



REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 17, 2023 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100249 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101400
 (QUALICO DEVELOPMENTS (VANCOUVER) INC. / 26739
 AND 26771 - 24 AVENUE)

REPORT: 23-68
FILE: 13-19-0343

PROPOSAL:

Application to amend the Aldergrove Community Plan and rezone approximately 1.78 ha (4.44 ac) of land at 26739 and 26771 - 24 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate development of 32 single family lots and issue Streamside Protection Development Permit No.101400.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5857 and 5858 subject to 10 development prerequisites being satisfied prior to final reading; that staff be authorized to schedule the required Public Hearing; and that Council authorize issuance (at time of final reading of Bylaws No. 5857 and 5858) of Streamside Protection Development Permit No.101400.

RATIONALE:

The proposed development complies with the overall objectives of the Aldergrove Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5857 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5858 rezoning 1.78 ha (4.44 ac) of land located at 26739 and 26771 - 24 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate the development of 32 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Secure design and construction of a municipal sanitary sewer lift station at 26603 – 24 Avenue;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedications for 268 Street, 24 Avenue, 24B Avenue, and a lane in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan;

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100249 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101400
 (QUALICO DEVELOPMENTS (VANCOUVER) INC. / 26739
 AND 26771 - 24 AVENUE)
 Page 2 . . .

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of restrictive covenants acceptable to the Township:
 - a. Identifying the units (5% of single family) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
 - b. Exterior Design Control Agreement on all lots;
 - c. Protection of Streamside Protection and Enhancement Areas;
7. Acceptance of the streamside enhancement plans, fencing, signage, and security;
8. Registration of a statutory right-of-way for the purpose of a pedestrian connection along the northern edge of the Streamside Protection and Enhancement Area for Lots #22-30, as per the site layout dated March 28, 2023;
9. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy;
10. Payment of applicable 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 (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Vancouver) Inc) Bylaw No. 5857 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 Bylaws No. 5857 and 5858 authorize the issuance of Streamside Protection Development Permit No.101400, in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township;
- 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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5857 and 5858 in conjunction with the hearing for Proposed Development Permit No. 101400.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100249 AND
DEVELOPMENT PERMIT APPLICATION NO. 101400
(QUALICO DEVELOPMENTS (VANCOUVER) INC. / 26739
AND 26771 - 24 AVENUE)
Page 3 . . .

EXECUTIVE SUMMARY:

Qualico Developments (Vancouver) Inc. has applied to develop 1.78 ha (4.44 ac) of land located at 26739 and 26771 - 24 Avenue with 32 single family lots (Attachments B through E). To facilitate the development, the applicant proposes to amend the Aldergrove Community Plan to increase the maximum permitted net density from 9 units per acre (upa) (22 units per hectare (uph)) to 9.75 upa (24 uph) within the existing "Low Density Residential" land use designation. The application also proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to accommodate the proposal.

As the proposal supports the overall objectives of the Aldergrove Community Plan, staff recommend that Council consider the plan amendment and rezoning request, subject to the completion of 10 development prerequisites.

Streamside Protection Development Permit No.101400 is also being proposed in conjunction with the rezoning application in accordance with Section 4.20 of Schedule 3 of the Official Community Plan.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to the Aldergrove Community Plan Amendment Bylaw No. 5857, Rezoning Bylaw No. 5858, and Streamside Protection Development Permit No.101400.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100249 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101400
 (QUALICO DEVELOPMENTS (VANCOUVER) INC. / 26739
 AND 26771 - 24 AVENUE)
 Page 4 . . .

REFERENCE:

Owner / Agent:	Qualico Developments (Vancouver) Inc. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Location:	26739 and 26771 24 Avenue
Legal Description:	Lot 3 Section 19 Township 13 New Westminster District Plan 36004 Lot 4 Section 19 Township 13 New Westminster District Plan 36004
Area:	0.89 (2.2 ac) 26739 24 Avenue <u>0.89 (2.2 ac) 26771 24 Ave</u> 1.78 ha (4.44 ac) total
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A and Residential Compact Lot Zone R-CL(A)
Aldergrove Community Plan:	Low Density Residential (up to 9 units per acre)

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated “Low Density Residential” in the Aldergrove Community Plan. This land designation allows a net density of up to 9 upa (22 uph).

