Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-96
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-19-0312
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100254 (QUALICO DEVELOPMENTS (ALDERGROVE) INC. / 2600 BLOCK OF 268 STREET)		

PROPOSAL:

Application to amend the Aldergrove Community Plan and rezone approximately 3.0 ha (7.4 ac) of land in the 2600 Block of 268 Street to Comprehensive Development CD-115 Zone, Residential Zone R-1B, and Residential Compact Lot Zone R-CL(A) to facilitate development of 45 townhouse units and 25 single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5882 and 5883 subject to 16 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 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 (Aldergrove) Inc.) Bylaw No. 5882 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Aldergrove) Inc.) Bylaw No. 5883 rezoning approximately 3.0 ha (7.4 ac) of land located in the 2600 Block of 268 Street to Residential Zone R-1B, Residential Compact Lot Zone R-CL(A) and Comprehensive Development Zone CD-115 to facilitate the development of 45 townhouse units and 25 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, 26 Avenue and a cul-de-sac road in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan;

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Submission of a Traffic Impact Study to determine the effects of the development and securing any required improvements to the intersections of 24 Avenue and Highway 13 and 24 Avenue and 272 Street;
6. Submission of a stormwater drainage study to verify existing detention pond capacity (26603 - 24 Ave) is adequate to support the proposed development;
7. 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);
8. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (5% of single family and townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Prohibiting parking on internal strata roadways of townhouse development (other than in clearly identified parking spaces);
    c. 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;
    d. Exterior Design Control Agreement on single family lots;
    e. Protection of Streamside Protection and Enhancement Areas;
9. Acceptance of the streamside enhancement plans, fencing, signage, and security;
10. Compliance with the age friendly amenity area requirements for the townhouse portion of the site;
11. Discharge of the Restrictive Streamside Protection Covenant (BCP14382) registered on the property upon compliance of proposed streamside enhancement plans, fencing, signage, and security;
12. Registration of a statutory right-of-way for the purpose of a pedestrian connection through the Agricultural Land Reserve (ALR) buffer, (per site layout dated May 15, 2023);
13. Registration of a statutory right-of-way for the purpose of a pedestrian connection from 26 Avenue through the townhouse portion of the site to Aldergrove Athletic Park;
14. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
15. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy;
16. 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 (Aldergrove) Inc.) Bylaw No. 5882 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); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5882 and 5883.

EXECUTIVE SUMMARY:

Qualico Developments (Aldergrove) Inc. has applied to develop 3.0 ha (7.4 ac) of land located in the 2600 Block of 268 Street to facilitate development of 45 townhouse units and 25 single family lots (Attachment D). To facilitate the development, the applicant proposes to amend the Aldergrove Community Plan to allow single family residential as a permitted housing form within the "Medium Density Residential" land use designation on a site specific basis. The application also proposes to rezone the site to Residential Zone R-1B, Residential Compact Lot Zone R-CL(A), and Comprehensive Development Zone CD-115 Zone to accommodate the proposal.

A delegated Development Permit for form and character of the proposed townhouse units will be required prior to building permit should Council elect to advance the application.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to the Aldergrove Community Plan Amendment Bylaw No. 5882 and Rezoning Bylaw No. 5883.

REFERENCE:

Owner / Agent:	Qualico Developments (Aldergrove) Inc. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Location:	2600 Block of 268 Street
Legal Description:	Lot 2 Section 19 Township 13 New Westminster District Plan BCP14381
Area:	3.0 ha (7.4 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-115, Residential Zone R-1B and Residential Compact Lot Zone R-CL(A)
Aldergrove Community Plan:	Low Density Residential (net density up to 9 units per acre (UPA)) and Medium Density Residential (net density of 10-12 UPA)

BACKGROUND/HISTORY:

In 2017, the Aldergrove Community Plan (CP) was amended to include the subject site (Attachment E). The eastern 0.3 ha (0.7 ac) portion of the site fronting 268 Street is designated "Low Density Residential" (detached single family units at a net density of up to 9 UPA) and the western 2.7 ha (6.7 ac) portion of the site is designated "Medium Density Residential" (multi-family units such as townhouses and fourplexes at a net density of 10-12 UPA). Concurrent with the CP amendment, a restrictive covenant was registered for a 15.0 m ALR buffer along the site's western edge.

DISCUSSION/ANALYSIS:

- Qualico Developments (Aldergrove) Inc. has applied to amend the Aldergrove Community Plan and rezone the subject site (3.0 ha (7.4 ac)) to Comprehensive Development Zone CD-115, Residential Zone R-1B, and Residential Compact Zone R-CL(A).
- The proposal will facilitate development of 25 single family lots, 45 townhouse units and provision of an ALR buffer and Streamside Protection and Enhancement Area (SPEA) as indicated on Attachment D.
- A Class B (yellow-coded) watercourse exists on the central portion of the site (Attachment D). The associated SPEA is to be protected by restrictive covenant which is included as a development prerequisite.

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	Aldergrove Athletic Park	Official Community Plan: Urban	Suburban Residential Zone SR-2

South:	26 Avenue, beyond which are lands zoned Suburban Residential Zone SR-2 and 267 Street	Aldergrove Community Plan: Low Density Residential (up to 9 UPA)	Suburban Residential Zone SR-2
East:	268 Street, beyond which are single family houses	Aldergrove Community Plan: Low Density Residential (up to 9 UPA)	Residential Zone R-1D
West:	Suburban residential lot with a single family dwelling and accessory buildings in the ALR	Official Community Plan: Urban	Suburban Residential Zone SR-2

Community Plan Amendment:

- The Aldergrove Community Plan (Attachment B) indicates that the westerly portion of site (6.7 ac) is designated "Medium Density Residential" (10-12 UPA) and allows for multi-family unit types.
- The applicant proposes to amend the Aldergrove Community Plan on a site specific basis to increase the permitted density to 12.5 UPA and permit single family lots within the "Medium Density Residential" designation.
- According to the applicant, "the proposed land use offers an improvement to the interface impacts on the ALR through the placement of detached housing rather than strata townhouses as contemplated by this designation."
- As the proposed 45 townhouse units and 20 single family units result in a net density of 12.5 UPA versus the 12.0 UPA permitted, a site specific amendment to the Plan to accommodate the single family use and density is proposed on the Medium Density Residential designated portion of lands.
- Staff note as part of the 2017 report "an offsetting community benefit being advanced by the applicant and secured as part of a future rezoning application to reflect increased density" was referenced. Subsequently, the Township has adopted a Community Amenity Contribution Policy that is applicable to this subject application and described further in this report.

Zoning Amendment:

- Bylaw No. 5858 proposes to rezone the site to Comprehensive Development CD-115 Zone, Residential Zone R-1B, and Residential Compact Lot Zone R-CL(A) to facilitate development of 25 single family lots and 45 townhouse units.
- The project complies with the provisions of the site's proposed Residential Zone R-1A, Residential Compact Lot Zone R-CL(A), and new Comprehensive Development Zone CD-115 Zone in terms of lot areas, lot widths, and depths.

