



## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** JULY 15, 2024 - REGULAR MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** OFFICIAL COMMUNITY PLAN AMENDMENT AND  
 REZONING APPLICATION NO. 100293 (HAMSTRA /  
 7620 – 197 STREET)

**REPORT:** 24-143  
**FILE:** 08-22-0115

### PROPOSAL:

Application to amend the Latimer Neighbourhood Plan and rezone a 0.5 ha (1.2 ac) portion of a 0.8 ha (2.0 ac) site located at 7620 – 197 Street to Comprehensive Development Zone CD-203 to facilitate development of approximately 26 townhouses.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6022 and 6023 subject to eight (8) development prerequisites being satisfied prior to final reading of Bylaw No. 6023 and that staff be authorized to schedule the required Public Hearing.

### RATIONALE:

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Latimer 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Hamstra) Bylaw No. 6022 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hamstra) Bylaw No. 6023 rezoning a 0.5 ha (1.2 ac) portion of a 0.8 ha (2.0 ac) site located at 7620 – 197 Street to Comprehensive Development Zone CD-203 to facilitate the development of 26 townhouses, 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, greenway, and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and trail dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.
6. Registration of restrictive covenants acceptable to the Township:
  - a. restricting development until a Development Permit is issued for the site

- b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) is accepted by the Township
  - c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
  - d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
  - e. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
7. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
  8. 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Hamstra) Bylaw No. 6022 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. 6022 and 6023.

#### **EXECUTIVE SUMMARY:**

Wesmont Homes Ltd. has applied on behalf of the owner to amend the Latimer Neighbourhood Plan and rezone a 0.5 ha (1.2 ac) portion of a 0.8 ha (2.0 ac) site located at 7620 – 197 Street to Comprehensive Development Zone CD-203 to facilitate development of approximately 26 townhouses. The proposed Latimer Neighbourhood Plan amendment increases the permitted height from 2- to 3-storeys for four of the six townhouse buildings on the north and east portions of the site. The proposal maintains a 2-storey form fronting 197 Street and 76 Avenue addressing height transitions to neighbouring properties consistent with the overall intent of the Latimer Neighbourhood Plan.

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 the Latimer Neighborhood Plan, staff recommend Council consider the plan amendment and rezoning request subject to the completion of eight (8) development prerequisites.

#### **PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to proposed Latimer Neighbourhood Plan Amendment Bylaw No. 6022 and Rezoning Bylaw No. 6023.

**REFERENCE:**

|                                    |                                                                             |
|------------------------------------|-----------------------------------------------------------------------------|
| <b>Owner:</b>                      | Pauline and Hendrik Hamstra<br>7620 – 197 Street<br>Langley, BC V2Y 1S2     |
| <b>Agent:</b>                      | Westmont Homes Ltd.<br>CRU 111, 23189 Francis Avenue<br>Langley, BC V1M 0G4 |
| <b>Legal Description:</b>          | Lot 12 Section 22 Township 8 New Westminster District Plan<br>70469         |
| <b>Location and Lot Area:</b>      | 7620 – 197 Street (0.8 ha (2.0 ac))                                         |
| <b>Existing Zoning:</b>            | Suburban Residential Zone SR-2                                              |
| <b>Proposed Zoning:</b>            | Comprehensive Development Zone CD-203                                       |
| <b>Willoughby Community Plan:</b>  | Multi Family                                                                |
| <b>Latimer Neighbourhood Plan:</b> | Rowhouse/Townhouse (15 UPA)                                                 |

**BACKGROUND/HISTORY:**

- The subject property is designated Multi Family in the Willoughby Community Plan, Rowhouse/Townhouse (15 UPA) in the Latimer Neighbourhood Plan and is currently zoned Suburban Residential Zone SR-2.

**DISCUSSION/ANALYSIS:**

- Wesmont Homes Ltd. has applied on behalf of the owners to amend the Latimer Neighbourhood Plan and rezone a 0.5 ha (1.2 ac) portion of the 0.8 ha (2.0 ac) site to Comprehensive Development Zone CD-203.
- The proposal will facilitate development of approximately 26 townhouses with a total density of 29 uph (13.2 upa).
- The Rowhouse/Townhouse designation permits a density of 20 to 37 uph (8 to 15 upa) with buildings not exceeding a height of 2-storeys.
- The applicant has requested to amend the Latimer Neighbourhood Plan to increase the permitted height from 2- to 3-storeys for four of the six townhouse buildings on the north and east portions of the site.
- The proposed development maintains a 2-storey form fronting 197 Street and 76 Avenue to mitigate height adjacency transitions to neighbouring properties consistent with the overall intent of the Latimer Neighbourhood Plan.
- The subject site is directly south of approved development (7640 – 197 Street / ToL Project No. 08-22-0098) that involved a plan amendment to increase the permitted height from 2- to 3-storeys for three of the 19 townhouse buildings.
- The proposed plan amendment maintains the townhouse use and density envisioned in the Latimer Neighbourhood Plan with a building form that is compatible with the surrounding context.