DISCUSSION/ANALYSIS:

- Qualico Developments (Vancouver) Inc. applied to amend the Aldergrove Community Plan and rezone 1.78 ha (4.44 ac) of land to Residential Zone R-1A and Residential Compact Zone R-CL(A).
- The proposal will facilitate development of 32 single family lots (14 front loaded and 18 rear loaded).
- Four lots fronting 268 Street are proposed to be zoned Residential Zone R-1A with a minimum lot frontage of 12 m (39.3 ft) to acknowledge the streetscape on the east side of 268 Street.
- Lots facing 24 Avenue (Site Plan lots # 22-30) accommodate a streamside area on the front portion of lots and are proposed to be zoned Residential Compact Lot Zone R-CL(A).
- One onsite Class B (yellow-coded) constructed watercourse and one Class B (yellow-coded) roadside watercourse are proposed to be reconstructed to support development and required widening of 24 Avenue.
- The proposed Streamside Protection Area (SPEA) will be protected by a restrictive covenant.

Adjacent Uses:

	Existing Use	Aldergrove and Rural Plan Community Plan Designation	Existing Zoning
North:	Suburban residential lot with a single family dwelling and accessory buildings	Low Density Residential (up to 9 upa)	Suburban Residential Zone SR-2
South:	24 Avenue, beyond which are lands in the ALR	Agricultural / Countryside	Rural Zone RU-2
East:	268 Street, beyond which are single family houses	Low Density Residential (up to 9 upa)	Residential Zone R-1D
West:	Suburban residential lot with a single family dwelling and accessory buildings	Low Density Residential (up to 9 upa)	Suburban Residential Zone SR-2

Community Plan Amendment:

- Schedule A of the Aldergrove Community Plan (Attachment B) indicates that the site is designated “Low Density Residential” that permits a net density up to 9 upa (22 upha).
- Based on the net density permitted over the entire site, a total maximum of 29 single family lots are permitted under the existing designation.
- As the proposed 32 single family lots exceeds the net maximum density permitted, the applicant proposes to amend the Aldergrove Community Plan on a site specific basis to accommodate a density of 9.75 upa (24 upha).

Zoning Amendment:

- Bylaw No. 5858 proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate development of 32 single family lots.
- The project complies with the provisions of the site’s proposed Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) Zone zoning in terms of lot areas, lot widths, and depths.

Streamside Protection and Enhancement Development Permit:

- A Streamside Protection and Enhancement Development Permit is required for this project under Section 4.20 of Schedule 3 of the OCP.
- One onsite Class B (yellow-coded) constructed watercourse and one Class B (yellow-coded) roadside watercourse are proposed to be reconstructed into a single watercourse at the southern portion of the site to support development and required widening of 24 Avenue.
- Proposed works include impacting 2,247 m² (24,186.5 ft²) of riparian and 132 m² (433.1 ft²) of instream area and reconstructing 2,237 m² (24,078.9 ft²) of riparian and 142 m² (465.9 ft²) of instream area.
- The SPEA will be restored with native vegetation protected in a restrictive covenant and will be subject to a 3-year monitoring and maintenance program.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100249 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101400
 (QUALICO DEVELOPMENTS (VANCOUVER) INC. / 26739
 AND 26771 - 24 AVENUE)
 Page 6 . . .

- Proposed streamside works are consistent with the objectives of the OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Protection Development Permit No. 101400 is Attachment A to this report.

Community Amenity Contributions:

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

As the applicant has proposed more units than permitted by the Aldergrove Community Plan, the CAC's for the project are required to be increased as specified in the policy. Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per unit	Total
Single Family Residential	32	11,854.00	\$ 379,328.00
Units above Aldergrove CP max	3	\$25,000.00	\$ 75,000.00
Total			454,328.00

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Street Trees Provided	Total Trees Post Development
23	12	82	27	121

Policy Considerations:

The proposed Aldergrove Community Plan amendment and rezoning application facilitates the development of 32 single family lots.