Development Permits:

- The "Medium Density Residential" designation portion of the site is located in Development Permit Area "A" of the Aldergrove 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 below 25 UPA, the associated townhouse Development Permit 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 Plan amendment and rezoning applications and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Single Family Residential	25	$16,900	$422,500
Townhouses	45	$14,400	$648,000
Additional Contribution	1	$25,000	$25,000
Total			**$1,095,500**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	**Significant Trees Retained**	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
24	0	149	149	10	159

Policy Considerations:

The proposed Aldergrove Community Plan amendment and rezoning application facilitates the development of 25 single family lots and 45 townhouse units.

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. 5882 and 5883 (subject to 16 development prerequisites) and authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw No. 5882 and Rezoning Bylaw No. 5883.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

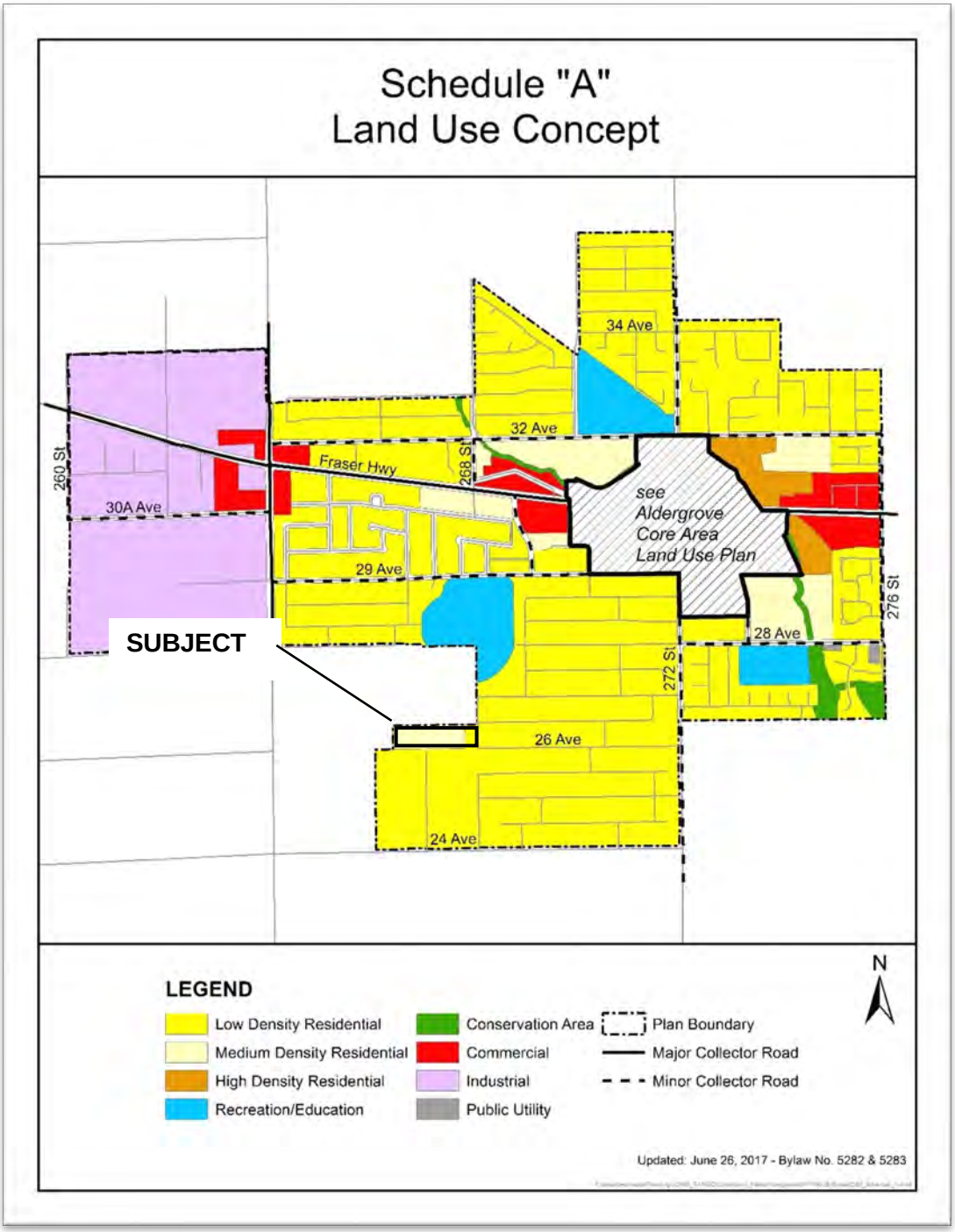
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Aldergrove Community Plan Map
ATTACHMENT C	Zoning Bylaw No. 2500 Map
ATTACHMENT D	Site Plan Submitted by Applicant
ATTACHMENT E	May 8, 2017 Report to Council - without attachments

