

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: OCTOBER 23, 2023 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100665 AND
DEVELOPMENT VARIANCE PERMIT APPLICATION
NO. 100138 (AULAKH / GILL / 7625 – 204 STREET)

REPORT: 23-211
FILE: 08-23-0202

PROPOSAL:

Application to rezone approximately 1.01 ha (2.5 ac) of land located at 7625 – 204 Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of seven rowhouse units, six semi-detached units and eight single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5940 subject to eight (8) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the Willoughby Community Plan and Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Aulakh / Gill) Bylaw No. 5940 rezoning approximately 1.01 ha (2.5 ac) of land located at 7625 – 204 Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of seven rowhouse units, six semi-detached units and eight 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. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Yorkson Neighbourhood Plan (as required by the Yorkson Neighbourhood Plan).
3. Provision of road dedications, widenings and necessary traffic improvements for 203 Street, 203B Street, 204 Street and 76 Avenue and associated lanes in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan.
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 on the proposed R-CL(RH) and R-CL(SD) lots until a Development Permit is issued for the site
 - b. identifying the lots/units (minimum 5% of single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - c. prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within units zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD)
 - d. prohibiting access to 204 Street for proposed Lots 15 – 21.
7. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, Willoughby Greenway Amenity Policy and the Township's 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; and

That Council at the time of final reading of Bylaw No. 5940 authorize the issuance of Development Variance Permit No. 100138 (siting variance) as follows:

- a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum front lot line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 1 and 5 as indicated in Schedule A.

EXECUTIVE SUMMARY:

McElhanney Ltd. has applied on behalf of the owner to develop approximately 1.01 ha (2.5 ac) of land located at 7625 – 204 Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of seven rowhouse units, six semi-detached units and eight single family lots.

A delegated development permit for form and character is being processed concurrently and will be considered by the delegated official should Council elect to advance the application.

As the proposal is consistent with the Willoughby Community Plan and Yorkson Neighbourhood Plan, staff recommend that Council consider the 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 Rezoning Bylaw No. 5940.

REFERENCE:

Owner:	Paramjit Aulakh 8181 – 120A Street Surrey BC V3W 3P2
	Kanwaljit Gill 15053 – 81 Avenue Surrey BC V3S 7B8
Agent:	McElhanney Ltd. 2300 Central City Tower 13450 – 102 Avenue Surrey BC V3T 5X3
Legal Description:	East Half Lot 28 Section 23 Township 8 New Westminster District Plan 2759
Location:	7625 – 204 Street
Area:	1.01 ha (2.5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A; and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), and R-CL(RH)
Willoughby Community Plan:	Mixed Residential
Yorkson Neighbourhood Plan:	Single Family Mixed Residential (10 UPA)

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated Mixed Residential in the Willoughby Community Plan (Attachment C). The Yorkson Neighbourhood Plan designates the site as Single Family Mixed Residential (10 UPA) (Attachment D).

DISCUSSION/ANALYSIS:

- McElhanney Ltd. has applied to rezone the site to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), and R-CL(RH) to facilitate development of seven rowhouse units, six semi-detached units and eight single family lots. (Attachment F).
- The subject site is designated Single Family Mixed Residential (10 UPA) in the Yorkson Neighbourhood Plan.
- On an overall basis, the subject site's Single Family Mixed Residential (10 UPA) designation would permit up to 25 units with 21 proposed.

Adjacent Uses:

	Existing Use	Yorkson / Latimer Neighbourhood Plan Designation	Existing Zoning
North:	Single family residential properties	Single Family Mixed Residential (10 UPA)	Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD)

South:	76 Avenue and single family residential properties	Single Family (8 UPA)	Suburban Residential Zone SR-2
East:	204 Street, beyond which are single family properties	Single Family Mixed Residential (10 UPA)	Residential Zone R-1A, Residential Compact Lot Zones R-CL(A) and R-CL(SD)
West:	Single family residential properties	Rowhouse / Townhouse (22 UPA)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5940 proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of seven rowhouse units, six semi-detached units and eight single family lots.
- The project complies with the provisions of the site's proposed Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), and R-CL(RH) zoning in terms of siting, site coverage, height, use and density (with the exception of a proposed siting variance on proposed Lots 1 and 5).
- The Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) are consistent with the site's Single Family Mixed Residential (10 UPA) designation in the Yorkson Neighbourhood Plan.

