

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 13, 2024 – REGULAR MEETING	REPORT:	24-100
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-26-0224
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100285 (0938430 BC LTD. / CRE 8 ARCHITECTURE LTD. / 20306 – 82 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Latimer Neighbourhood Plan and rezone approximately 1.92 ha (4.76 ac) of land located at 20306 - 82 Avenue to Comprehensive Development Zone CD-131 to facilitate development of approximately 103 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6013 and No. 6014 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 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 (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6013 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6014 rezoning 1.92 ha (4.76 ac) of land located at 20306 - 82 Avenue to Comprehensive Development Zone CD-131 to facilitate the development of approximately 103 townhouse units, 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 and necessary traffic improvements including dedication of the north half of 81 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the south side of 82 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
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. 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. Registration of a statutory rights-of-way for the purpose of public pedestrian corridors connecting 82 Avenue to 81 Avenue.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 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 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6013 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. 6013 and 6014.

EXECUTIVE SUMMARY:

Cre 8 Architecture Ltd. has applied on behalf of the owners to amend the land use designations in the Willoughby Community Plan and Latimer Neighbourhood Plan and rezone approximately 1.92 ha (4.76 ac) of land located at 20306 – 82 Avenue to Comprehensive Development Zone CD-131 to facilitate development of approximately 103 townhouses.

The subject lands are currently designated Residential in the Willoughby Community Plan and Single Family (8 UPA) in the Latimer Neighbourhood Plan. To accommodate future townhouse development, the subject lands are proposed to be redesignated to Multi Family within the Willoughby Community Plan and Rowhouse / Townhouse (22 UPA) within the Latimer Neighbourhood Plan.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100285 (0938430 BC
LTD. / CRE 8 ARCHITECTURE LTD. / 20306 – 82 AVENUE)
Page 3 . . .

A delegated Development Permit for form and character is required prior to building permit issuance should Council elect to advance the application.

The development proposal is consistent with the overall objectives the Willoughby Community Plan and the Latimer Neighborhood Plan. Staff recommend that Council consider the Willoughby Community Plan and Latimer Neighbourhood Plan amendments and rezoning amendment subject to the nine (9) development prerequisites listed in this report being satisfied.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to the proposed Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 6013 and Rezoning Bylaw No. 6014.

REFERENCE:

Agent:	Cre 8 Architecture Ltd. 205, 6321 King George Boulevard Surrey, BC V3X 1G1
Owner:	0938430 BC Ltd. 5810 - 126A Street Surrey, BC V3X 3J4
Legal Description:	Lot 12 Section 26 Township 8 New Westminster District Plan 3295
Location:	20306 - 82 Avenue
Area:	1.92 ha (4.76 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-131
Willoughby Community Plan (existing):	Residential
Willoughby Community Plan (proposed):	Multi Family
Latimer Neighbourhood Plan (existing):	Single Family (8 UPA)

BACKGROUND/HISTORY:

- The subject site is currently zoned Suburban Residential Zone SR-2, designated Residential in the Willoughby Community Plan and designated Single Family (8 UPA) in the Latimer Neighbourhood Plan.

DISCUSSION/ANALYSIS:

- Cre 8 Architecture Ltd. has applied to amend the Latimer Neighbourhood Plan and rezone the site to Comprehensive Development Zone CD-131.
- The proposal includes dedication and construction of the north half of 81 Avenue and dedication of a 4.5m wide greenway on the south side of 82 Avenue.
- The proposal will facilitate development of approximately 103 townhouses.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Existing Zoning
North:	82 Avenue, beyond which are single family lots and semi-detached units	Single Family (8 UPA)	Residential Compact Lot R-CL(SD) Zone and Residential R-1A Zone

South:	81 Avenue, beyond which are semi detached units and single family lot	Single Family (8 UPA)	Suburban Residential SR- 2 Zone, Residential Compact Lot R-CL(SD) Zone, Comprehensive Development CD-131 Zone
East:	Church of Jesus Christ of Latter-day Saints	Institutional	Civic Institutional P-1
West:	An existing lane, beyond which are Rowhouse units	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-130