ATTACHMENT A



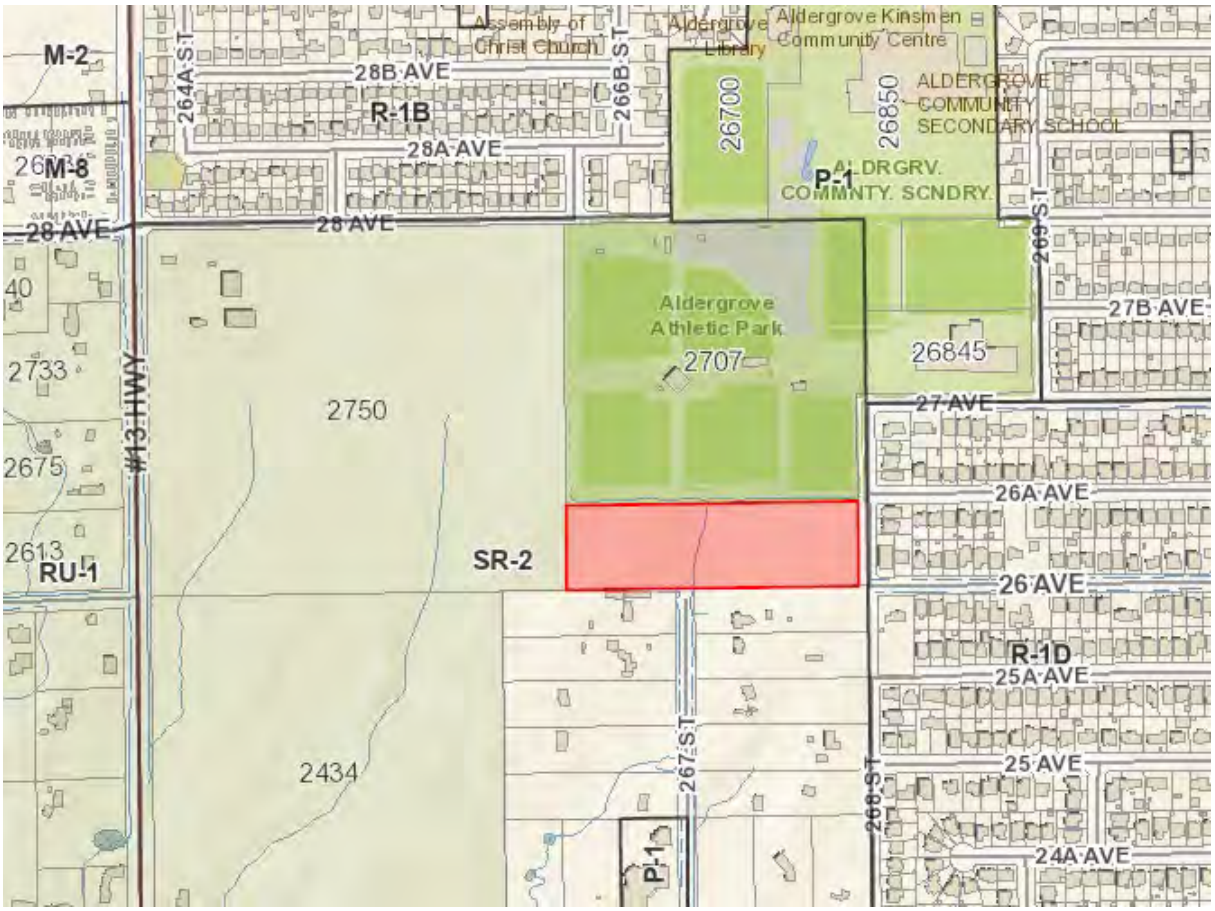
AERIAL CONTEXT MAP

ATTACHMENT B



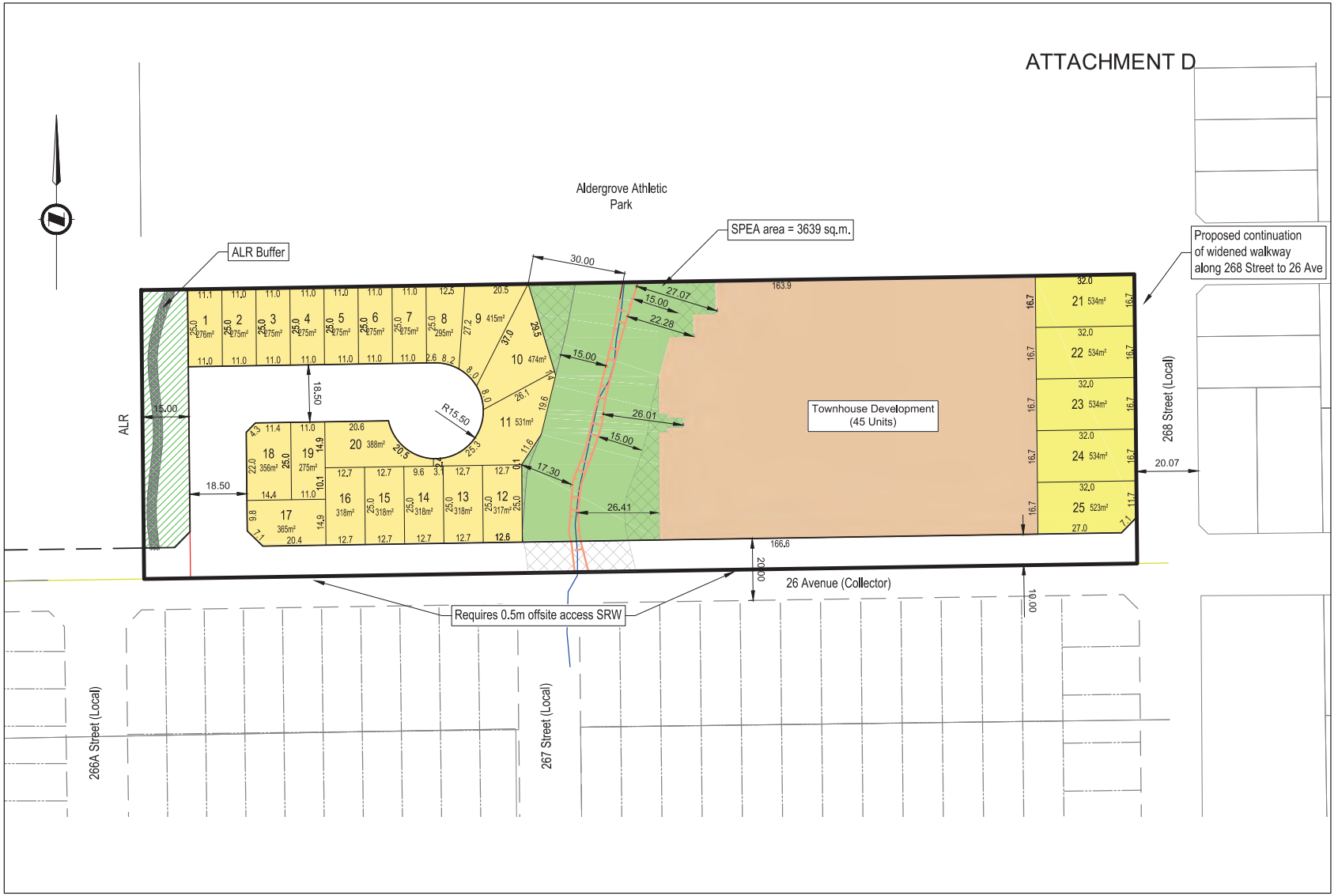
ALDERGROVE COMMUNITY PLAN

ATTACHMENT C



ZONING BYLAW MAP

ATTACHMENT D



LEGEND

- Subject Property
- R-1B (5 units)
- R-CL(A) (20 units)
- Townhouse (45 units)
- ALR Buffer (15m average)
- Covenant Boundary
- SPEA
- Watercourse
- Assumed Top of Bank
- Road/Lot Encroachment into SPEA (343m²)
- Compensation for Road / Lot Encroachment (798m²)

SITE STATISTICS

PID	Address
026 114 798	No Address, 268 Street

Zone	Min. Lot Area (m²)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-1B			
Interior Lot	464.5	15.25	25.0
Corner Lot	464.5	15.25	25.0
R-CL(A) - Front Loaded			
Interior Lot	275	11.0	25.0
Corner Lot	355	14.2	25.0

	Proposed Units	70
	Acre	Sq. Meters
Total Gross Site Area	7.41	29,981
Road Dedication	1.47	5,947
Below Top-of-Bank	0.07	291
Net Site Area	5.87	23,743
Proposed Density	11.93	

FOR SUBMISSION

DATE	#	REVISION	INITIAL
2023.05.15	0	Layout based on Township comments	CM

SKETCH #2

Conceptual Subdivision
268 St and 26 Ave
Township of Langley, BC

DATE: May 15, 2023
PREPARED FOR: Qualico
SCALE: 1 : 1250 @ 11" X 17"
McE PROJECT: 2111-18-03
MUN. PROJECT: 13-116-02

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

F.2

NOTES

1. Subject site perimeter from preliminary subdivision plan dated May 27, 2022.
2. Off-site base map is from the Township of Langley open data.
3. This drawing is for preliminary layout only, and subject to municipal approval.
4. The areas and dimensions shown on the drawings are subject to detailed calculations, and may vary.
5. This drawing is not to be used for legal transactions.
6. Architectural plan dated March 2, 2022.
7. SPEA setbacks shown per QEP report.
8. Setback Variance on R-1B lots
   - 8.1. Rear - from 7.5m to 6 m
   - 8.2. Side flunking road - from 4.5m to 2.5 m

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, RELISED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

ATTACHMENT D
F.2

Township of Langley

Est. 1873

ATTACHMENT E

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 8, 2017 - REGULAR EVENING MEETING	**REPORT:**	17-49
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-19-0312
SUBJECT:	ALDERGROVE COMMUNITY PLAN AMENDMENT APPLICATION NO. 100136 (CREEKLAND PARK DEVELOPMENTS LTD. / 2600 BLOCK OF 268 STREET)		

PROPOSAL:

Application to amend the Aldergrove Community Plan to include a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street in the Aldergrove Community Plan area, to designate the property Low Density Residential and Medium Density Residential, and to include the property in Development Permit Area 'A'. A future rezoning and Development Permit application would be required for redevelopment of the lands should the Community Plan amendment receive favourable consideration.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5282, and authorize staff to schedule the required Public Hearing.