Development Permit:

- The subject site is located in Development Permit Areas 'B' – Residential (for form and character) 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.

Development Variance Permit No. 100138:

- As required by the Yorkson Neighbourhood Plan, the proposal includes three single family residential types consisting of Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B).
- The setbacks of Residential Zone R-1A lots (proposed Lots 1 and 5) differ from the setbacks of the proposed compact zone lots. In order to facilitate a unified streetscape and achieve consistency between the setbacks of the proposed Residential Zone R-1A lots with the Residential Compact Lot Zones R-CL(A) and R-CL(B) lots to the south, the applicant is proposing to reduce the front lot line setback for the principal building (house) from 6.0 m to 2.5 m.
- Staff do not object to the proposed siting variance as it will result in consistent siting of future buildings within the development and the adjacent lots to the north (zoned Residential Compact Lot Zone R-CL(B)).

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create seven rowhouse units, six semi-detached units and eight single family lots.

REZONING APPLICATION NO. 100665 AND
DEVELOPMENT VARIANCE PERMIT APPLICATION
NO. 100138 (AULAKH / GILL / 7625 – 204 STREET)
Page 5 . . .

- Vehicular access to the properties is proposed from 203 Street and 203B Street as well as from new internal lanes (Attachment F).

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per unit	Total
Rowhouse / Duplex	13	\$14,400	\$187,200
Single Family	8	\$16,900	\$135,200
Total			\$322,400

Tree Protection / Replacement:

Finalization of landscaping details has been included as a development prerequisite. 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
25	0	75	75	21	96

Policy Considerations:

The proposed rezoning, development variance permit and delegated development permit applications facilitate the development of seven rowhouse units, six semi-detached units and eight single family lots.

The proposal is consistent with the Willoughby Community Plan and Yorkson Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5940 subject to eight (8) development prerequisites and authorize issuance (at time of final reading of Bylaw No. 5940) of accompanying Development Variance Permit No. 100138.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100138
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Willoughby Community Plan Map
ATTACHMENT D	Yorkson Neighbourhood Plan Map
ATTACHMENT E	Zoning Bylaw No. 2500 Map
ATTACHMENT F	Conceptual Site Plan Submitted by Applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT A

Development Variance Permit No. 100138

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

1. Name: Paramjit Aulakh
Kanwaljit Gill

Address: 8181 – 120A Street
Surrey BC V3W 3P2

15053 – 81 Avenue
Surrey BC V3S 7B8

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: East Half Lot 28 Section 23 Township 8 New Westminster
District Plan 2759

CIVIC ADDRESS: 7625 – 204 Street

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 and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum front lot line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 1 and 5 as indicated in Schedule A.

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 Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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 Site Plan



- ## NOTES
1. Drawing based on topographic survey
 2. R-1(CS)(D) and R-1(CB)(D) lots require one visitor parking space per five (5) units, as per Zoning Bylaw No. 2500.
 3. Required parking spaces: 6
 4. Required visitor parking: 7
 5. Provided visitor parking: 7
 6. Potential building envelopes shown are based on Township of Langley Zoning Bylaw No. 2500 setback requirements
 7. Potential parking and parking dimensions based on Township of Langley Zoning Bylaw No. 2500
 8. Development Variance Permit required to front yard setback on R-1A Lots 1 and 5 from 6.0m to 2.5m to provide consistent streetscape with surrounding R-1(CA) and R-1(CB)(B) lots.

