Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 18, 2024 - REGULAR MEETING	**REPORT:**	24-222
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0242
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100289 (DREAM CASTLE HOMES 204 STREET LTD. / 7065 - 204 STREET)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.4 ha (1.0 ac) of land located at 7065 – 204 Street to Comprehensive Development Zone CD-210 to facilitate development of 23 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6062 and 6063 subject to nine (9) development prerequisites being satisfied prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6062 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6063 rezoning 0.4 ha (1.0 ac) of land located at 7065 – 204 Street to Comprehensive Development Zone CD-210, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, greenways, and necessary traffic improvements to in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
5. Compliance with Age Friendly Amenity Area requirements.

6. Registration of restrictive covenants:
    a. prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces
    b. prohibiting garages from being developed for purposes other than the parking of vehicles
    c. prohibiting the development of secondary suites within individual townhouse units
    d. identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements.
7. Registration of a reciprocal access easement over the subject property for the purposes of access with lands located to the north (7091 – 204 Street and 20354 – 71A Avenue) subject to finalized design.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and with the Township's 5% Neighbourhood Park Land Acquisition Policy.
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6062 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 authorize staff to schedule the required Public Hearing for Bylaws No. 6062 and 6063.

EXECUTIVE SUMMARY:

Common Ground Consulting Ltd. has applied on behalf of Dream Castle Homes 204 Street Ltd. to amend the Central Gordon Estate Neighbourhood Plan and rezone the subject site to Comprehensive Development Zone CD-210 to facilitate the development of 23 townhouse units.

A delegated development permit for form and character is being processed concurrently.

As the proposed development is consistent with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan, staff recommend Council consider the rezoning request subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6062 and Rezoning Bylaw No. 6063.

REFERENCE:

Owner:	Dream Castle Homes 204 Street Ltd. 104, 5460 – 152 Street Surrey, BC V3S 5J9
Agent:	Common Ground Consulting Ltd. 204, 15292 Croydon Drive Surrey, BC V3Z 0Z5
Legal Description:	Lot 42 Section 14 Township 8 New Westminster District Plan NWP 33202
Location:	7065 – 204 Street
Area:	0.4 ha (1.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-210
Willoughby Community Plan:	Multi Family
Central Gordon Estate Neighbourhood Plan:	Townhouse B (15 – 40 UPA) Greenlink

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and are designated Townhouse B in the Central Gordon Estate NP, which allows a base density of 15 units per acre (UPA) / 37 units per hectare (UPH).

DISCUSSION/ANALYSIS:

- Common Ground Consulting Ltd., on behalf of Dream Castle Homes 204 Street Ltd., has applied to rezone the property to Comprehensive Development Zone CD-210 to facilitate the development of 23 townhouse units.
- Vehicular and pedestrian access is proposed from 204 Street.
- The Central Gordon Estate Neighbourhood Plan designates the western portion of the site as the location of a greenlink. This greenlink was relocated off-site further to the west to provide a direct pedestrian link to the detention pond as part of ToL Project No. 08-14-0202.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Two suburban residential single family lots currently under application (ToL Project No. 08-14-0234) for	Single Family (8 UPA)	Suburban Residential Zone SR-2

	the development of 14 single family lots		
West and South:	A property currently under construction for 87 townhouse units (ToL Project No. 08-14-0202)	Townhouse (15 UPA)	Comprehensive Development Zone CD-148
East:	204 Street, beyond which are two properties – one single family house and another property which forms part of a two-lot assembly, currently under application for the development of 37 townhouse units at third reading (ToL Project No. 08-14-0211).	Townhouse (20 UPA)	Suburban Residential SR-2

Community / Neighbourhood Plan Amendment:

- The site is designated Townhouse (15 UPA). The applicant has applied to increase the maximum density permitted from 15 UPA to 23 UPA for the designation on a site-specific basis.
- Staff do not object to the proposal as it maintains the townhouse housing form, and the designation (townhouse with structured parking) would allow for a maximum density of 40 UPA.