RATIONALE:

The proposed Aldergrove Community Plan amendment is consistent with the site's General Urban designation in the Regional Growth Strategy and its Urban designation in the Township's Official Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282, to include a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street in the Aldergrove Community Plan, designate it for Low Density Residential and Medium Density Residential purposes and include it as part of Development Permit Area 'A';

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282 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, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

That Council authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw 2017 No. 5282.

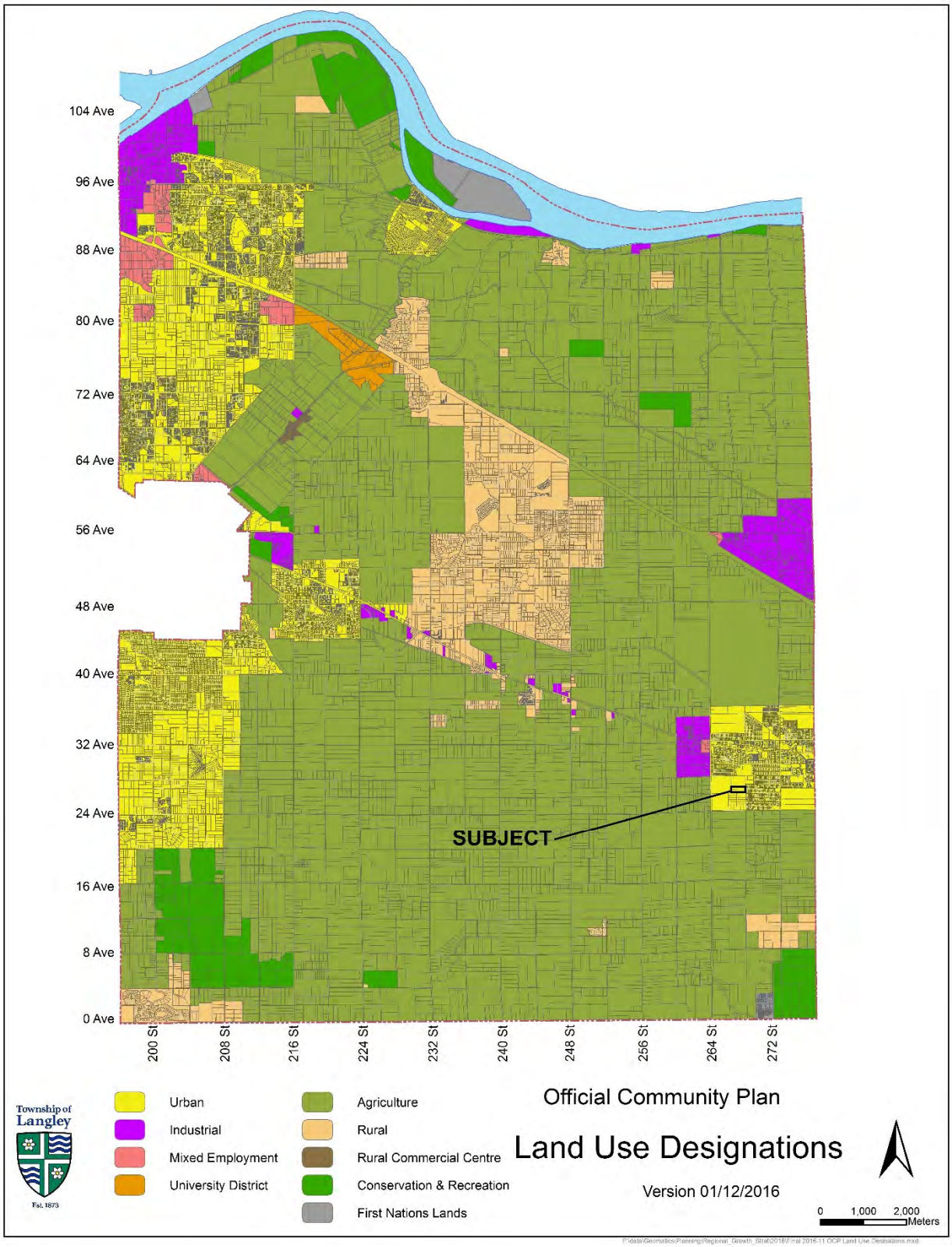
EXECUTIVE SUMMARY:

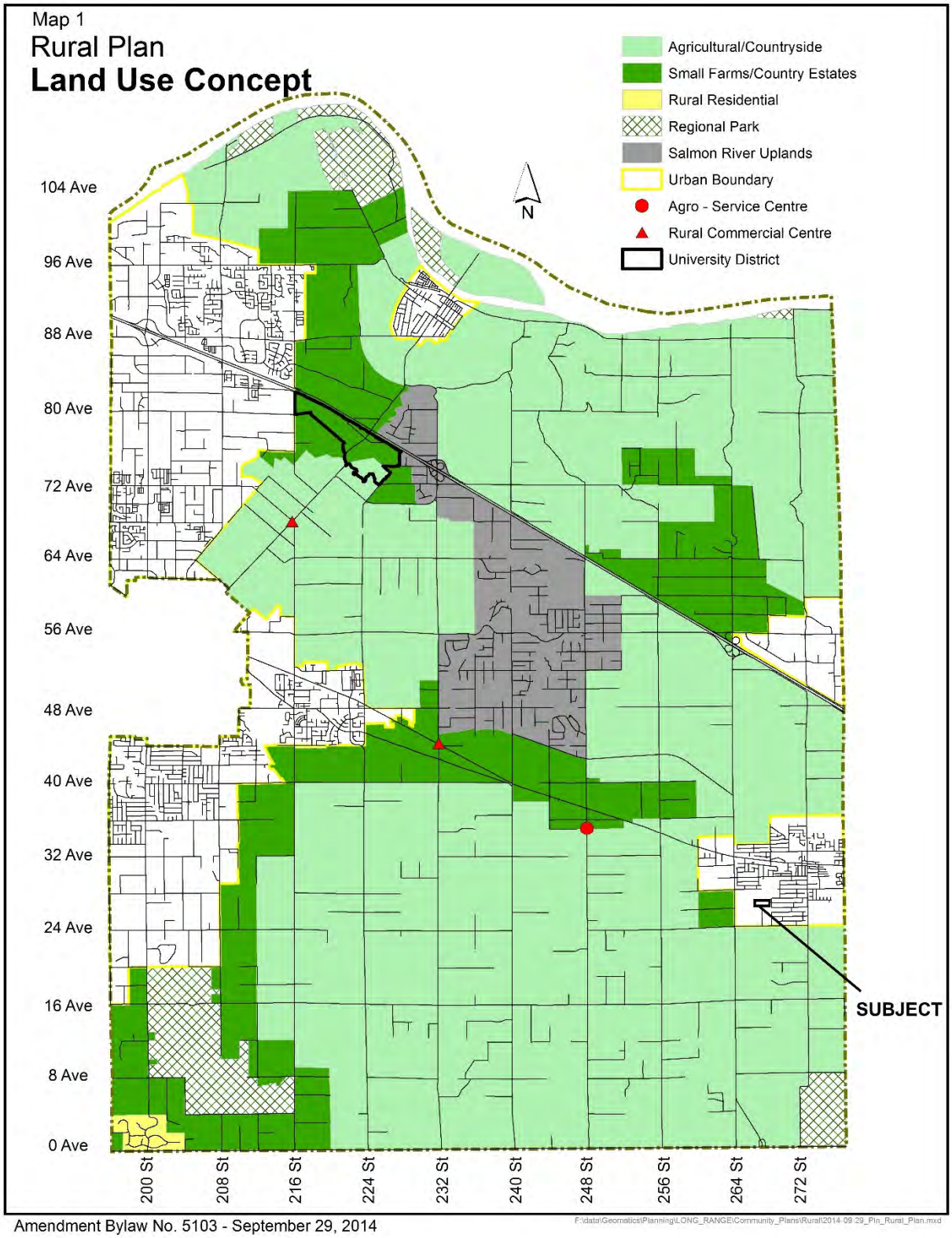
Creekland Park Developments Ltd. has applied to amend the Aldergrove Community Plan to include a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street. The proposed amendment will designate the lands for Low Density Residential and Medium Density Residential purposes and include the site in Development Permit Area 'A'. Should Council favourably consider the proposed amendment, the applicant indicates they will proceed with a concurrent rezoning and Development Permit application.