[illegible]

LEGEND

- | Subject Site Boundary | R-CL(A) Front Loaded | R-CL(B) Front Loaded | R-1A Front Loaded | R-CL(SD) | R-CL(RH) | Roast Centerline |
|-----------------------|----------------------|----------------------|-------------------|----------|----------|------------------|
| | | | | | | |

Max. Building Footprint Achievable Based on Zoning Bylaw Setbacks (footprint shown is less than or equal to max. lot coverage)

- | | |
|---|---|
|  | Garage (Single - 18m ² , Double - 34m ²)
Single: 2.9m x 6.1m
Double: 5.7m x 6.1m |
|  | Outdoor Parking Pad -
Single: 2.9m x 5.8m
Double: 5.8m x 5.8m |
|  | Visitor Parking (2.9m x 5.8m) |
|  | Variance Required (see notes) |
|  | Pedestrian Pathway SRW |

SITE STATISTICS

PID	Address
010-735-038	7625 204 St

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2021.08.25	0	Drawing created	VS
2023.02.07	2	Matched to survey & ped path added	VS

SKETCH 2 Rev 2

Building & Parking Plan
Yorkson Neighborhood
7625 204 St
Langley, BC

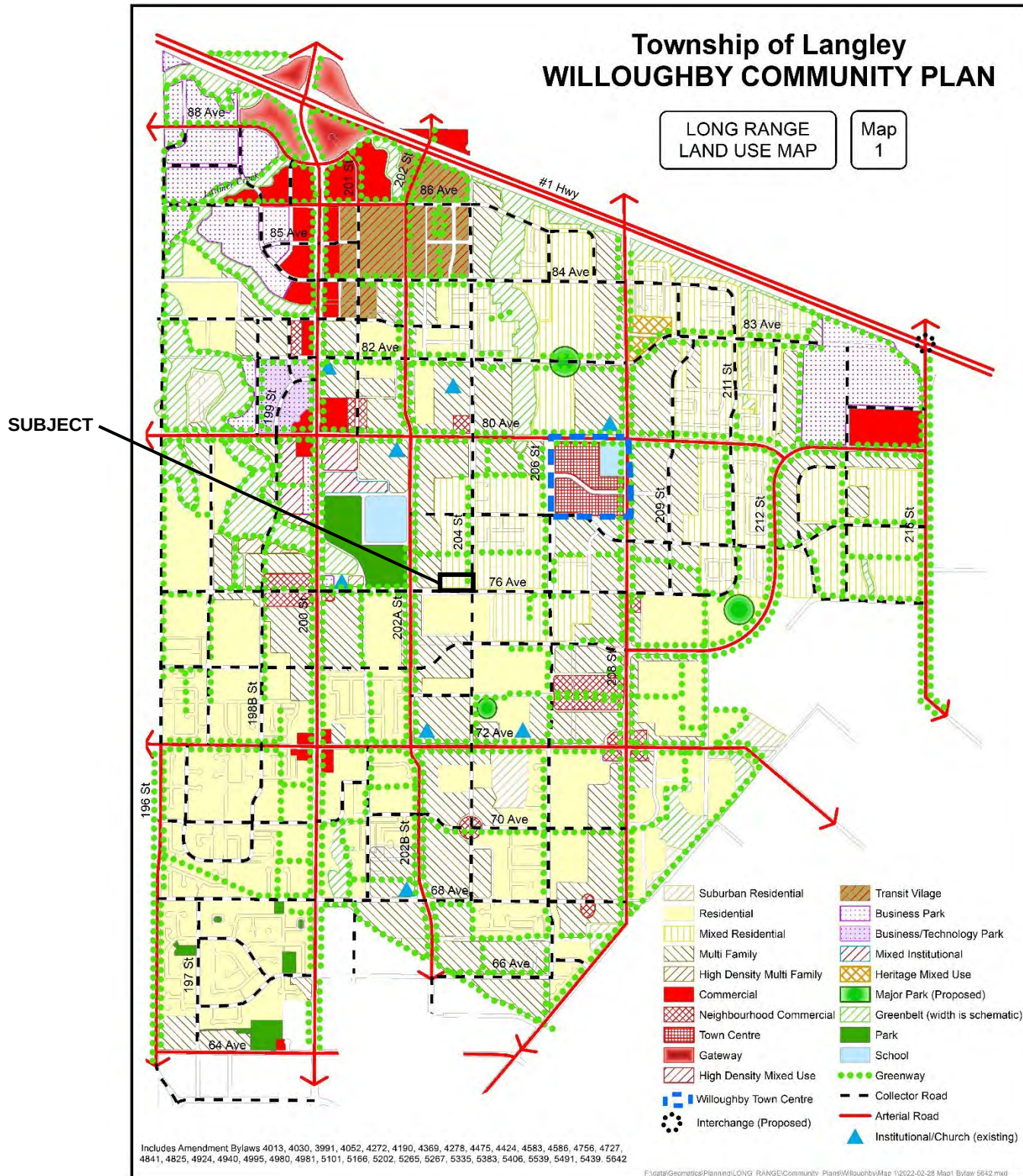
DATE: February 7, 2023
PREPARED FOR: Gill
SCALE: 1 : 1250 " = 1' X 17'
MCSL PROJECT: 2111-0568-00
MAIN PROJECT: 08-23-02