Community / Neighbourhood Plan Amendment:

- The subject lands are designated Residential in the Willoughby Community Plan and designated Single Family (8 UPA) in the Latimer Neighbourhood Plan.
- Bylaw No. 6013 amends the Plans to designate the site to Multi Family in the Willoughby Community Plan and to Rowhouse / Townhouse (22 UPA) in the Latimer Neighbourhood Plan.
- Section 4.0 of the Latimer Neighbourhood Plan supports development of a range of housing types, with higher density housing encouraged in proximity to commercial nodes.
- The subject site is located approximately 150 m northwest of neighbourhood commercial lands located at 204 Street and 80 Avenue and 1.0 km from Willoughby Town Centre.
- Staff note that complementary land use designations are located in close proximity to the subject site (townhouse to the southeast and southwest and rowhouse / townhouse to the west).

Zoning Amendment:

- Bylaw No. 6014 proposes to rezone the site to Comprehensive Development Zone CD-131 to facilitate development of approximately 103 townhouses (22 UPA).
- Proposed Comprehensive Development Zone CD-131 permits townhouses with a density of up to 22 UPA and a 3-storey height limit.

Development Permit:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), has 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 official.
- As the subject application accommodates a density of less than 25 UPA, should Council grant approval to the application, a future development permit application may be submitted by the applicant 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-131 zoning in terms of siting, lot coverage, height, use and density; 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.

- Section 5.2.(g) of the CAC Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional \$20,000 per townhouse unit is applicable.
- The proposed plan amendment results in a potential additional 66 units beyond the base density provided in the Latimer Neighbourhood Plan. Based on current rates, the CAC calculation for the proposal is as follows:

	Unit Count	Rate per unit	Total
Townhouses	103	\$14,400	\$1,483,200
Additional Contribution	66	\$20,000	\$1,320,000
Total			\$2,803,200

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained (in Non-Disturbance Areas)	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
135	n/a	142	142	19	161

Detailed Tree Management and Landscape plans for onsite areas will be provided in conjunction with a future development permit application.

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments will enable future townhouse development on the subject lands. The proposed rezoning application will facilitate development of approximately 103 townhouse units on property located at 20306 – 82 Avenue.

Staff recommend that Council give first and second reading to Bylaw Nos. 6013 and Bylaw No. 6014 (subject to nine (9) development prerequisites) and that staff be authorized to schedule the required Public Hearing for Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 6013 and Rezoning Bylaw No. 6014.