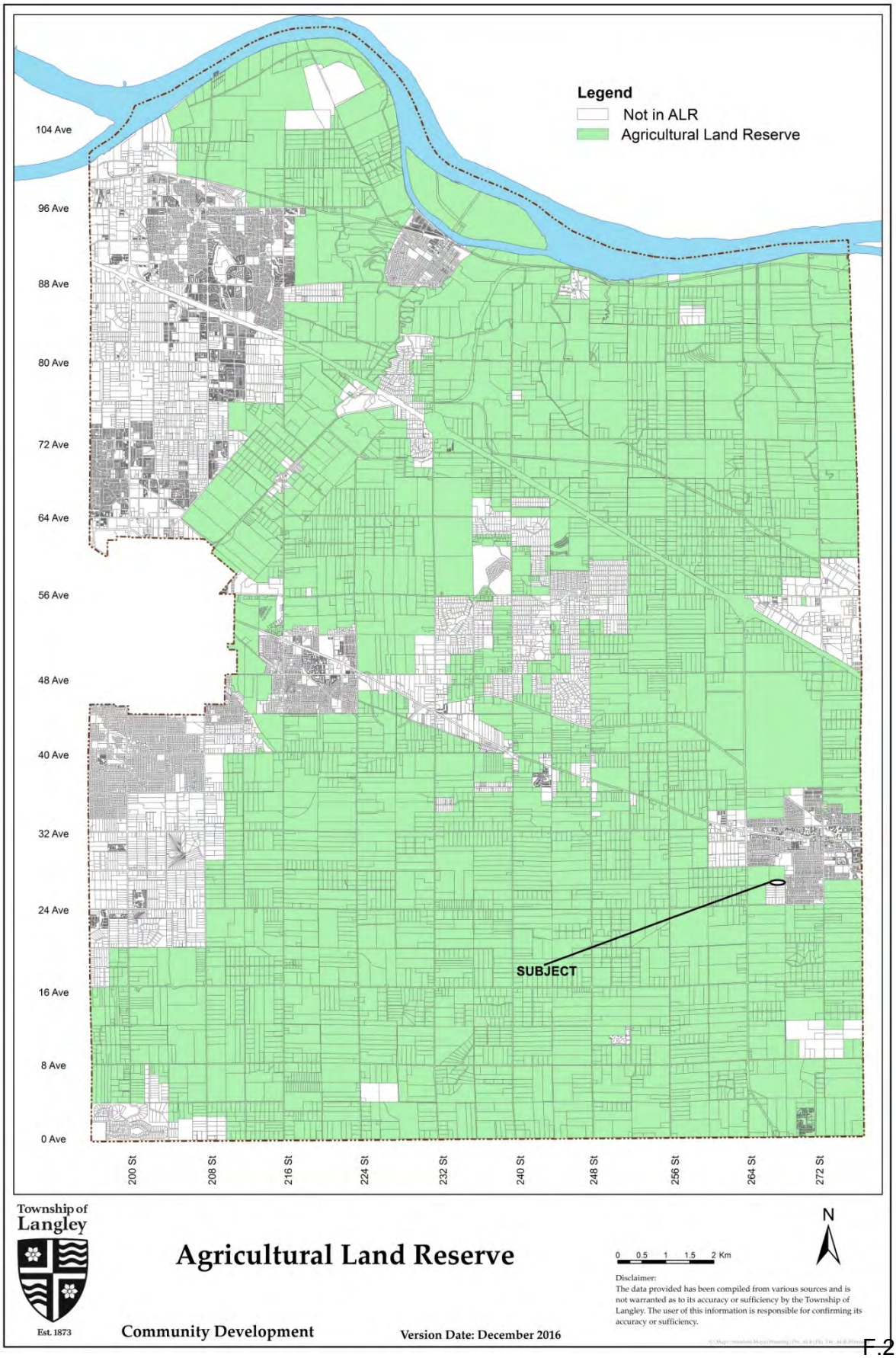
The proposed amendment is consistent with site's General Urban designation and location within the Urban Containment Boundary in the Regional Growth Strategy, its Urban designation in the Township's Official Community Plan and its location outside the Agricultural Land Reserve. Expansion of the residential population base of Aldergrove is also supportive of recent Township infrastructure and recreation facility initiatives in the community.