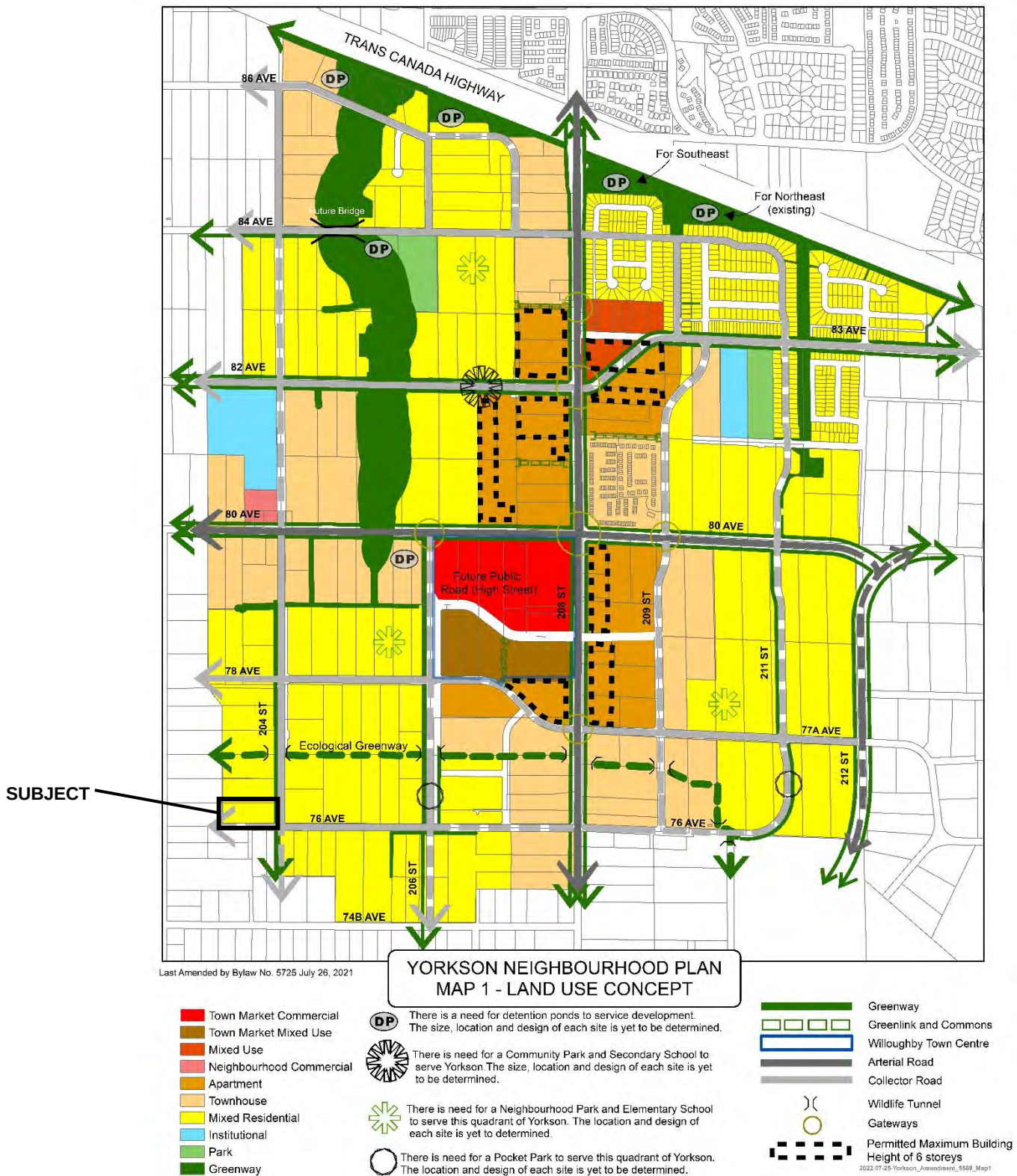
McElhenny
MUN. PROJECT: 08-23-0272
MCSL PROJECT: 2111-0569000
H.2

