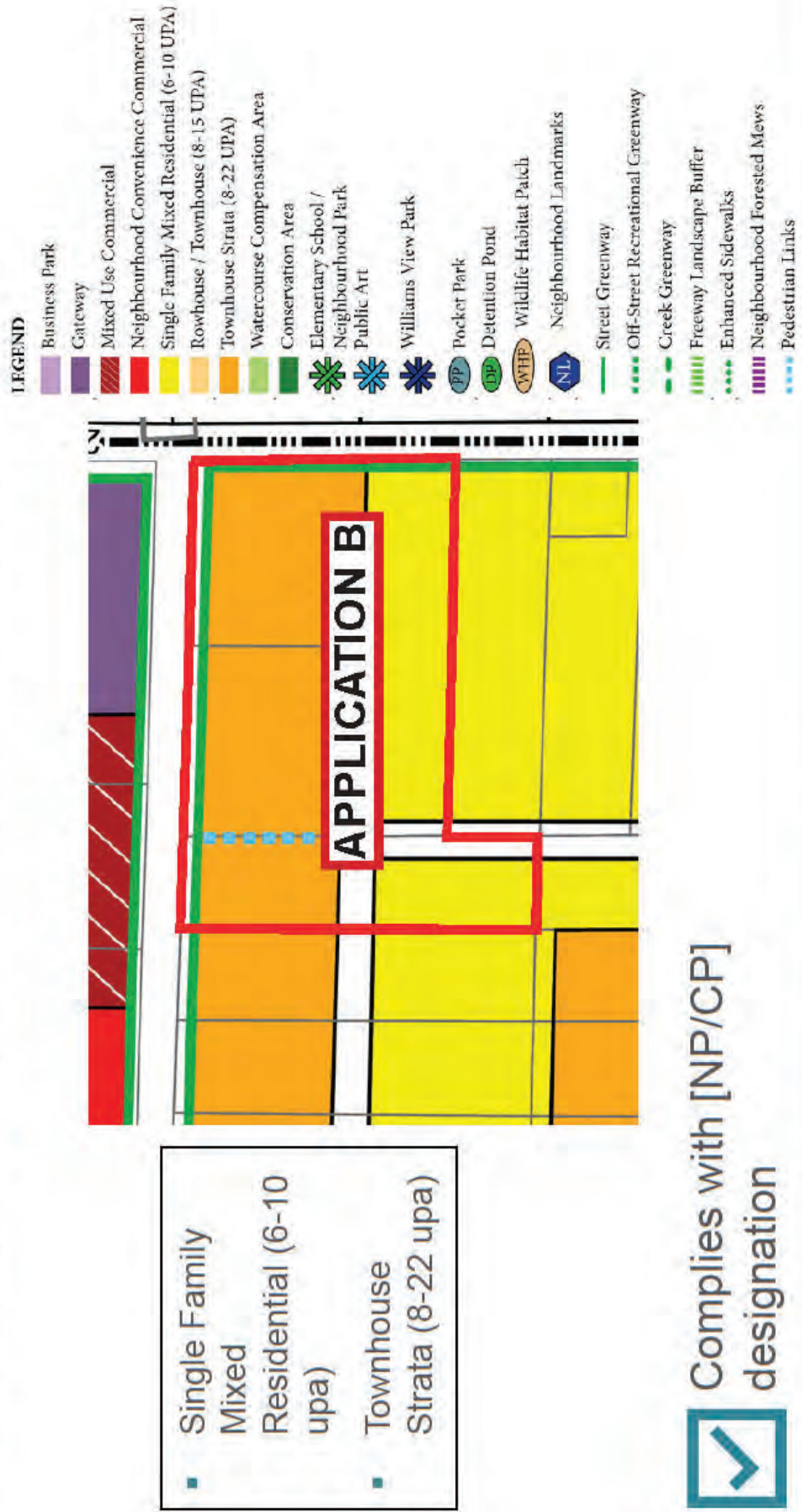
APPLICATION A NEIGHBOURHOOD PLAN AMENDMENT

- Change in Single Family Mixed Residential boundary (6-10 upa)
- Change in Townhouse Strata boundary (8-22 upa)
- Road access to School / Park Site



WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION B NEIGHBOURHOOD PLAN DESIGNATION