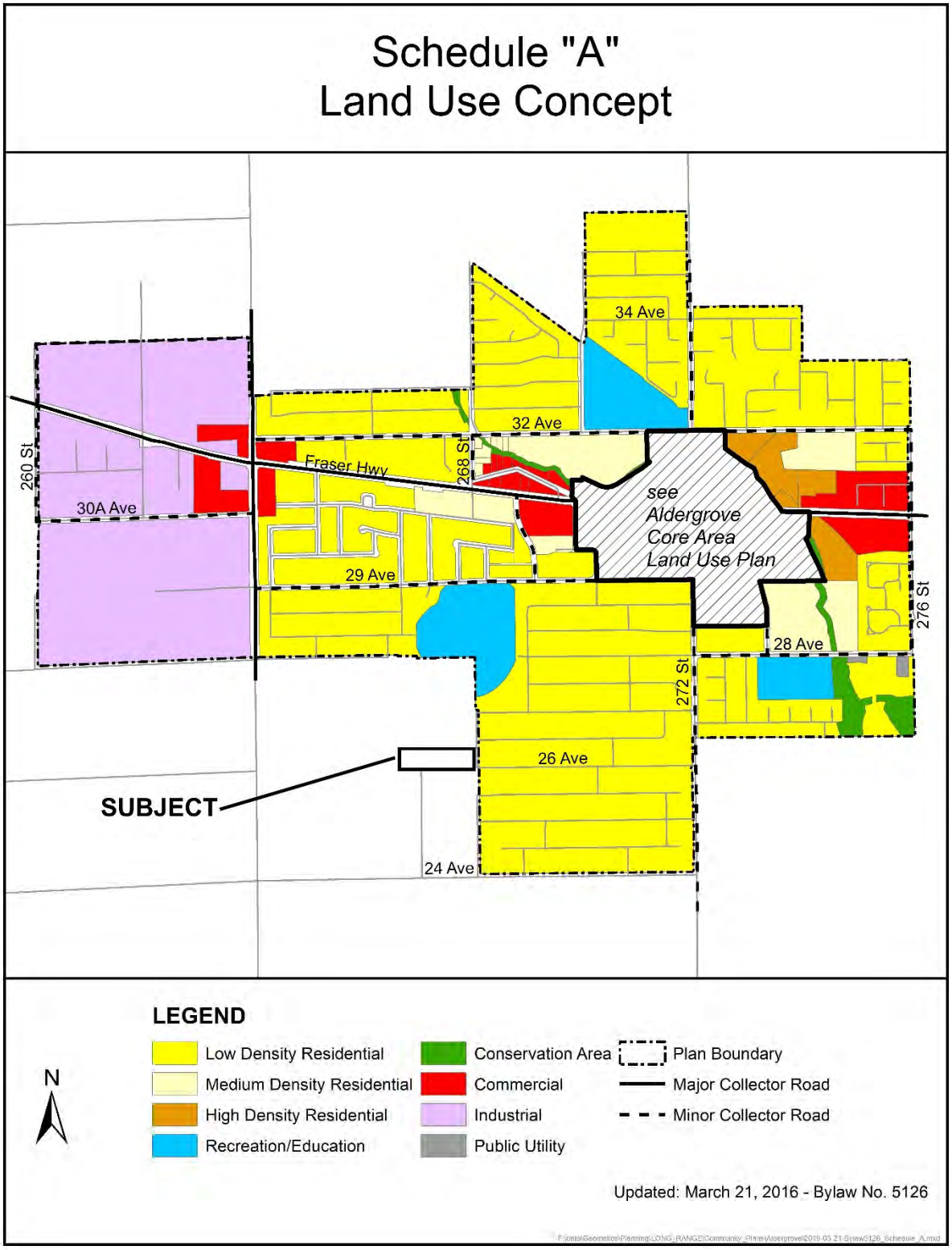
PURPOSE:

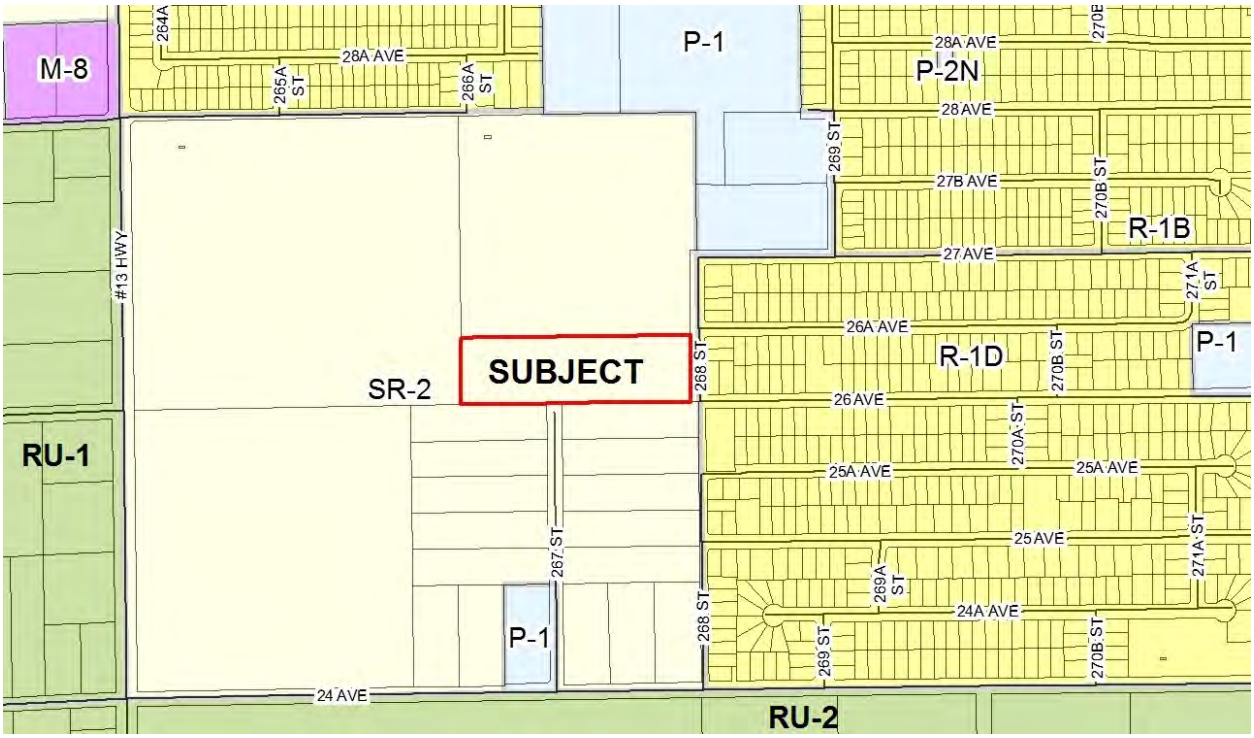
The purpose of this report is to advise and make recommendations to Council with respect to Aldergrove Community Plan Amendment Bylaw No. 5282.


104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 01/12/2016
0 1,000 2,000
Meters


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.


Schedule "A"
Land Use Concept
34 Ave
32 Ave
260 St
Fraser Hwy
268 St
30A Ave
see
Aldergrove
Core Area
Land Use Plan
29 Ave
276 St
28 Ave
272 St
26 Ave
SUBJECT
24 Ave
LEGEND
N
Low Density Residential
Medium Density Residential
High Density Residential
Recreation/Education
Conservation Area
Commercial
Industrial
Public Utility
Plan Boundary
Major Collector Road
Minor Collector Road
Updated: March 21, 2016 - Bylaw No. 5126



ZONING BYLAW NO. 2500

REFERENCE:

Owner:	Creekland Park Developments Ltd. 200 – 663 Sumas Way Abbotsford, BC V2S 7P4
Applicant:	Focus Architecture Inc. 109 – 1528 McCallum Road Abbotsford, BC V2S 8A3
Legal Description:	Lot 2 Section 19 Township 13 New Westminster District Plan BCP14381
Location:	West side of 2600 block 268 Street
Area:	3.0 ha (7.4 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Regional Growth Strategy:	General Urban; within Urban Containment Boundary
Official Community Plan:	Urban
Rural Plan:	No land use designation assigned, but site is within the Urban Boundary
Aldergrove Community Plan: (existing)	Not within Aldergrove Community Plan
Aldergrove Community Plan: (proposed)	Low Density Residential (net density up to 9 units per acre) and Medium Density Residential (net density of 10 – 12 units per acre)

BACKGROUND/HISTORY:

The subject property is located on the southwest edge of Aldergrove, and was formerly part of a 31.8 ha (78.6 ac) property known as the “Loucks Farm”. The Loucks Farm was located in the Agricultural Land Reserve (ALR) and extended between 264 and 268 Streets from 26 to 28 Avenues. In 2001, the Agricultural Land Commission (ALC) refused an application to exclude a 21.4 ha (52.9 ac) portion of the property from the ALR, and instead approved the exclusion of a 2.7 ha (6.7 ac) portion of the Loucks Farm property from the ALR, subject to provision of a buffer along the western edge of the proposed exclusion area. A subdivision plan was subsequently registered in 2004 to reflect the new ALR boundary, resulting in the creation of the 3.0 ha (7.4 ac) property which is the subject of the current application. As part of the subdivision approval process, a covenant was registered on the new parcel’s title securing future provision of a 15.0 m ALR buffer along the property’s western edge. Additional covenants were also registered providing notice of proximity to ALR lands, restricting site development until such time as full servicing was secured through a Servicing Agreement with the Township, and securing a non-disturbance area adjacent to a watercourse through the property.