In staff's opinion, the proposal is consistent with the overall goals and objectives of the Aldergrove Community Plan. Staff recommend that Council give first and second reading to Bylaws No. 5857 and 5858 (subject to 10 development prerequisites); authorize issuance (at time of final reading of Bylaw No. 5858) of accompanying Streamside Protection Development Permit No. 101400; and authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw No. 5857 and Rezoning Bylaw No. 5858.

Respectfully submitted,

Zorica Andjelic
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101400
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Aldergrove Community Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant

ATTACHMENT A THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101400

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

1. NAME: Qualico Developments (Vancouver) Inc.

 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: Lots 3 and 4, Section 19, Township 13, New Westminster District, Plan NWP36004

 CIVIC ADDRESS: 26771 and 26739 24 Avenue, Langley, BC

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:
 - a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
 - b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township;
 - 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.

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 have the force and effect of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

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

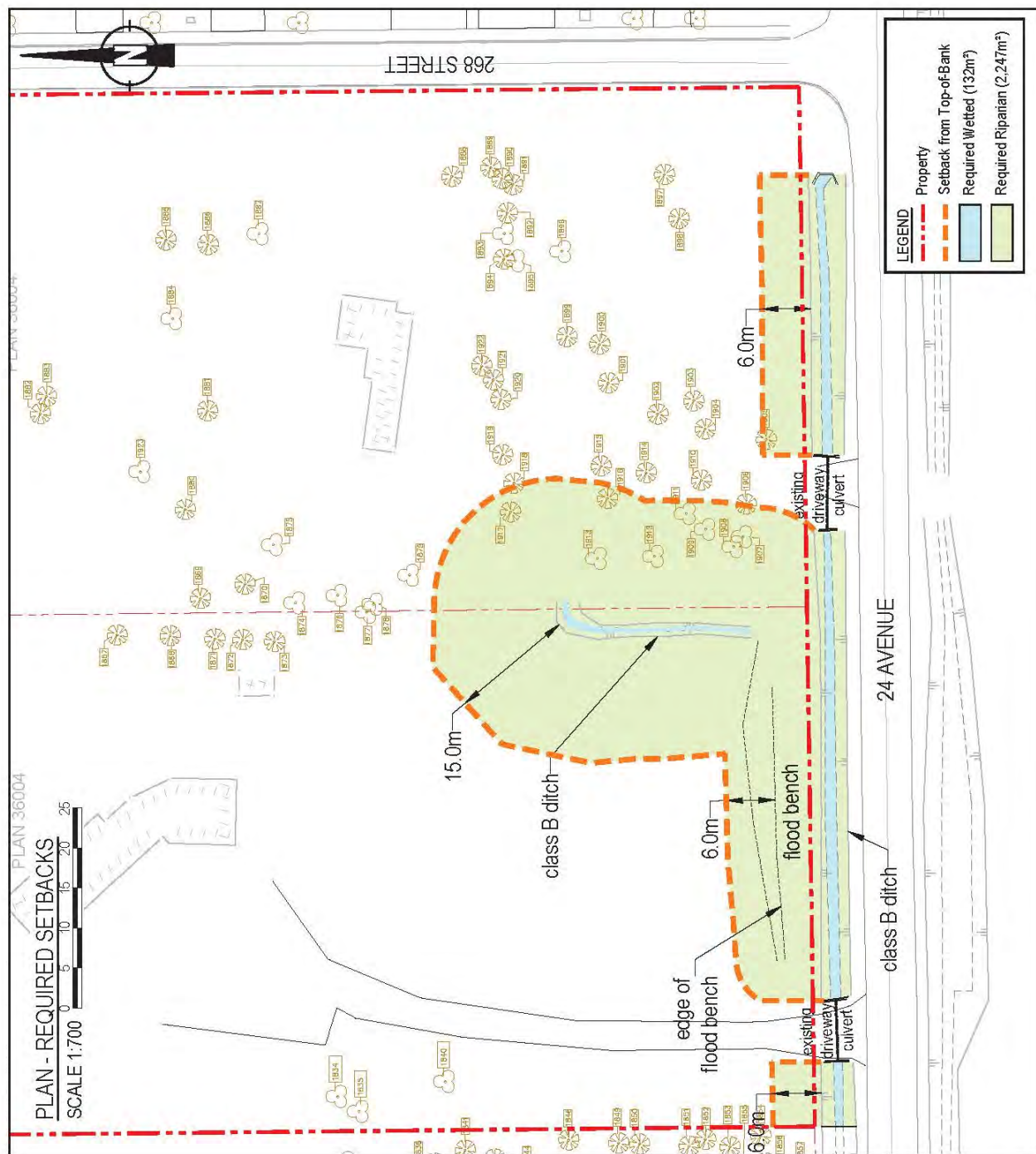
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