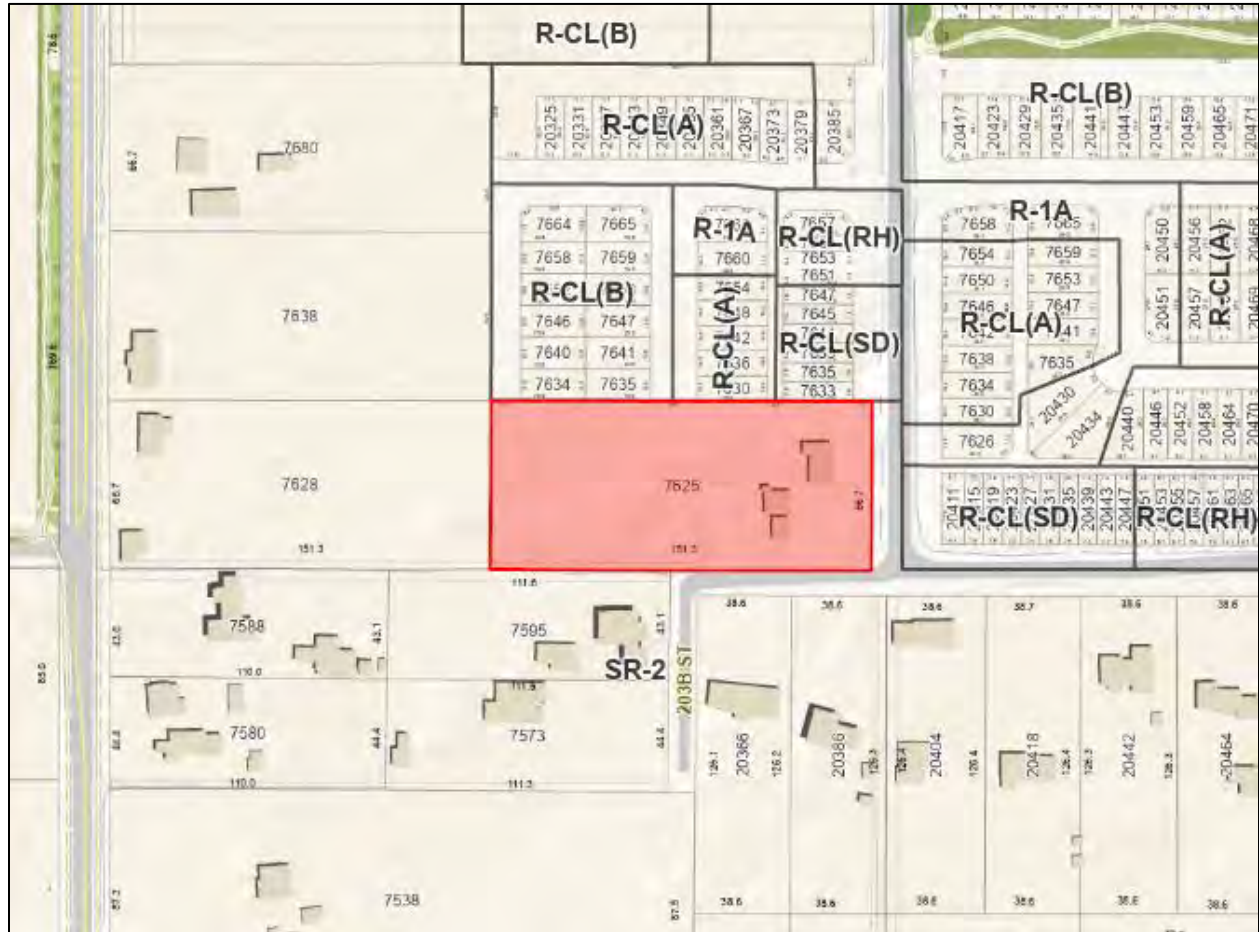
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel: 604 506 0004 Fax: 604 504 5050