The eastern 10.1 ha (25 ac) portion of the Loucks Farm (immediately north of the subject site) was subsequently subdivided from the remaining farm parcel and acquired by the Township (following approval from the ALC) to facilitate development of the Aldergrove Athletic Park.

DISCUSSION/ANALYSIS:

Focus Architecture Inc. has applied (on behalf of Creekland Park Developments Ltd.) to include a 3.0 ha (7.4 ac) site located on the west side of the 2600 block of 268 Street in the Aldergrove Community Plan to permit future residential development. Should Council favourably consider the proposed amendment, the applicant indicates they will proceed with a concurrent rezoning and Development Permit application.

The subject property is currently vacant, partially treed and is bisected in its central portion by a yellow-coded watercourse. The overall site slopes to the southwest.

Adjacent Uses:

North: Aldergrove Athletic Park and Rotary Field House (designated Urban in the Township's Official Community Plan, located in the ALR, and zoned Suburban Residential SR-2);

South: two (2) suburban residential properties (each 0.96 ha / 2.38 ac) fronting onto 267 and 268 Streets (designated Urban in the Township's Official Community Plan, not located in the ALR, and zoned Suburban Residential SR-2); these properties and other adjacent lands south to 24 Avenue are the subject of another separate application to be included in the Aldergrove Community Plan being processed concurrently with the subject Creekland Park application;

East: 268 Street, beyond which is an established single family residential neighbourhood (designated Low Density Residential in the Aldergrove Community Plan, zoned Residential R-1D);

West: an 18.5 ha (45.7 ac) agricultural property (remaining portion of the "Loucks Farm") fronting onto 28 Avenue and 264 Street (designated Urban in the Township's Official Community Plan, located in the ALR, and zoned Suburban Residential SR-2).

Aldergrove Community Plan Amendment:

The Metro Vancouver Regional Growth Strategy identifies the entire southwest Aldergrove area (from 264 to 268 Streets, between 24 and 28 Avenues) as within the Urban Containment Boundary and designated for General Urban purposes. Although the Township's Official Community Plan also designates this area for Urban purposes, it is not yet contained within the boundaries of the Aldergrove Community Plan.

A total of 20 properties are located within this southwest Aldergrove area, all of which are zoned Suburban Residential SR-2, with the exception of a church site (at the northwest corner of 24 Avenue and 267 Street) which is zoned Civic Institutional P-1. The three (3) largest properties in this area (i.e. the Aldergrove Athletic Park site, the remainder of the "Loucks Farm" and the property at 2434 – 264 Street) are also located in the ALR. Section 5.4.1 of the Township's Rural Plan acknowledges the incompatibility of the ALR and Urban designation boundaries in this area of Aldergrove where development areas are in the ALR. The Township is working on an ongoing basis to address this inconsistency through discussions with the ALC and as part of the Aldergrove Community Plan update process, a component of which would

also have addressed the inclusion of the non-ALR lands into the Aldergrove Community Plan. Given the ongoing process involving resolution of the ALR sites as part of a larger exercise, the subject property (and others to its south) have elected to proceed with plan amendment applications.

The applicant (in cooperation with the adjacent applicant to the south) has provided a neighbourhood planning analysis (Attachment A) to identify potential land uses, road patterns and servicing items required to accommodate urban development of the subject site and the other non-ALR lands in southwest Aldergrove. The applicant's proposed amendment to the Aldergrove Community Plan is provided as Attachment B to this report. The amendment proposes to designate the eastern portion of the site as Low Density Residential (net density of up to 9 units per acre) to accommodate future development of single family lots fronting 268 Street. The balance of the site is proposed to be designated Medium Density Residential (net density of 10 – 12 units per acre) to accommodate a future townhouse development.

The Aldergrove Community Plan generally assigns the most intense residential land uses / densities to the Aldergrove Core area (centred on Fraser Highway and 272 Street), with densities decreasing toward the edge of the plan. Accordingly, a land use designation for the entire site (located on the outer edge of the plan area) available in the Plan is Low Density Residential, which matches the designation of lands immediately east of 268 Street and the intervening area between the subject site and the Core area. The proponent has applied to designate the western portion of the subject land as Medium Density Residential. Staff note the proposed Medium Density Residential designation can be considered in anticipation of an offsetting community benefit being advanced by the applicant and secured as part of a future rezoning application to reflect the increased density.

Bylaw No. 5282 designates the subject property as Low Density Residential and Medium Density Residential within the Aldergrove Community Plan area. The bylaw also:

- Adds the subject land to Development Permit Area 'A' – Multi Family to require Development Permit applications to regulate the form and character of future multi family residential proposals on the lands.
- Adds the term "townhouse" to the Medium Density Residential and High Density Residential designations in the Aldergrove Community Plan to reflect current terminology and to accommodate the townhouse form proposed on a portion of the subject site.

Preliminary Development Proposal:

As part of the current Aldergrove Community Plan amendment application, the proponent has submitted a preliminary site plan (Attachment C) illustrating potential development of the property. The site plan is provided for information purposes at this time, and will be reviewed in more detail in conjunction with a future rezoning and Development Permit application, should Council favourably consider the Aldergrove Community Plan amendment.

The preliminary layout submitted by the applicant proposes six (6) single family residential lots (ranging in size from 335 to 405 m^2 / 3,606 to 4,360ft^2) along the east edge (268 Street frontage) of the property. The layout also indicates the extension of 26 Avenue (north half) from 268 Street westward to 267 Street, development of 62 townhouse units (accessed from 26 Avenue), and provision of a 15.0 m wide buffer along the west edge of the site (ALR boundary). Staff note that the layout has been prepared without benefit of any detailed analysis of existing trees on the site, which may affect the proposal. Staff anticipate working with the

proponent to address the following items through revisions to the development proposal prior to reviewing a future rezoning / Development Permit application:

- Proposed single family lots on 268 Street should mirror the R-1D zoning (minimum lot size 650 m^2 / 7,000 ft^2) of the established neighbourhood east of 268 Street;
- 26 Avenue (identified as a major collector road in the Master Transportation Plan and in Map 7 – Road Classifications in the Official Community Plan) should extend along the entire southern edge of site rather than terminating at 267 Street;
- The Age Friendly Amenity Area proposed within the ALR buffer on the west edge of the site is not permitted, and should be accommodated elsewhere in the proposed townhouse site;
- Pedestrian linkages (trails) connecting to Aldergrove Athletic Park should be provided along the 268 Street frontage, adjacent to the ALR buffer and from the ALR buffer east on 26 Avenue to 267 Street;
- Density calculations should be based on net site area (total area minus road dedications and areas below top of bank of watercourses);
- Overall net density not to exceed 9 units per acre, consistent with the Low Density Residential designation (staff note that site layout revisions to reflect items mentioned above will result in fewer units than indicated in the applicant's preliminary layout);
- Site planning to incorporate an ISDC (Integrated Site Design Concept) to address tree retention and protection matters.