**Adjacent Uses:**

|               | Existing Use                                                                                                                                                                                                                                                                                                              | Willoughby<br>Community Plan<br>Designation                                                       | Latimer<br>Neighbourhood<br>Plan Designation | Existing<br>Zoning           |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------|
| <b>North:</b> | 7640 – 197 Street is currently under construction for 84 townhouse units (ToL Project No. 08-22-0098)                                                                                                                                                                                                                     | Multi-Family                                                                                      | Rowhouse/<br>Townhouse (8-15 UPA)            | CD-168                       |
| <b>South:</b> | 76 Avenue, beyond which is a property with an existing single family dwelling currently under application (ToL Project No. 08-22-0087) at third reading for a nine lot residential subdivision, as well as properties currently under construction (ToL Project No. 08-22-0105) for semi-detached dwellings and rowhouses | Rowhouse/Townhouse (22 UPA) and Single Family (8 UPA)                                             | Multi-Family                                 | SR-2<br>R-CL(SD)<br>R-CL(RH) |
| <b>East:</b>  | Latimer Creek, beyond which is a property (7635 - 198B Street) currently under construction (ToL Project #: 08-22-0073) for 6-storey mixed use apartments buildings and townhouses                                                                                                                                        | Streamside Protection and Enhancement Areas, Townhouse Live/Work, and Rowhouse/Townhouse (22 UPA) | Greenbelt and Multi Family                   | CD-146                       |
| <b>West:</b>  | 197 Street, beyond which are existing single family and semi-detached dwellings                                                                                                                                                                                                                                           | Single Family (8 upa)                                                                             | Residential                                  | R-CL(A)<br>R-CL(SD)          |

**Neighbourhood Plan Amendment:**

- The subject property is designated Rowhouse/Townhouse (8-15 UPA) in the Latimer Neighbourhood Plan which is intended to accommodate rowhouse or townhouse developments at a density of 20 to 37 uph (8 to 15 upa) with buildings not exceeding a height of 2-storeys.
- Bylaw No. 6022 amends the Latimer Neighbourhood Plan to permit 3-storey townhouses on a site-specific basis on the property located at 7620 – 197 Street.

### **Zoning Amendment:**

- Bylaw No. 6023 proposes to rezone a 0.5 ha (1.2 ac) portion of 7620 – 197 Street to a new Comprehensive Development Zone CD-203 to facilitate development of approximately 26 townhouse units at 29 uph (13.2 upa).
- The Rowhouse/Townhouse designation permits a density of 20 to 37 uph (8 to 15 upa).
- Consistent with the Latimer NP, a condition of rezoning includes dedication and construction of the street greenway on 76 Avenue and the Latimer Creek greenway on the east side of the site.

### **Development Permit Area 'B' – Residential:**

- The subject lands are located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 upa to a delegated staff official.
- As the proposed residential development is less than 25 upa, the associated development permit application is being processed concurrently for consideration by a delegated staff official.
- 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-203 zoning; landscaping and age friendly amenity area requirements; fire truck turning radius requirements; and alignment with the Development Permit Area B – Residential guidelines. Staff note that the site plan is conceptual, and resolution of the above requirements may result in a change to the proposed number of units.

### **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 the proposal is as follows:

|              | Unit Count | Rate per unit | Total            |
|--------------|------------|---------------|------------------|
| Townhouses   | 26         | \$14,400      | \$374,400        |
| <b>Total</b> |            |               | <b>\$374,400</b> |

### **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 |
|---------------------------|----------------------------|----------------------------|----------------------------|-----------------------|------------------------------|
| 6                         | 0                          | 59                         | 59                         | 13                    | 72                           |

Detailed tree management and landscape plans will be provided and reviewed in conjunction with the development permit.