Respectfully submitted,

Zorica Andjelic
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

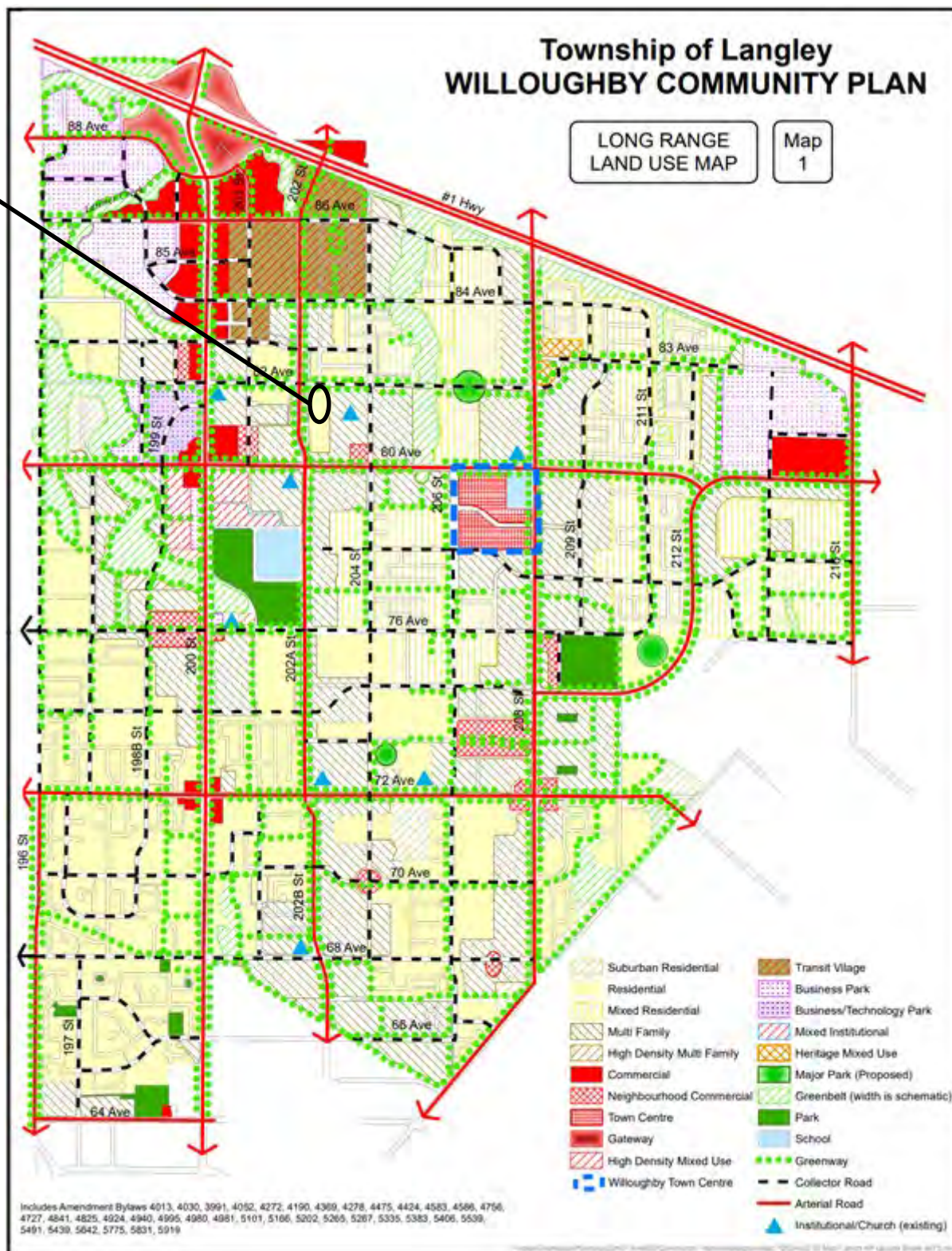
ATTACHMENT A Maps and Graphics

ATTACHMENT A

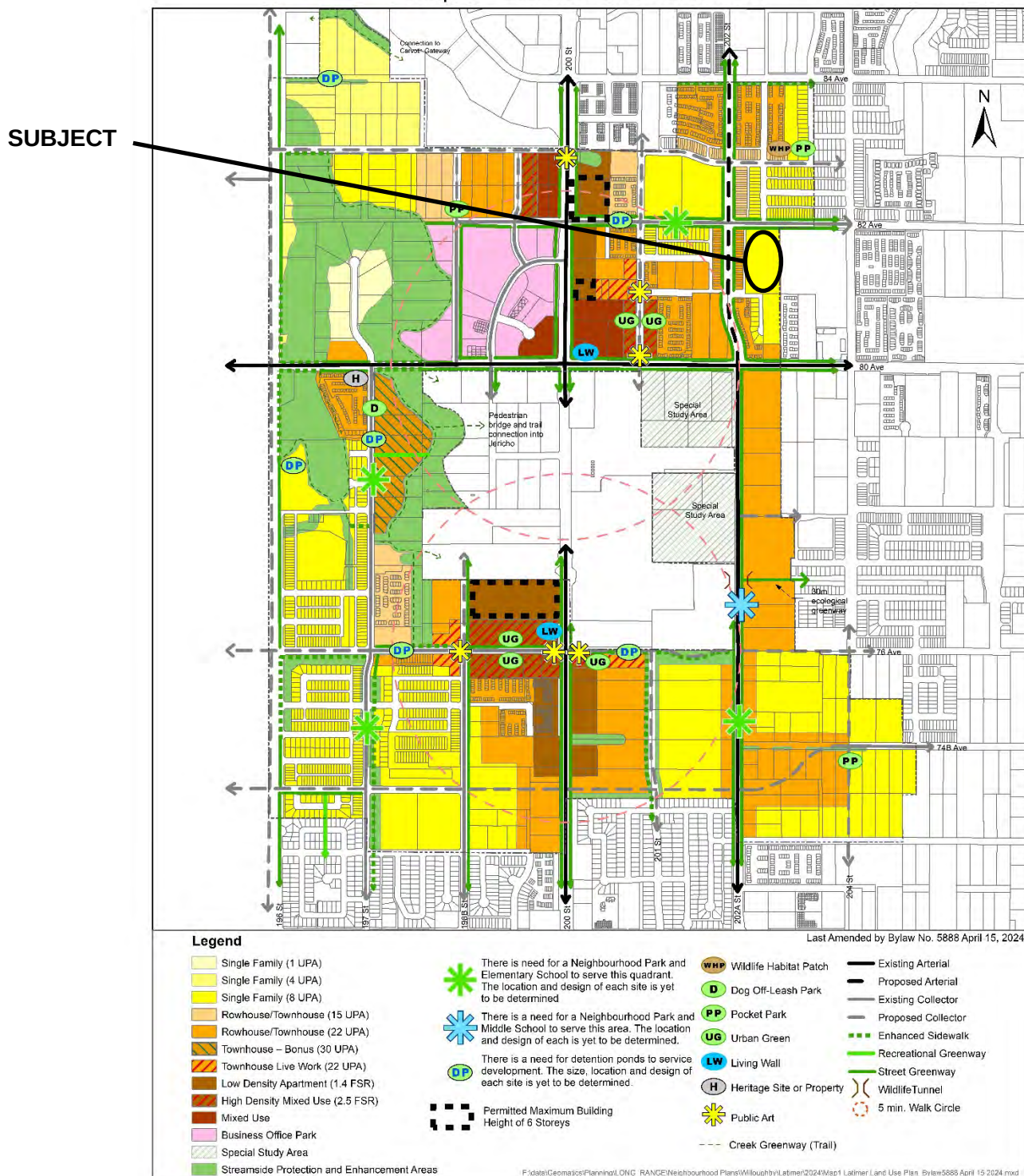


AERIAL PHOTO

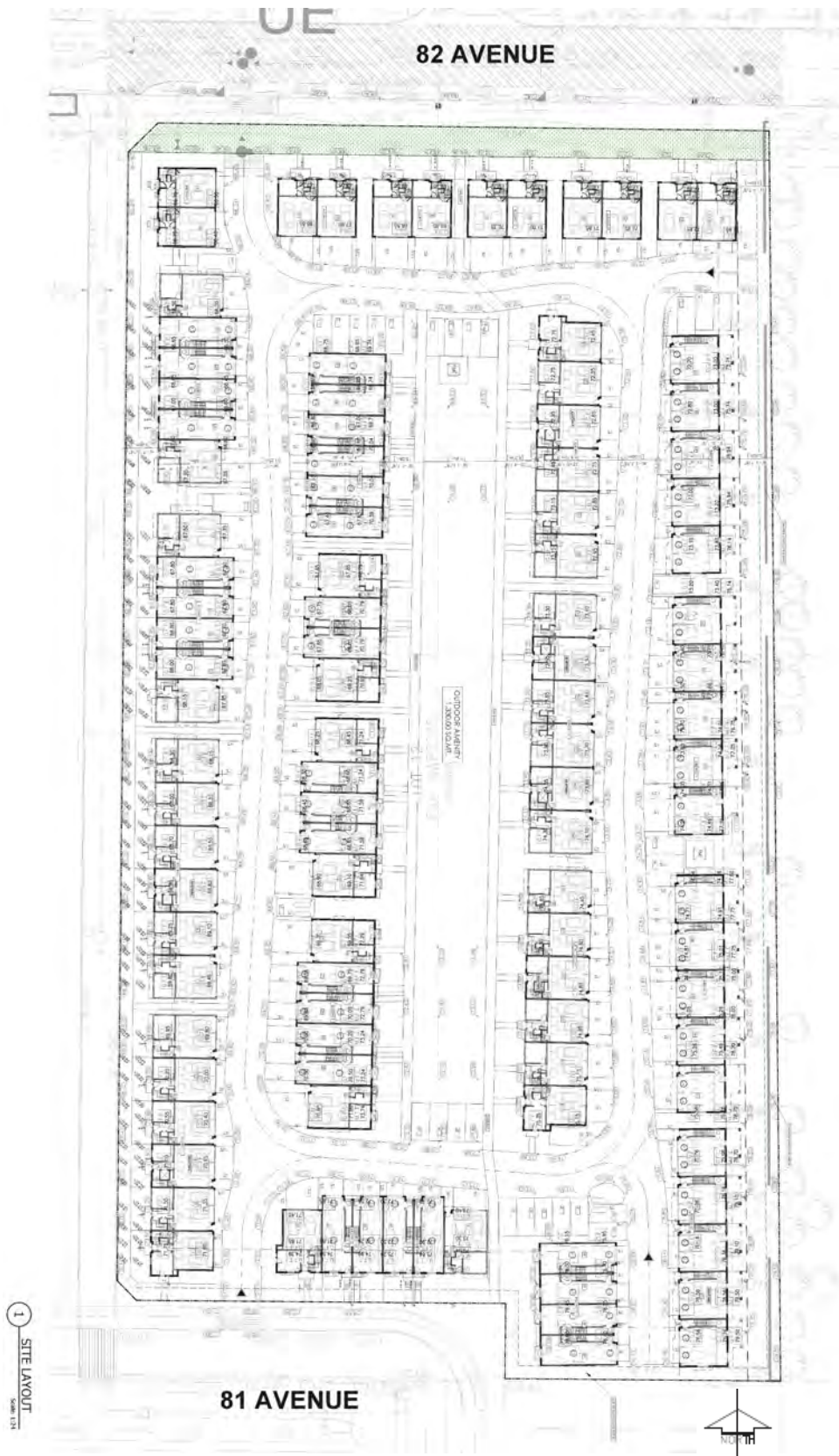
SUBJECT



Map 1 - Latimer Land Use Plan



F.2 - Page 10



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 (0938430 BC LTD. / CRE 8 ARCHITECTURE LTD.) BYLAW NO. 6013

EXPLANATORY NOTE

Bylaw No. 6013 amends the Willoughby Community Plan for land located at 20306 - 82 Avenue to change the land use designation from Residential to Multi Family. Bylaw No. 6013 also amends the Latimer Neighbourhood Plan to designate the subject lands to Rowhouse/Townhouse (22 UPA) land use designation.

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 (0938430 BC LTD. / CRE 8 ARCHITECTURE LTD.) BYLAW NO. 6013

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Latimer Neighbourhood Plan Bylaw No. 5101.