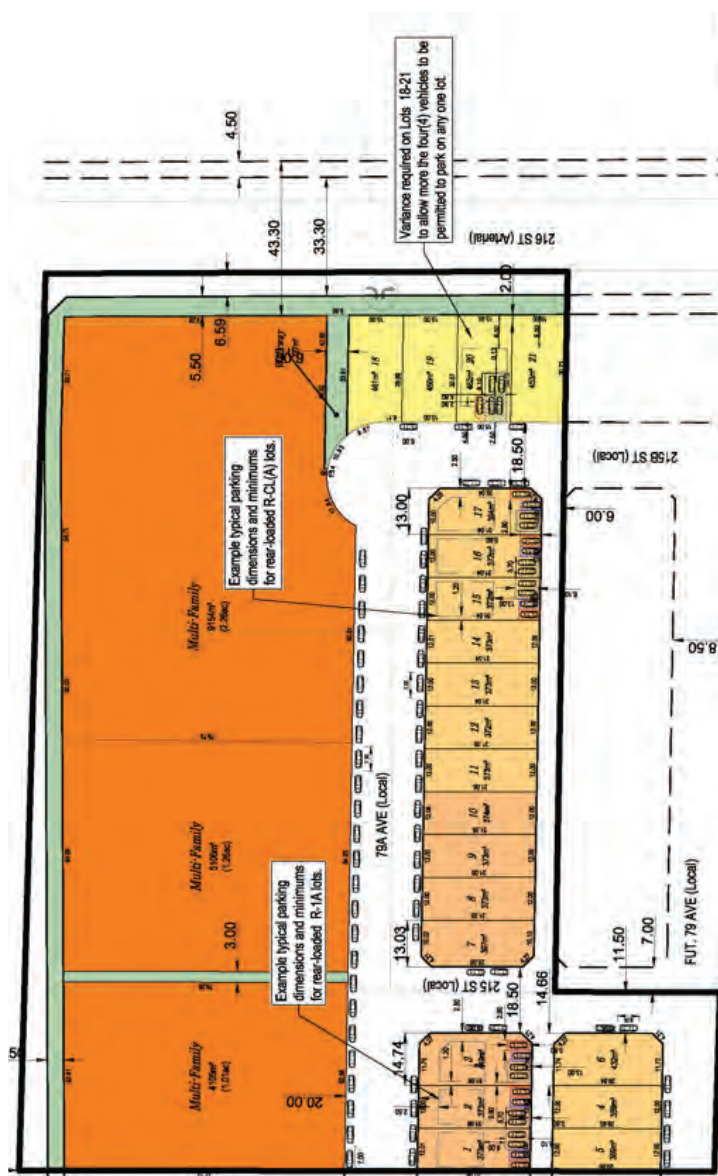


APPLICATION A PARKING PLAN



PARKING PLAN

APPLICATION B PARKING PLAN



Onsite Parking	
Required by Bylaw	Proposed
67	88

Sample Single Family Architectural Design



Image Source – Miracon, Sample Single Family Design

Sample Strata Townhouse Architectural Design



Image Source – Streetside Developments, Sample Townhouse Design

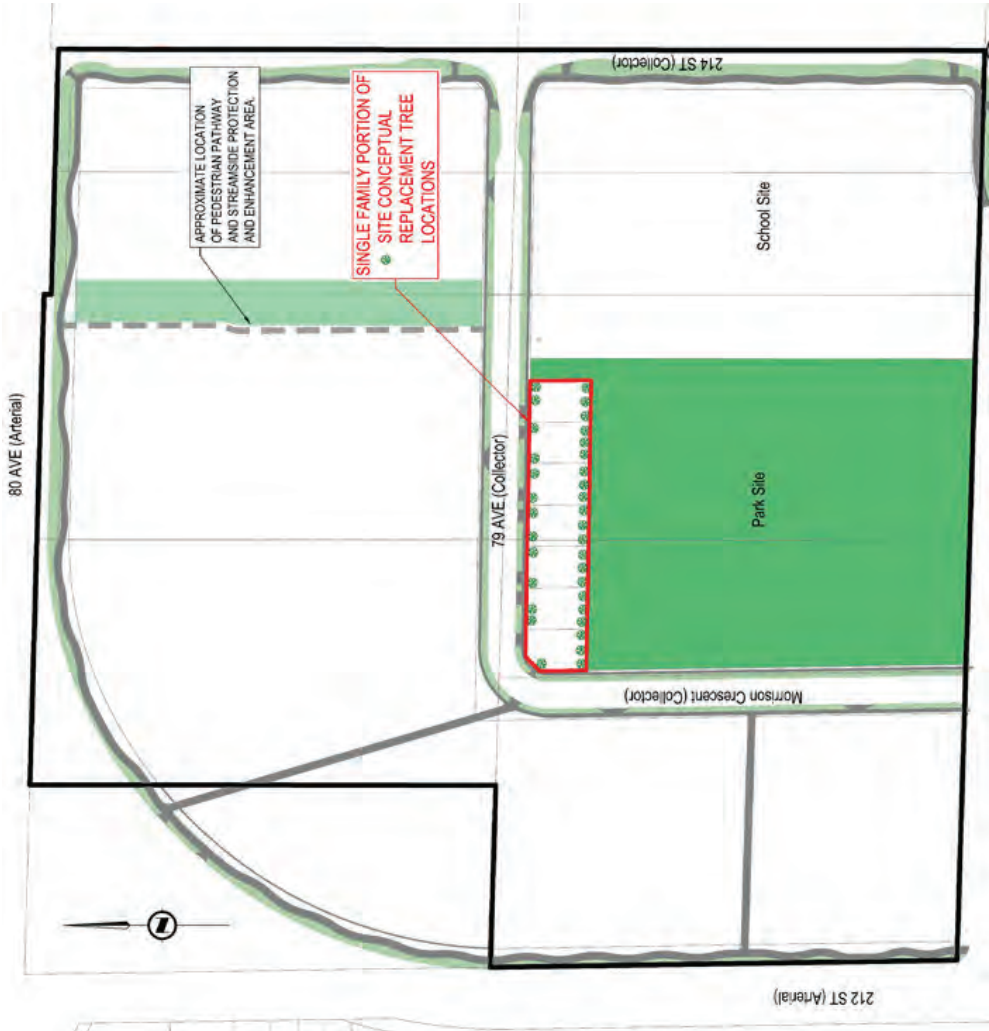
Sample Strata Townhouse Architectural Design