OFFICIAL COMMUNITY PLAN AMENDMENT AND  
REZONING APPLICATION NO. 100293 (HAMSTRA /  
7620 – 197 STREET)  
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**Policy Considerations:**

The proposed Latimer Neighbourhood Plan amendment and rezoning will facilitate development of approximately 26 townhouse units on the property located at 7620 – 197 Street. Staff recommend that Council give first and second reading to Bylaws No. 6022 and 6023 (subject to eight (8) development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

Respectfully submitted,

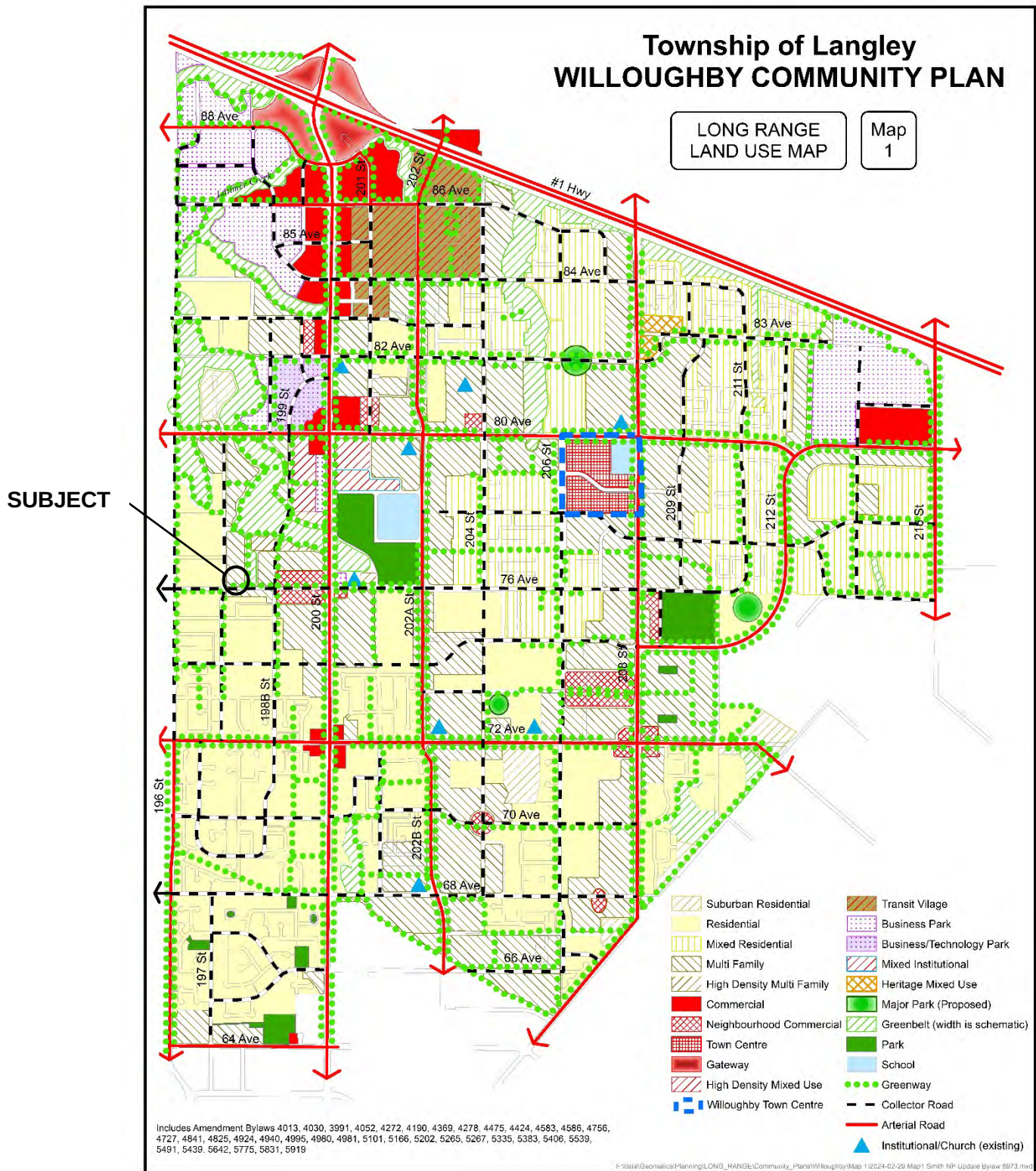
Alex Rowley  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A      Maps and Graphics