Zoning Amendment:

- Bylaw No. 6063 proposes to rezone the site to Comprehensive Development Zone CD-210 to facilitate development of 23 townhouse units in 3-storey buildings.
- The project complies with the provisions of the proposed zone in terms of siting, lot coverage, parking, height, use and density (23 UPA).

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provisions of the site's proposed CD-210 zoning; grading; landscaping; tree retention; age-friendly amenity area requirements; fire truck turning radius requirements; and alignment with Development Permit Area 'B' – Residential guidelines.
- Staff note the site plan is conceptual and resolution of the above-mentioned requirements may result in changes to the site layout and proposed number of units.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated application is being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per unit	Total
Townhouses	23	$14,400	$331,200
Density Bonus	8	$20,000	$160,000
Total			**$491,200**

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	0	30	30	4	34

The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards and will be finalized with the delegated Development Permit.

Policy Considerations:

The proposed Central Gordon Estate Neighbourhood Plan amendment and rezoning application facilitates:

- development of 23 townhouse units
- an amendment to the plan to increase the density allowable in the Townhouse designation from 15 UPA to 23 UPA on a site-specific basis

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6062 and 6063 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing for Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6062 and Rezoning Bylaw No. 6063.

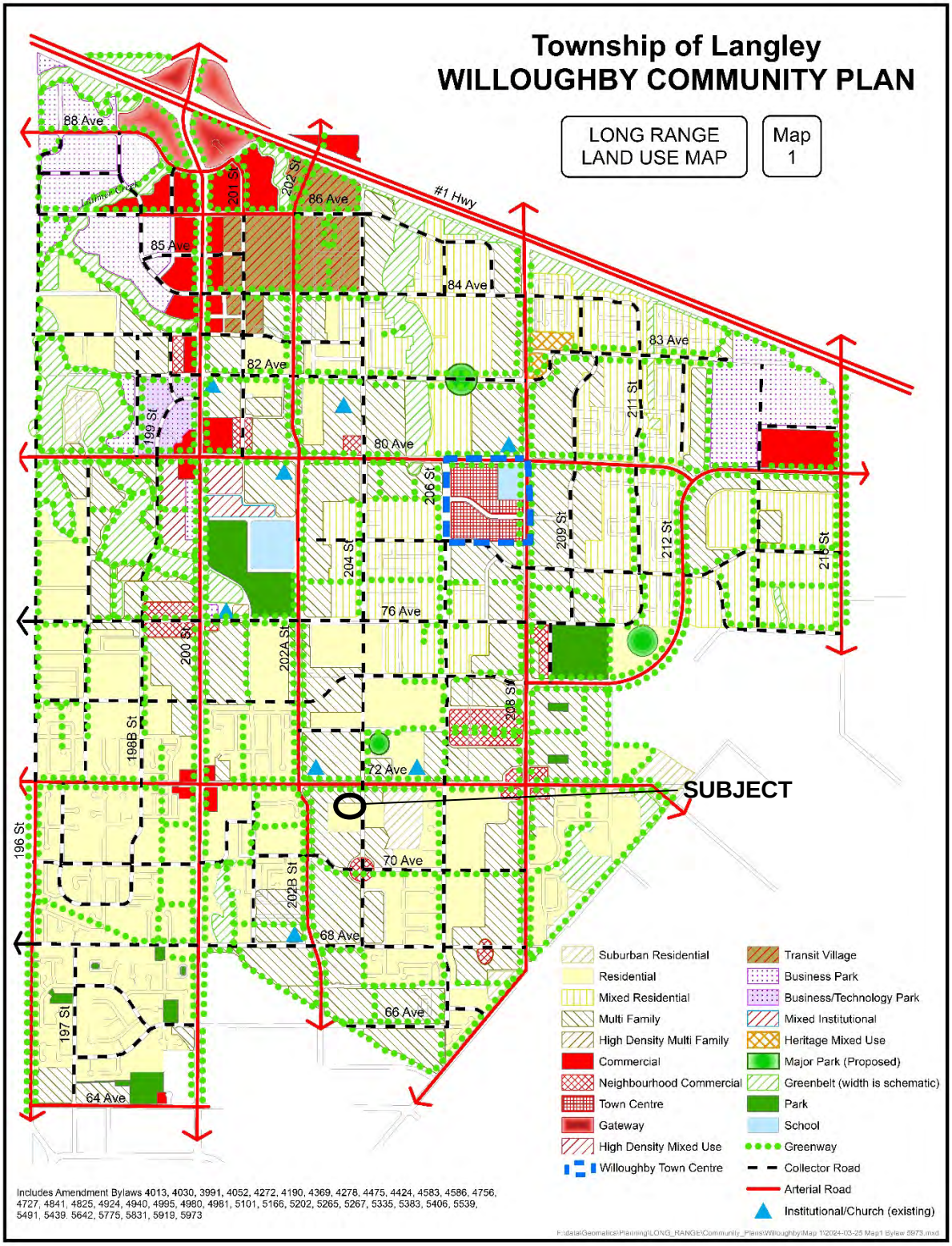
Respectfully submitted,

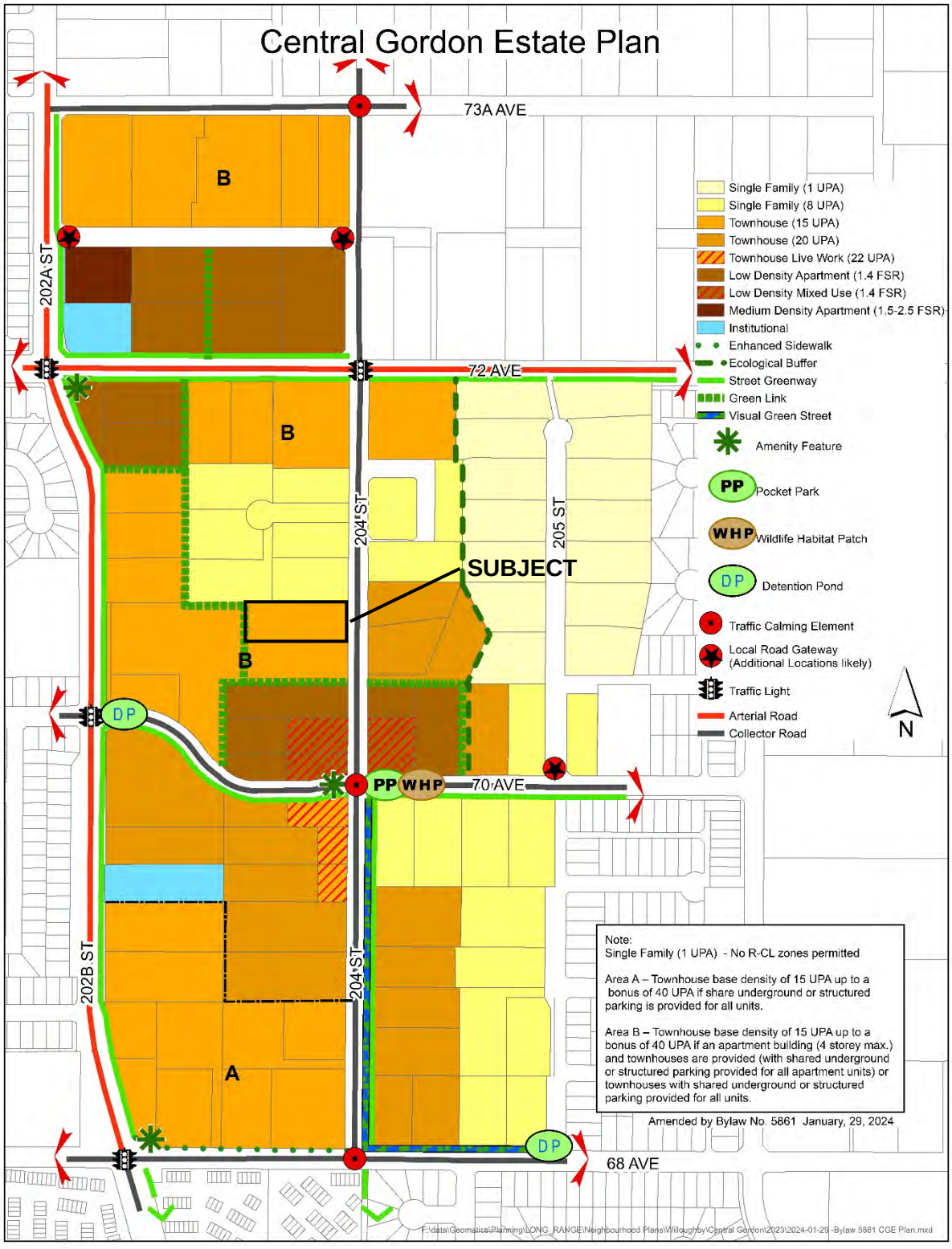
Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