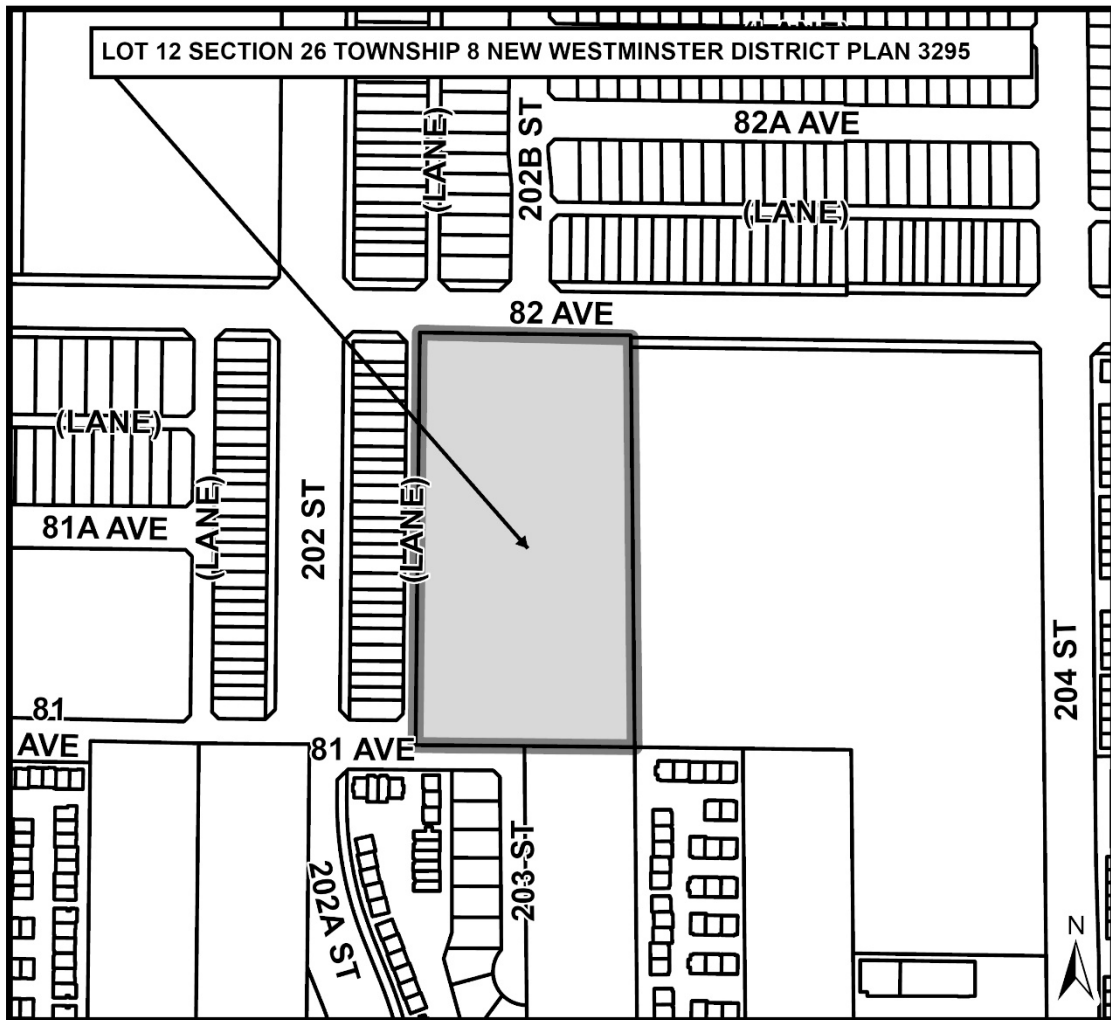
The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

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 (0938430 BC Ltd. / Cre8 Architecture Ltd.) Bylaw No. 6013”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800” as amended is further amending by amending Map 1 to change the land use designation for the lands to “Multi Family” as shown on Schedule “A” attached to and forming part of this Bylaw.
3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended by amending Map 1 to change the land use designation of the lands to “Rowhouse/Townhouse (22 UPA)” as shown on Schedule “A” attached to and forming part of this Bylaw.

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. 6013



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (0938430 BC LTD. / CRE 8 ARCHITECTURE LTD.) BYLAW NO. 6014

EXPLANATORY NOTE

Bylaw No. 6014 rezones 1.92 ha (4.76 ac) of land located at 20306 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to facilitate development of approximately 103 townhouse units.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (0938430 BC LTD. / CRE 8 ARCHITECTURE LTD.) BYLAW NO. 6014**

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 (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6014”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 12 Section 26 Township 8 New Westminster District Plan 3295

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-131 as shown on Schedule “A”.

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. 6014