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 did not express any concerns regarding the proposed amendment in comments provided (Attachment D), and anticipates being able to accommodate students from development of this site within existing capacity at Shortreed Elementary, Betty Gilbert Middle and Aldergrove Secondary schools. Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

Council's Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan 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.

Public Consultation:

As per Policy No. 07-164, the applicant held a public meeting on February 23, 2017. Results of the Developer Held Public Information Meeting are provided as Attachment E.

Zoning:

The subject development site is currently zoned Suburban Residential Zone SR-2. Should Council favourably consider the proposed Community Plan amendment (Bylaw No. 5282), the applicant indicates they will proceed with concurrent rezoning and Development Permit applications. In conjunction with the rezoning application, a subdivision application will be required to create the proposed single family lots (fronting 268 Street), the proposed townhouse site(s), road dedications and any areas being transferred to the Township (if applicable).

Development Permit:

Bylaw No. 5282 proposes to include the subject site in Development Permit Area 'A' – Multi Family of the Aldergrove Community Plan to provide Council the opportunity to review the form, character and siting of future multi-family development. Should Council favourably consider the proposed Community Plan amendment (Bylaw No. 5282), the applicant will proceed with concurrent rezoning and Development Permit applications.

Adaptable Housing:

In accordance with Schedule 2 – Adaptable Housing Requirements of the Official Community Plan, a minimum of 5% of units in single family and townhouse developments are to be provided as adaptable housing. This provision will be implemented in conjunction with a future rezoning application.

Tree Protection/Replacement:

Tree protection / replacement details will be addressed in conjunction with a future rezoning application.

Greenways:

Current Township practice is to determine Community Amenity Contributions in concert with Neighbourhood Planning and Community Planning processes. As the timing of the Aldergrove Community Plan update process is uncertain, an alternate mechanism to secure Community Amenity Contributions is required. Accordingly, a Phased Development Agreement will be required in conjunction with a future rezoning application. This approach is similar to that used in processing development applications in the Brookswood/Fernridge Community Plan area, where such agreements have been prepared outlining amenity items with a resultant contribution of $78,740 per developable acre.

Staff note that topographical constraints and existing drainage infrastructure preclude a trail linkage to Aldergrove Athletic Park through the middle of the subject property. Pedestrian linkages to Aldergrove Athletic Park are desired along the subject site's 268 Street frontage, adjacent to the ALR buffer at the west end of the site, and from the ALR buffer east on 26 Avenue to 267 Street. Provision of these items will be secured in conjunction with a future rezoning application.

Servicing:

Although an Engineering Services Plan has not yet been prepared for the southwest Aldergrove area (in the absence of a comprehensive community planning process), the applicant's engineering consultant has completed a preliminary servicing concept for the area. The concept anticipates servicing the subject site via utility extensions along a new road (26 Avenue) which is identified as an east/west collector road along the south edge of the subject lands in the Official Community Plan (Map 7 – Road Classifications) and in the Master Transportation Plan. Stormwater is anticipated to be directed to the existing detention pond at 24 Avenue and 266 Street. Sanitary sewer will require servicing extensions to be completed, along with a sanitary lift station.

Detailed servicing requirements will be determined in conjunction with a future rezoning application, at which time the applicant will be required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, community stormwater detention pond and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw. 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.

Environmental Considerations:

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.

Preliminary watercourse mapping has been undertaken in conjunction with the Aldergrove Community Plan update project. Details concerning the yellow-coded watercourse which bisects the centre of the subject site will be addressed in conjunction with the future rezoning application. Staff note that a non-disturbance covenant in favour of the federal Department of Fisheries and Oceans was previously registered in 2004 in conjunction with a subdivision application which created the subject parcel. This covenant, which predates adoption of the Township's Streamside Protection provisions, will need to be replaced with a new covenant in favour of the Township to comply with the current Streamside Protection and Enhancement provisions contained in Schedule 3 of the Official Community Plan.

School and Park Sites:

School and park site items (including compliance with the Township's 5% Neighbourhood Parkland Acquisition Policy) will be addressed in conjunction with the future rezoning application. Staff note the subject site is in close proximity to the Aldergrove Athletic Park (to the immediate north) and Betty Gilbert Elementary School (at 26845 – 27 Avenue).

POLICY CONSIDERATIONS:

The subject site is designated for General Urban purposes and is within the Urban Containment Boundary in the Metro Vancouver Regional Growth Strategy. The Township's Official Community Plan also designates the lands for Urban purposes. An amendment to the Aldergrove Community Plan to incorporate the subject land and assign it land use designations to guide future development is consistent with the site's Urban designation in the Official Community Plan. Expansion of the residential population base of Aldergrove is also supportive of recent Township infrastructure and recreation facility initiatives in the community.

Should Council favourably consider the proposed Community Plan amendment (Bylaw No. 5282), the applicant indicates they will proceed with concurrent rezoning and Development Permit applications for the subject site.

Staff recommend that Council give first and second reading to Bylaw No. 5282 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Robert Knall
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Neighbourhood Planning Analysis
ATTACHMENT B	Applicant's Proposed Community Plan Amendment
ATTACHMENT C	Preliminary Site Plan – submitted by applicant
ATTACHMENT D	School District #35 comments
ATTACHMENT E	Public Information Meeting comments / summary

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 (ALDERGROVE) INC.) BYLAW NO. 5882

EXPLANATORY NOTE

Bylaw No. 5882 amends the “Medium Density Residential” designation of the Aldergrove Community Plan to permit a density of 12.5 units per acre and allow single family units on property located in the 2600 Block of 268 Street.

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 (ALDERGROVE) INC.) BYLAW NO. 5882

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 (Aldergrove) Inc.) Bylaw No. 5882”.

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 Section 1(g):

    For the portion of lands designated “Medium Density Residential” and legally described as Lot 2 Section 19 Township 13 New Westminster District Plan BCP14381 single family residential units and a maximum permitted net density of 12.5 units per acre may be permitted.

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 (ALDERGROVE) INC.)

BYLAW NO. 5883

EXPLANATORY NOTE

Bylaw No. 5883 rezones 3.0 ha (7.4 ac) of land in the 2600 Block of 268 Street to Residential Zone R-1B, Residential Compact Lot Zone R-CL(A), and Comprehensive Development CD-115 Zone to accommodate a residential development consisting of 25 single family lots and 45 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (ALDERGROVE) INC.)

BYLAW NO. 5883

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 (Aldergrove) Inc.) Bylaw No. 5883”.

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

   Lot 2 Section 19 Township 13 New Westminster District Plan BCP14381

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1B, Residential Compact Lot Zone R-CL(A), and Comprehensive Development CD-115 Zone

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
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5883