ATTACHMENT A

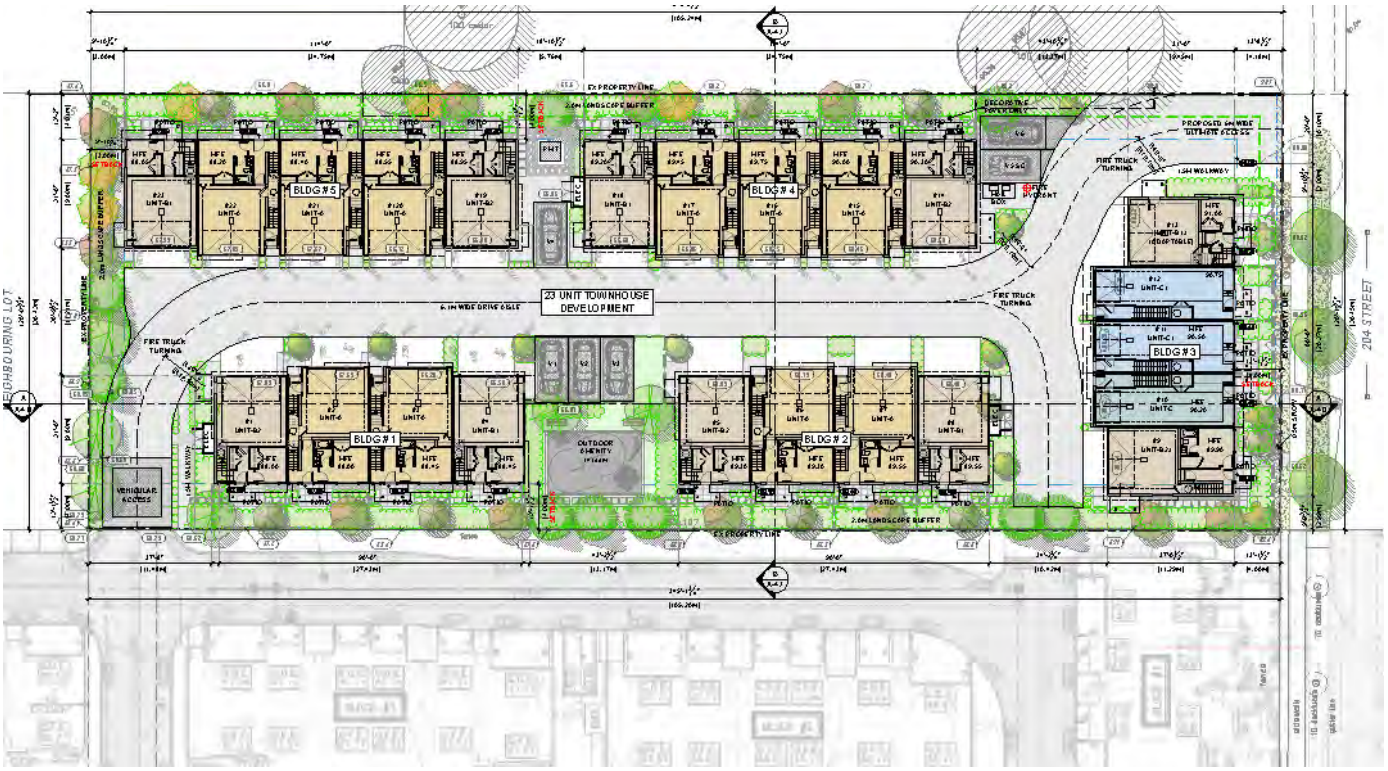



Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
SUBJECT
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919, 5973