Image Source – Miracon Developments, Sample Townhouse Design

TREE MANAGEMENT PLAN

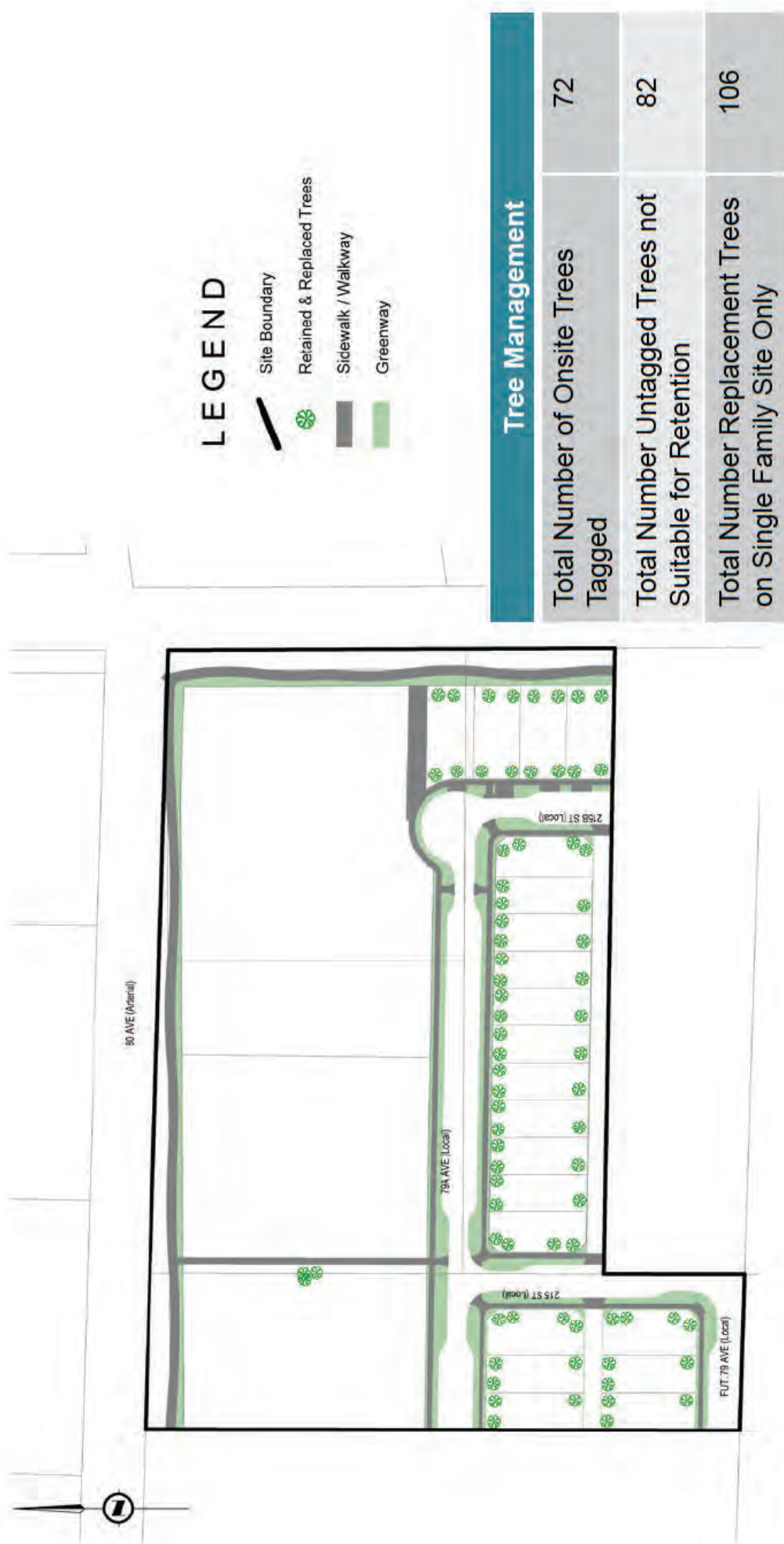
APPLICATION A



Tree Management	
Total Number of Trees Tagged on Single Family Site	26
Total Number of Trees Tagged on Townhouse Sites	195
Total Number Trees Tagged on School / Park Site	220
Total Number Untagged Trees not Suitable for Retention	200
Total Number Replacement Trees on Single Family Site Only	34

TREE MANAGEMENT PLAN

APPLICATION B



F.2

SERVICING

APPLICATIONS A & B

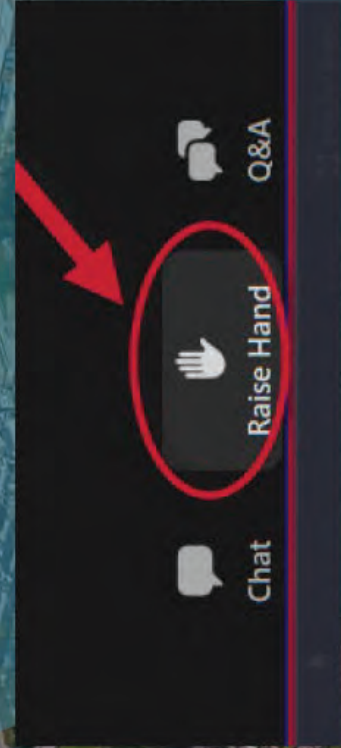


LEGEND	
	Subject Site Boundary
	Greenway
	Existing Drainage Main
	Proposed Drainage Main
	Existing Sanitary Main
	Proposed Sanitary Main
	Existing Water Main
	Proposed Water Main

F.2

Questions and Answers

Please submit your questions to the moderator via the Q&A box, or use the Raise Hand button to let us know.



Comments & Feedbacks

A questionnaire is available on our project website to collect and forward public input to Township of Langley Council for consideration.



Please take a few minutes to fill it out.

Comments & Feedbacks

The questionnaire will be closed at

11:59 pm on
Sunday, April 3, 2022



Contact

James Pernu

Division Manager
McElhanney Ltd.

jpernu@mcelhanney.com



Attachment 4

Completed Questionnaires

#1

INCOMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, March 29, 2022 7:08:27 PM
Last Modified: Tuesday, March 29, 2022 7:14:58 PM
Time Spent: 00:06:30
IP Address: 72.143.228.10

Page 1

Q1

I have read and consent to the above.

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

Q2

Residential address:

Address

FOIPPA s. 22(1)

Langley BC FOIPPA s. 22(1)

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

Residential Mail-out

How did you hear about this Public Information Meeting?

Page 2: Phase 2 (Application A)

Q5

Respondent skipped this question

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site. Please rate your opinion of this proposed land use amendment.

Q6

Respondent skipped this question

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

Q7

Respondent skipped this question

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

Page 3: Phase 3 (Application B)

Q8

Respondent skipped this question

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

Page 4

Q9

Respondent skipped this question

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

#2

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, March 29, 2022 10:55:45 PM
Last Modified: Tuesday, March 29, 2022 11:18:50 PM
Time Spent: 00:23:04
IP Address: 70.70.32.209

Page 1

Q1

I have read and consent to the above.

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

Q2

Residential address:

Address

FOIPPA s. 22(1)

Langley BC FOIPPA s. 22(1)

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

Residential Mail-out

How did you hear about this Public Information Meeting?

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site. Please rate your opinion of this proposed land use amendment.

☆ **Strongly Support**

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

☆ **Strongly Support**

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

☆ **(no label)**

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

☆ **Strongly Support**

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

Sorry we missed the presentation due to other commitments.