ATTACHMENT A

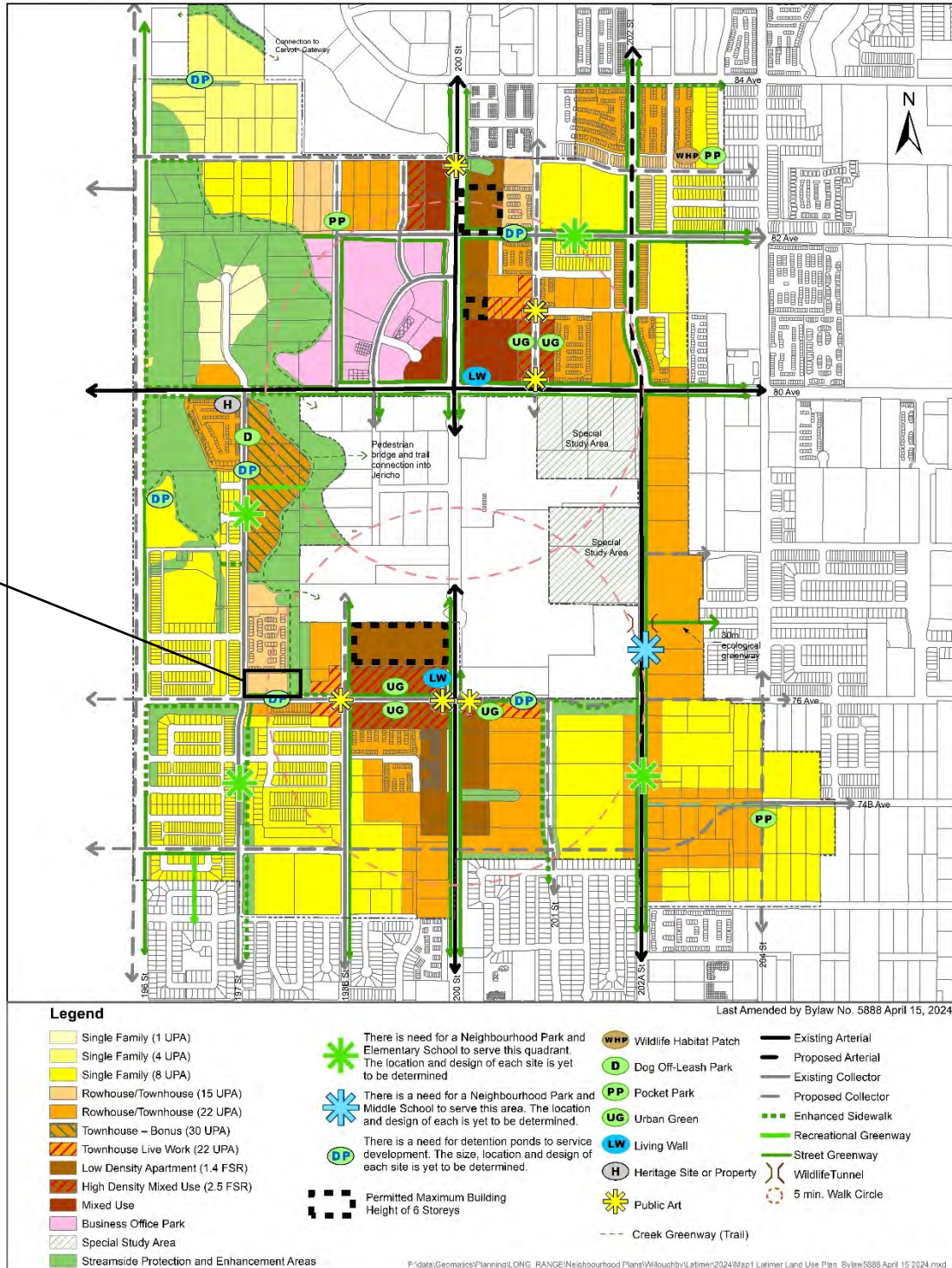


AERIAL CONTEXT MAP



Map 1 - Latimer Land Use Plan

SUBJECT





SITE PLAN – SUBMITTED BY APPLICANT

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842  
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800  
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101  
AMENDMENT (HAMSTRA) BYLAW NO. 6022**

**EXPLANATORY NOTE**

Bylaw No. 6022 amends the Latimer Neighbourhood Plan for land located at 7620 – 197 Street to increase the permitted height from two to three storeys for four of the six townhouse buildings on the north and east portions of the site.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842  
 AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800  
 AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101  
 AMENDMENT (HAMSTRA) BYLAW NO. 6022

A Bylaw to amend Latimer Neighbourhood Plan Bylaw No. 5101.