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
SUBJECT
A
B
DP
PP
WHP
Single Family (1 UPA)
Single Family (8 UPA)
Townhouse (15 UPA)
Townhouse (20 UPA)
Townhouse Live Work (22 UPA)
Low Density Apartment (1.4 FSR)
Low Density Mixed Use (1.4 FSR)
Medium Density Apartment (1.5-2.5 FSR)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
N
Note:
Single Family (1 UPA) - No R-CL zones permitted
Area A – Townhouse base density of 15 UPA up to a bonus of 40 UPA if share underground or structured parking is provided for all units.
Area B – Townhouse base density of 15 UPA up to a bonus of 40 UPA if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.
Amended by Bylaw No. 5861 January, 29, 2024
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ZONING BYLAW NO. 2500



PROPOSED SITE PLAN

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924

AMENDMENT (DREAM CASTLE HOMES 204 STREET LTD.) BYLAW NO. 6062

EXPLANATORY NOTE

Bylaw No. 6062 amends the Central Gordon Estate Neighbourhood Plan for 0.4 ha (1.0 ac) of land located at 7065 – 204 Street to increase the allowable density in the Townhouse 15 UPA land use designation on a site specific basis to 23 UPA. The amendment is required to facilitate the development of 23 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924
AMENDMENT (DREAM CASTLE HOMES 204 STREET LTD.) BYLAW NO. 6062

A Bylaw to amend Central Gordon Estate Neighbourhood Plan Bylaw No. 4924

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6062".

2. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:

   a) Amending Map 1 to add dashed black outline and label #1, #2 and #5 to the map as shown in Schedule A to this Bylaw and to add to the legend a reference to Section 3.4.1.5 as shown in Schedule A to this Bylaw.

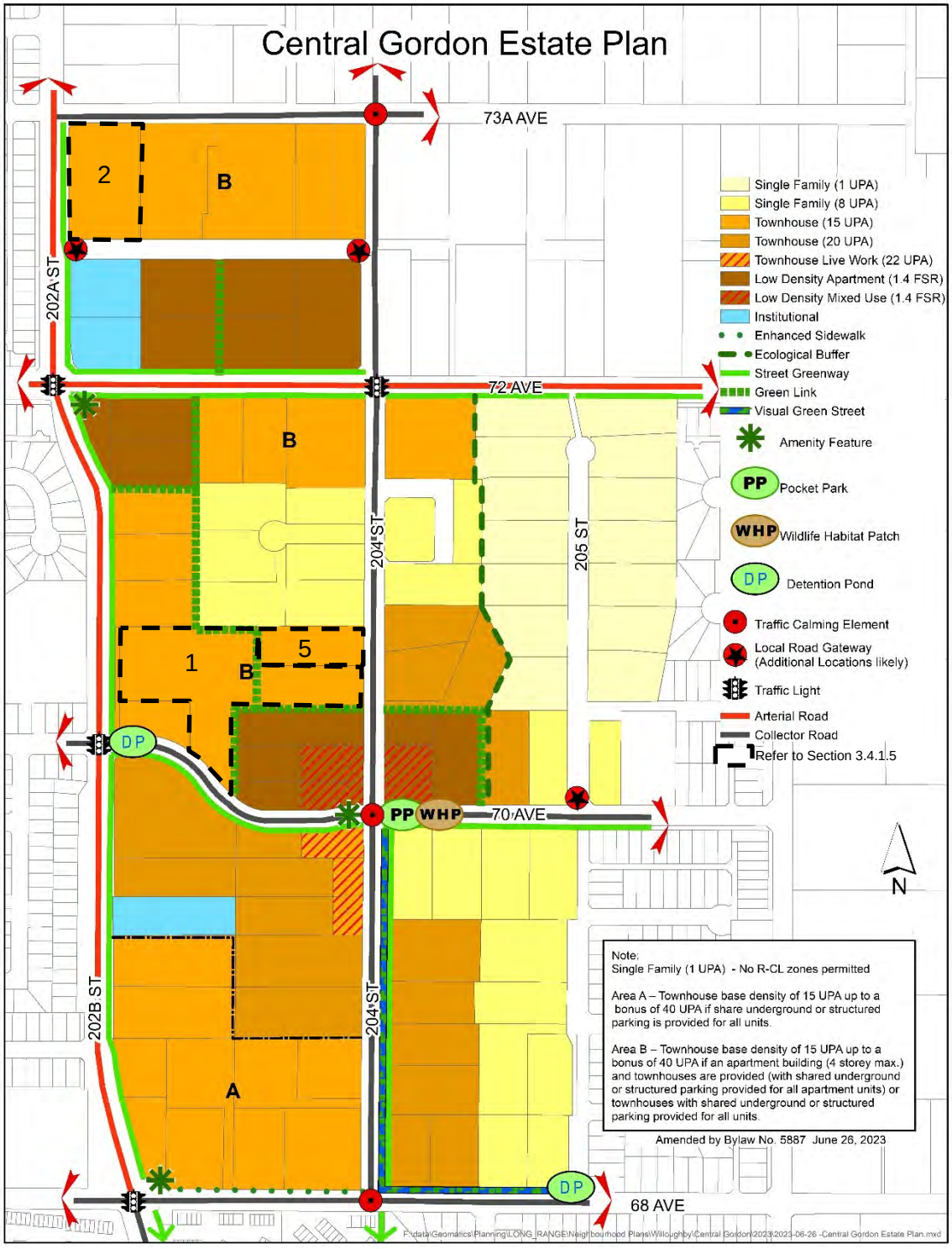
   b) Replacing bullet point six in Section 3.4.1.5 Townhouse (15 UPA) with the following:
      - Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site specific densities:

#	Bylaw Number	Location	Permitted Density
1	5616	7000 Block of 202B Street	16.8 UPA
2	5632	20261 – 72B Avenue	15.8 UPA
5	6062	7065 – 204 Street	23.0 UPA

READ A FIRST TIME the	day of	,.2024
READ A SECOND TIME the	day of	,.2024
PUBLIC HEARING HELD the	day of	,.2024
READ A THIRD TIME the	day of	,.2024
ADOPTED the	day of	,.2024

_____ Mayor _____ Township Clerk

SCHEDULE A
BYLAW NO. 6062



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (DREAM CASTLE HOMES 204 STREET LTD.) BYLAW NO. 6063

EXPLANATORY NOTE

Bylaw No. 6063 rezones land at 7065 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-210 to permit a comprehensive development consisting of 23 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (DREAM CASTLE HOMES 204 STREET LTD.) BYLAW NO. 6063

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 (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6063".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-210" after the words "Comprehensive Development Zone CD-209"
   (2) Adding to Section 110.1 after the words "CD-209" the words "CD-210 – 3,200 m^2"
   (3) Adding after Section 1109 "Comprehensive Development Zone CD-209" the following as Section 1110 "Comprehensive Development Zone CD-210"

1110 **COMPREHENSIVE DEVELOPMENT ZONE CD-210**

Uses Permitted

1110.1 In the CD-210 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*

Residential Uses

1110.2 The density permitted shall be no greater than 57 units per hectare (23 units per acre)

Lot Coverage

1110.3 The maximum permitted *lot coverage* of *buildings* and structures shall be in accordance with the Development Permit.

Siting of Buildings and Structures

1110.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1110.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 3 *storeys* for *townhouses*. The *height* of *accessory*

buildings and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1110.6 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

1110.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1110.8 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

1110.9 Age-Friendly Amenity Areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1110.10 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:

Lot 42 Section 14 Township 8 New Westminster District 33202

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-210.

READ A FIRST TIME the	day of	, 2024.
READ A SECOND TIME the	day of	, 2024.
PUBLIC HEARING HELD the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6063