We do support the development however we would like to know more about the roads systems, especially 80th Ave and the 212th connector. Will these roads be built at the same time or will it be like other areas of Willoughby that have half finished roads of one lane then two lanes and back to one lane? This causes major congestion and we don't need another 208th St where cars hardly move during the morning and afternoon rush hour. Part of this is because the telephone poles and wires have not been removed causing the new lanes to be unusable for many months more. It would be better to have all the servicing done as the new roads are finished or have everything underground.

We would also like to know the time lines for the roads and general construction as to when this will all start.

Another thing to note is the parking is not sufficient in this area and this is going to add more cars and create further problems unless there is sufficient parking for this new development.

Is it possible to get the presentation sent by email? If so the address is FOIPPA s. 22(1) and we would appreciate any other information about this project as it comes available.

Thank-you FO PPA s. 22(1)

#3

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Wednesday, March 30, 2022 7:41:47 PM
Last Modified: Wednesday, March 30, 2022 9:18:22 PM
Time Spent: 01:36:34
IP Address: 174.1.105.114

Page 1

Q1

I have read and consent to the above.

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

Q2

Residential address:

Address

FOIPPA s. 22(1)

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

Residential Mail-out

How did you hear about this Public Information Meeting?

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site. Please rate your opinion of this proposed land use amendment.



(no label)

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.



(no label)

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?



(no label)

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?



(no label)

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

Response offered was quite non-specific, and 'no opinion' doesn't apply, so will try to clarify here...

Not opposed to the overall project, as long as densities remain within what is allowed in the Williams NP. The concern is in setting a precedent of Rezoning & amendments to the Williams NP as this neighbourhood is gradually built out. In this case, we do understand the adjustment due to the needed road realignment at 212st & 80ave.

We would like further clarification on the realignment of 79ave further south. It is understandable if this only relates to that one section of 79ave near the school/park, but not acceptable if it causes other avenues or any eastward continuation of 79ave to shift further south.

Also would like to ask, if these applications provide for any senior specific housing or allow for adaptations for senior living.?

Final note:

Years, many hours and much effort have been spent in TOL workshops, correspondence, public and private meetings to create Williams neighbourhood plan. Not to mention the stress of dealing with some fellow residents (some have already sold out and left) that became very aggressive in their sole pursuit of higher land values. FOIPPA s. 22(1) and would like to see the neighbourhood developments avoid transitory living conditions and prioritize long term livability for existing and incoming residents.

Regards, FOIPP
A s.

#4

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Saturday, April 02, 2022 8:41:52 PM
Last Modified: Sunday, April 03, 2022 9:56:36 AM
Time Spent: 13:14:43
IP Address: 45.44.156.193

Page 1

Q1

I have read and consent to the above.

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

Q2

Residential address:

Address

 FOIPPA s. 22(1) **Langley** FOIPPA s. 22(1)

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

How did you hear about this Public Information Meeting?

Other (Please specify):

from my neighborhood FOIPPA s. 22(1) by email

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site. Please rate your opinion of this proposed land use amendment.

☆ **Strongly Support**

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

☆ **Strongly Support**

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

☆ **Strongly Support**

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

☆ **No Opinion**

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

What is my major concern at this point. My fencing because there are so many of development area trees falling over from the

FOIPPA s. 22(1)

The developer owns the trees that crushed my fence, they should at least give me a good fence on those sides to keep out intruders as well, eventually that there are going to be people living along there.

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

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

Development permit guidelines for this area are as follows:

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

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

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

4.1.2 DEVELOPMENT PERMIT AREA “B” – RESIDENTIAL

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

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

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

Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

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



15 June 2022

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-24-0085 / QUALICO MITCHELL WILLIAMS

CIVIC: 21247, 21277, 21321, 21345, 21397 - 78 Avenue & 21264, 21314, 21350, 21392 - 80 Avenue

LEGAL: East & West 1/2 of Lot A Plan 12105, Parcel E (Explanatory Plan 17247) Lots 15 & 16 Plan 1098, Lots A & B Plan LMP12423, Lots 1 & 2 Plan LMP2207, Lot 14 Plan 1098, Lot 15 Except Parcel E (Explanatory Plan 17247) Plan 1098; All of Section 24 Township 8 NWD

We have reviewed the above proposal.