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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Hamstra) Bylaw No. 6022”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended by:
  - a) Replacing the first bullet point in Section 5.2.3 Rowhouse/Townhouse with the following:
    - Buildings shall not exceed a height of two storeys except three storeys shall be permitted for:
      - o lands that front 201 Street;
      - o Lots 9, 10 and 11 Section 22, Township 8, New Westminster District, Plan NWP70469 in accordance with Comprehensive Development Zone CD-168; and
      - o Lot 12 Section 22 Township 8 New Westminster District Plan 70469 in accordance with Comprehensive Development Zone CD-203.

|                         |        |        |
|-------------------------|--------|--------|
| 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

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**  
**AMENDMENT (HAMSTRA) BYLAW NO. 6023**

**EXPLANATORY NOTE**

Bylaw No. 6023 rezones a portion of land located at 7620 – 197 Street to Comprehensive Development Zone CD-203 to permit a comprehensive development consisting of approximately 26 townhouse units.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (HAMSTRA) BYLAW NO. 6023**

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 (Hamstra) Bylaw No. 6023".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
  - a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-203" after the words "Comprehensive Development Zone CD-202"
  - b. Adding to Section 110.1 after the words "CD-202" the words "CD-203 – 4,000 m<sup>2</sup>"
  - c. Adding after Section 1102 "Comprehensive Development Zone CD-202" the following as Section 1103 "Comprehensive Development Zone CD-203"

**1103 COMPREHENSIVE DEVELOPMENT ZONE CD-203**

**Uses Permitted**

- 1103.1 In the CD-203 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 1103.2

**Residential Uses**

- 1103.2 *Residential uses* shall consist of *townhouses*, on lands zoned Comprehensive Development Zone CD-203. A maximum of 26 residential units are permitted in Comprehensive Development Zone CD-203.

**Lot Coverage**

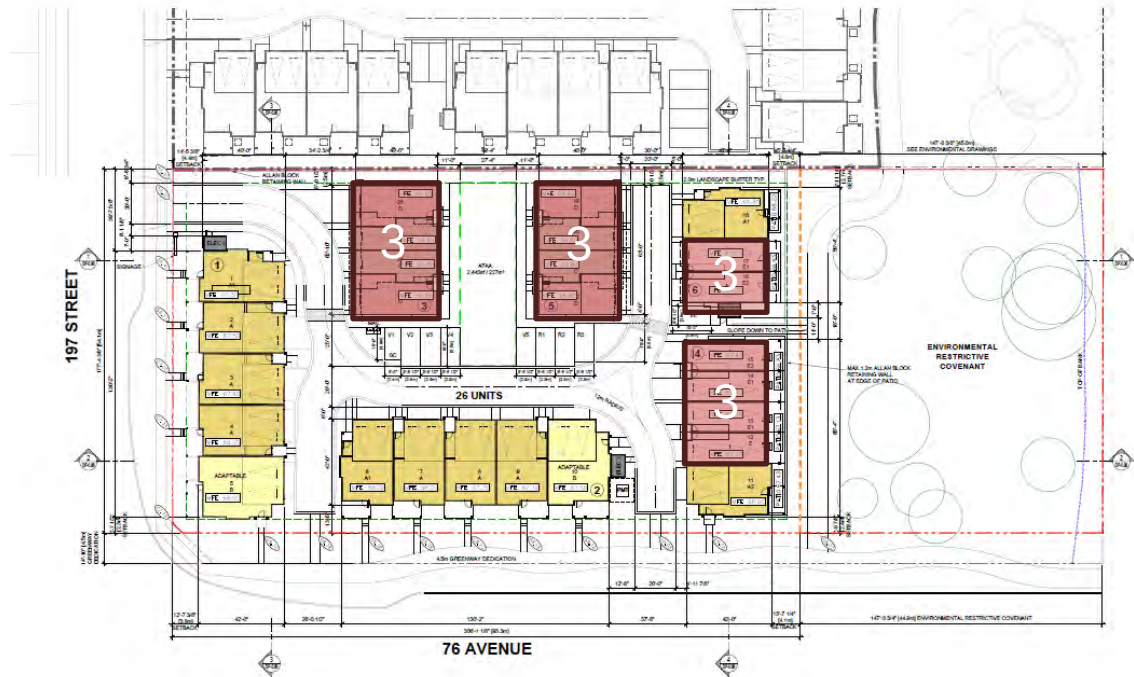
- 1103.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 50% of the *lot area*.

**Siting of Buildings and Structures**

- 1103.4 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

### **Height of Buildings and Structures**

- 1103.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of two *storeys* for *townhouses* except as indicated with “3” on the following plan the maximum shall be three *storeys*.



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

### **Parking and Loading**

- 1103.6 Parking and loading shall be provided in accordance with Section 107.

### **Subdivision Requirements**

- 1103.7 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**

- 1103.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

### **Age-Friendly Amenity**

- 1103.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

### **Development Permit Requirements**

- 1103.9 A Development Permit shall be issued 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 12 Section 22 Township 8 New Westminster District Plan 70469

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-203

|                         |        |        |
|-------------------------|--------|--------|
| 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. 6023