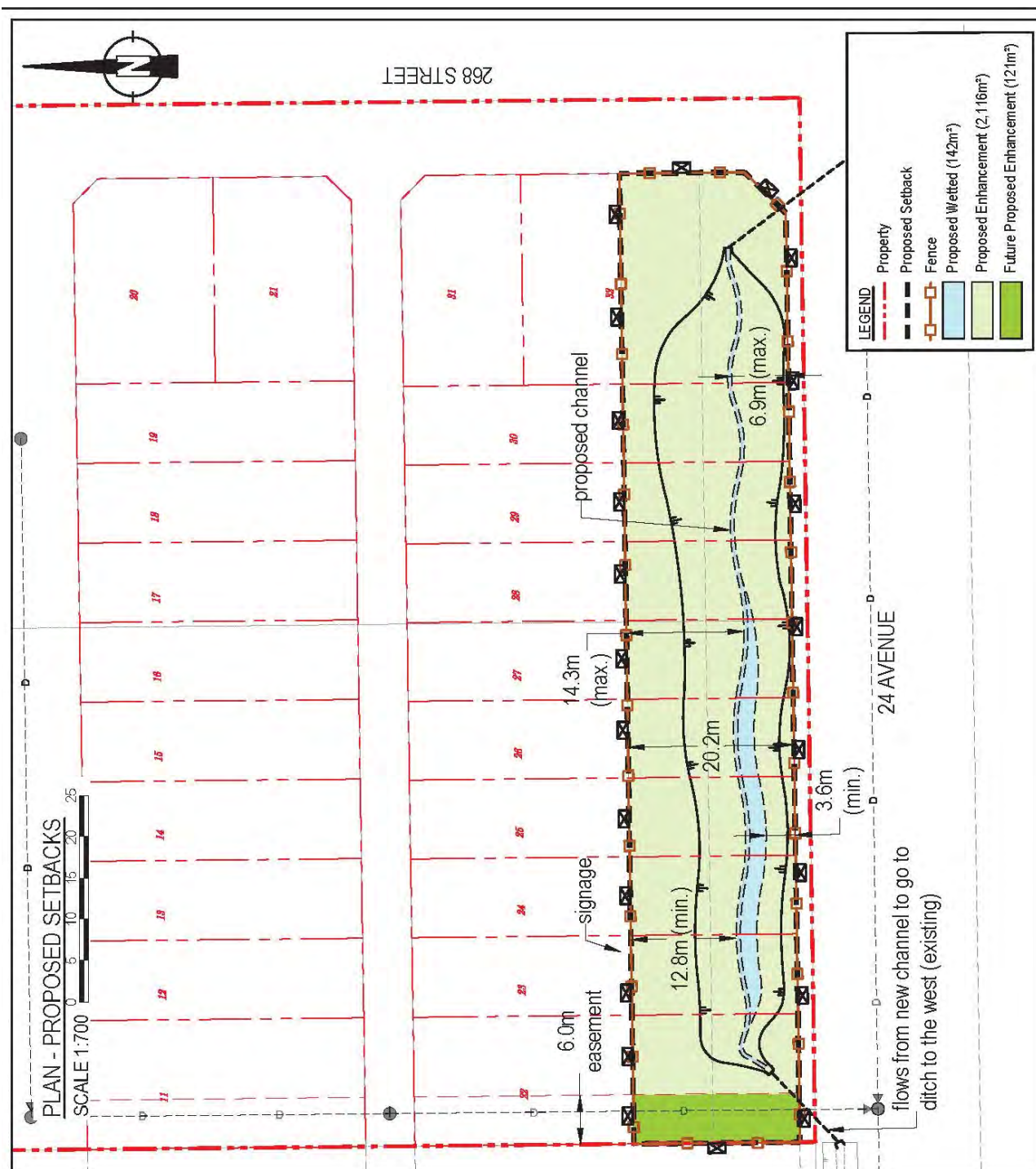
Attachments:

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

SCHEDULE A



SCHEDULE B

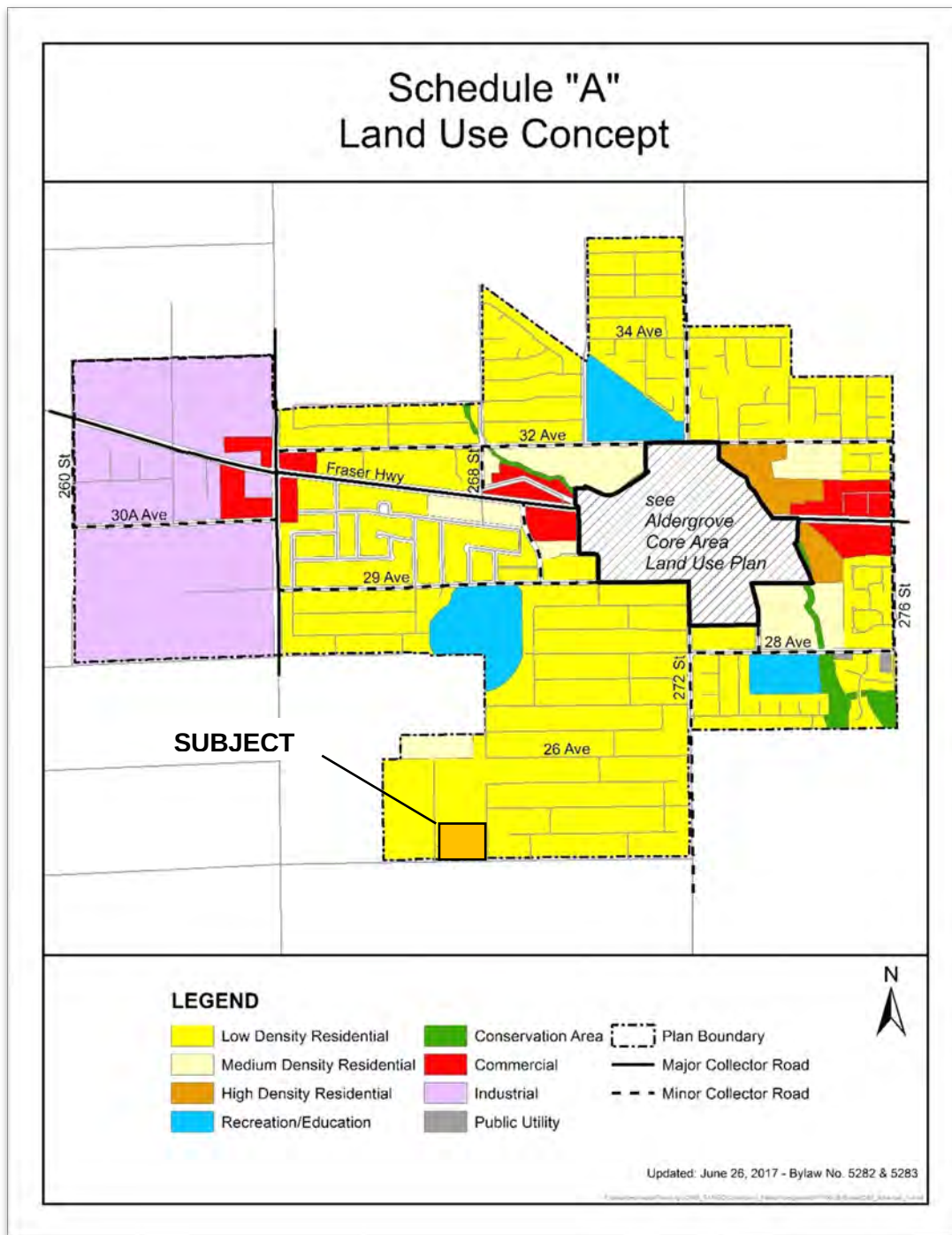


PROPOSED STREAMSIDE PROTECTION AREA

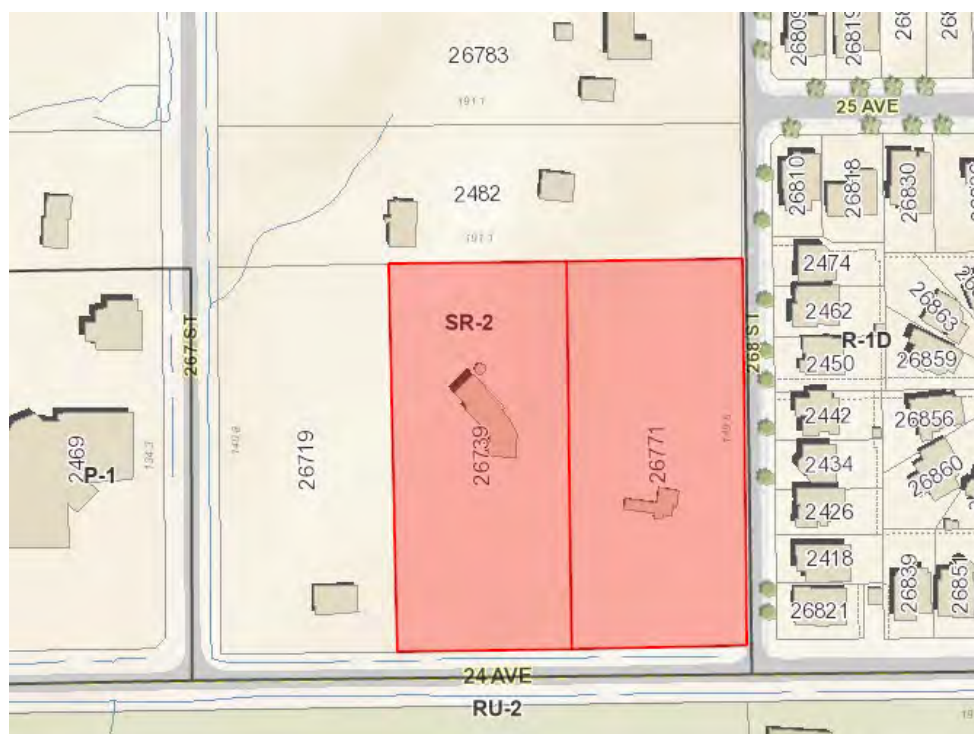
ATTACHMENT B



AERIAL CONTEXT MAP

**ALDERGROVE COMMUNITY PLAN**

ATTACHMENT D





**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT
(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT
(QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW NO. 5857**

EXPLANATORY NOTE

Bylaw No. 5857 amends the “Low Density Residential” designation of the Aldergrove Community Plan to permit a density of 24 units per hectare (9.75 units per acre) on property located at 26739 and 26771 - 24 Avenue.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
 LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT
 (ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT
 (QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW NO. 5857**

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 (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5857”.
2. The “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802”, as amended in Part III, is further amended by:
 - a) Adding the following as Section 1(e) after following Section 1(d)

Notwithstanding the above, the maximum permitted residential density for lands designated “Low Density Residential” legally described as: Lot 3 Section 19 Township 13 New Westminster District Plan 36004 and Lot 4 Section 19 Township 13 New Westminster District Plan 36004 shall be 24 units per hectare (9.75 units per acre).

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW NO. 5858**

EXPLANATORY NOTE

Bylaw No. 5858 rezones 1.78 ha (4.44 ac) of land at 26739 and 26771 - 24 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to accommodate a residential development consisting of 32 single family lots.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW NO. 5858**

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 Developments (Vancouver) Inc.) Bylaw No. 5858”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 3 Section 19 Township 13 New Westminster District Plan 36004
Lot 4 Section 19 Township 13 New Westminster District Plan 36004

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to
to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A)

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

	Mayor		Township Clerk
--	-------	--	----------------

SCHEDULE 'A' BYLAW NO. 5858