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	7	3	1	2
Townhouses	327	84	44	64

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

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

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW 2018 NO. 5335
AMENDMENT (QUALICO MITCHELL WILLAMS LLP) BYLAW NO. 5786**

EXPLANATORY NOTE

Bylaw No. 5786 amends the Willoughby Community Plan and Williams Neighbourhood Plan by amending the land use designation of a portion of lands south of 80 Avenue and west of 214 Street from Single Family Mixed Residential to Townhouse Strata and moving the collector road and bicycle network from 79A Avenue to 79 Avenue alignment.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW 2018 NO. 5335
AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5786

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800 and the Williams Neighbourhood Plan Bylaw No. 5335

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 “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5786”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as portions of:

Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207
 Lot 14 Section 24 Township 8 New Westminster District Plan 1098
 East and West Half of Lot “A” Section 24 Township 8 New Westminster
 District Plan 12105
 Lots A and B Section 24 Township 8 New Westminster District Plan
 LMP12423
 Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8
 New Westminster District Plan 1098
 Lot 15 Except: Parcel “E” (Explanatory Plan 17247); Section 24 Township 8
 New Westminster District Plan 1098

as shown highlighted on Schedule “A” attached to and forming part of this bylaw by amending Map 1 to change the land use designation to “Multi Family” and to adjust the location of the collector road to the alignment shown in a dotted line on Schedule “A” attached to and forming part of this Bylaw.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335” as amended is further amended with respect to lands described as portions of:

Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207
 Lot 14 Section 24 Township 8 New Westminster District Plan 1098
 East and West Half of Lot “A” Section 24 Township 8 New Westminster
 District Plan 12105
 Lots A and B Section 24 Township 8 New Westminster District Plan
 LMP12423

Parcel "E" (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8
 New Westminster District Plan 1098
 Lot 15 Except: Parcel "E" (Explanatory Plan 17247); Section 24 Township 8
 New Westminster District Plan 1098

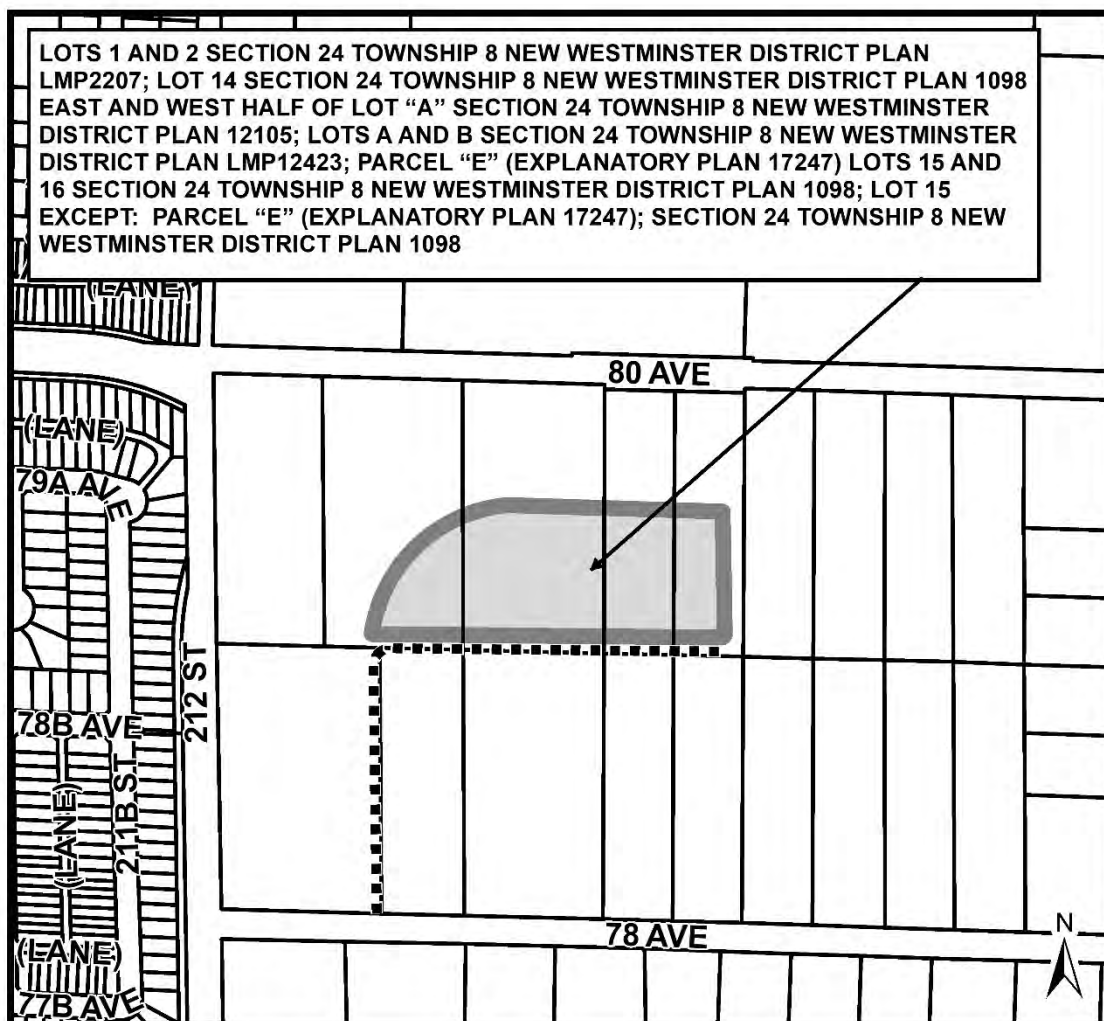
- a) By amending Map 1 to change the land use designation for that portion of the lands highlighted on Schedule "A" attached to and forming part of this Bylaw "Townhouse Strata".
- b) By amending Map 3 to adjust the location of the collector and community cycling route south to the alignment shown in a dotted line as shown on Schedule "A" attached to and forming part of this Bylaw.
- c) By amending Maps 1 and 3 to extend the "Pedestrian Link" and the "Pedestrian Route" respectively from where they currently terminate on the north side of 79A Avenue to 79 Avenue.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'

BYLAW NO. 5786



THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5787****EXPLANATORY NOTE**

Bylaw No. 5787 rezones 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to provide for development of 7 front loaded single family lots and 327 townhouses.

The Residential Zone R-1F is written to implement the policies in the Williams Neighbourhood Plan for front loaded lots for lands designated Single Family Mixed Residential (6-10 upa).

The Comprehensive Development Zone CD-172 is written to implement the policies in the Williams Neighbourhood Plan for lands designated Townhouse Strata (8-22 upa).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5787

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 (Qualico Mitchell Williams LLP) Bylaw No. 5787”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
 - (1) Adding to the Table of Contents and Section 104.1 – zones the words “Residential Zone R-1F” and “Comprehensive Development Zone CD-172”.
 - (2) Adding to the end of Section 107.6.4) the following: “except where a secondary suite (as defined by the British Columbia Building Code) is permitted, then up to 5 *vehicles* may be permitted to park on any one *lot* in the Williams Neighbourhood Plan area as established by Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended.”
 - (3) Adding to Section 110.1 after the words “R-1E” the words “R-1F 400m² 15m 25m” and after the words “CD-171” the words “CD-172 – 3,716 m²”
 - (4) Inserting the following after “Section 402 Residential Zones R-1B, R-1C, R-1D and R-1E” as “Section 402A Residential Zone R-1F”.

402A **Residential Zone R-1F**

Uses Permitted

- 402A.1 In the R-1F Zone, only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *residential uses* in accordance with Section 402A.2

Maximum Density

- 402A.2 1) Notwithstanding Section 110.1, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
- 2) No more than one *single family dwelling* is permitted on any one *lot*.

Lot Coverage

- 402A.3 *Buildings and structures* shall not exceed a *lot coverage* of 45% and the *gross floor area* of the second *storey* shall not exceed 80% of the *gross floor area* of the first *storey* (including all attached garages).

Siting of Buildings and Structures

- 402A.4 Except as provided for in Section 104.4, 104.15 and 105.1 2), *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

<i>Buildings and Structures</i>	<i>Minimum Front Lot Line Setback</i>	<i>Minimum Rear Lot Line Setback</i>	<i>Minimum Side Lot Line Setback (Interior and Abutting a Lane)</i>	<i>Minimum Side Lot Line Setback (Abutting a Street)</i>
<i>Principal building</i>	4.5 m ^{(2) (3)}	6.0 m	1.2 m ^{(2) (3)}	3.0 m ^{(2) (3)}
<i>Principal building garage</i>	7.5 m to the front of the garage door			7.5 m to the front of the garage door
<i>Accessory Building or Structure</i>	N/A ⁽¹⁾	1.5 m ⁽⁴⁾⁽⁵⁾	1.5 m ⁽²⁾	3.0 m ⁽²⁾⁽⁴⁾⁽⁵⁾

- (1) *Accessory buildings and structures* are not permitted within the front or flanking yard.
- (2) Notwithstanding Section 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metres in *height* shall project into the triangular area created by a line joining two points:
 - a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- (3) The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire *street* and *lane* facing façade of the first *storey*, except that the façade of the second *storey* shall be set back a minimum of 1.5 metres from covered porches, verandahs, patios and entranceways. For the purposes of measuring this setback, structural supports of the first *storey*, covered porches, verandahs, patios and entranceways in the *street* and *lane* facing yards shall be considered part of the first *storey* façade.
- (4) A minimum *rear lot line* and *side lot line* setback of 0.6 metres is permitted for an *accessory building or structure* with a *gross floor area* less than 6.0 m².
- (5) Where a stair and landing, providing access to the rear yard from the first *storey*, projects beyond the rear face of the building, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.

Building and Structure Provisions

- 402A.5 *Buildings and structures* shall be provided in accordance with the following provisions:

- 1) A single *storey* high, 1.5 metre minimum deep and 3.0 metre minimum wide porch is required on the first *storey* at the front entrance to the *principal building* facing the street.

- 2) No more than 50% of the width of the front or flanking elevation of the *principal building* may be comprised of garage door.
- 3) Entrance stairs to the *basement* are only permitted from the rear elevation of the *dwelling*.
- 4) Access to the rear yard shall be provided from the first *storey* either directly or by stairs.
- 5) The primary cooking facility, living and dining areas shall be located on the first *storey* of the *dwelling*.
- 6) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like materials, are not permitted.

Height of Buildings and Structures

- 402A.6 Except as provided for in Section 104.5:
- 1) The *height* of principal *buildings* and *structures* may not exceed 9.0 metres or two *storeys* plus an inground *basement* where permitted, whichever is the lesser.
 - 2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, excepts where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted inground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the *dwelling* may be fully exposed.
 - 3) The *height* of accessory *buildings* and *structures* shall not exceed 3.75 metres.

Parking and Loading

- 402A.7 Parking and loading shall be provided in accordance with Section 107 except as follows:

Buildings and Structures	Parking Requirement
Principal Building	2 side by side spaces in a fully enclosed garage plus 3 side by side outdoor spaces on the driveway in front of the garage ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾

- (1) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
- (2) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than 2 stairs shall encroach into this minimum required parking area.
- (3) Parking is not permitted between the porch, as per Section 402A.5 1), and the front or flanking property line.
- (4) No part of a parking space shall project into the triangular area created by a line joining two points measured at 7.0 metres from the projected lot line abutting a street or a lane.

Subdivision Requirements

- 402A.8 1) All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.
2) Notwithstanding the minimum lot area requirements in Section 110, the maximum density provisions of Section 402A.2 shall apply.

Landscaping, Screening and Fencing

- 402A.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

- (5) Adding after Section 1071 “Comprehensive Development Zone CD-171” the following as Section 1072 “Comprehensive Development Zone CD-172”

1072 COMPREHENSIVE DEVELOPMENT ZONE CD-172

Uses Permitted

- 1072.1 In the CD-172 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings and uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses* in accordance with Section 1072.2

Density

- 1072.2 1) The density permitted shall be no less than 20 units per hectare (8 units per acre) and no greater than 54 units per hectare (22 units per acre) and in compliance with the density provisions outlined in the Williams Neighbourhood Plan as applicable.
2) Notwithstanding Section 1072.2 1), the maximum number of units permitted on lands zoned CD-172 by Bylaw 5787 shall be 327.

Lot Coverage

- 1072.3 The maximum permitted *lot coverage* of *building* and *structures* shall be 40%.

Siting of Buildings and Structures

- 1072.4 1) Except as provided for in Section 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4.5 metres from any *lot line* or any trail accessible to the public.
2) *Accessory buildings and structures* are not permitted within the front or flanking yard.
3) Each *townhouse* unit shall include a single *storey* high, 1.5 metre minimum deep and 3.0 metre minimum wide porch on the first *storey* at the front entrance to each *townhouse* unit facing a *street* or publicly accessible trail. Where access stairs and porches, project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced by 1.0 metres provided that such reduction shall apply only to the projecting feature. Where site conditions demand, an equivalent porch may be provided to the acceptance of the Manager of Development Planning.

Height of Buildings and Structures

- 1072.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 3 *storeys* and the *height* for *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

- 1072.6 Parking and loading shall be provided in accordance with Section 107 except that where a *townhouse* unit fronts an arterial road, an additional two parking spaces shall be provided for the *townhouse* unit.

Subdivision Requirements

- 1072.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1072.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age Friendly Amenity

- 1072.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

Development Permit Requirements

- 1072.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

Portion of Lot 14 Section 24 Township 8 New Westminster District Plan 1098
East and West Half of Lot "A" Section 24 Township 8 New Westminster District Plan 12105

Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423
Parcel "E" (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098

Portion of Lot 15 Except: Parcel "E" (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1F and Comprehensive Development Zone CD-172.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022

Bylaw No. 5787
Page 6

RECEIVED THE APPROVAL OF _____ day of _____, 2022
THE MINISTRY OF
TRANSPORTATION AND
INFRASTRUCTURE the

ADOPTED the _____ day of _____, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5787