A

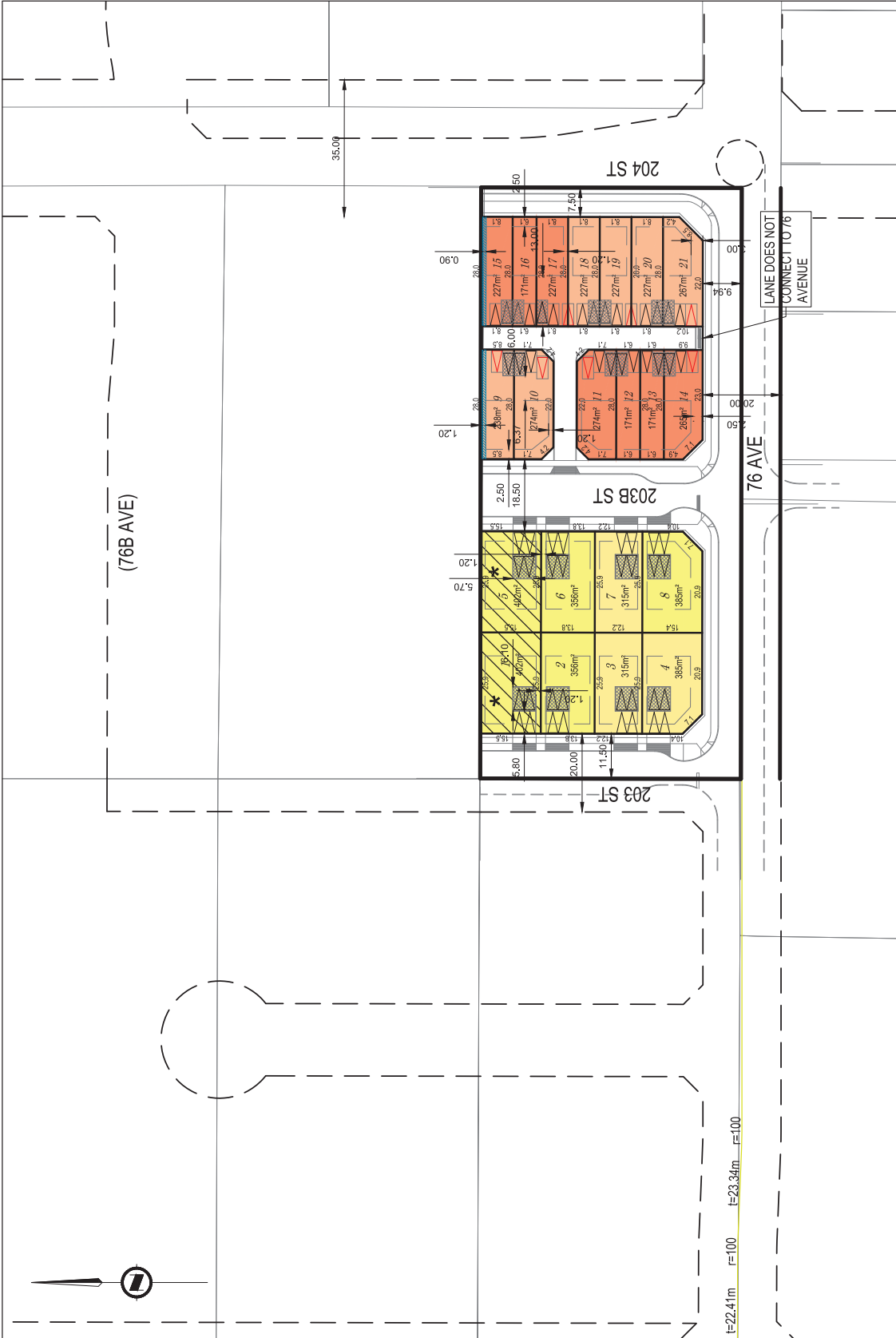








ZONING BYLAW NO. 2500 MAP



NOTES

- Drawing based on topographic survey
- R-CL(SD) and R-CL(RH) lots require one visitor parking space per five (5) units, as per Zoning Bylaw No. 2500.
- Required visitor parking spaces: 2.6
- Required visitor parking spaces: 7
- Conceptual building envelopes shown are based on Township of Langley Zoning Bylaw No. 2500 setback requirements
- Proposed parking and parking dimensions based on Township of Langley Zoning Bylaw No. 2500
- Development Variance Permit required to front yard setback on R-1A Lots 1 and 5 from 6.0m to 2.5m to provide consistent streetscape with surrounding R-CL(A) and R-CL(B) lots.

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ENGINEER AND ARCHITECT FOR THE PURPOSE OF OBTAINING A PERMIT FROM THE TOWNSHIP OF LANGLEY. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF THE CONSTRUCTION OF THE PROJECT. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE RESULTS OF THE CONSTRUCTION OF THE PROJECT. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE RESULTS OF THE CONSTRUCTION OF THE PROJECT. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE RESULTS OF THE CONSTRUCTION OF THE PROJECT.

LEGEND

Subject Site Boundary

R-CL(A) Front Loaded

R-CL(B) Front Loaded

R-1A Front Loaded

R-CL(SD)

R-CL(RH)

Road Centerline

Max. Building Footprint Achievable Based on Zoning Bylaw Setbacks (footprint shown is less than or equal to max. lot coverage)

Garage (Single - 18m², Double - 34m²)

Single: 2.9m x 6.1m

Double: 5.7m x 6.1m

Outdoor Parking Pad - Single: 2.9m x 5.8m

Double: 5.8m x 5.8m

Visitor Parking (2.9m x 5.8m)

Variance Required (see notes)

Pedestrian Pathway SRW

SITE STATISTICS

PID

Address

010-735-038

7625 204 St

Required and Proposed Parking

Zone	Required	Proposed	Approved
R-CL(A)	2	2	2
R-CL(B)	2	2	2
R-1A	2	2	2
R-CL(SD)	2	2	2
R-CL(RH)	2	2	2

Lot Coverage Requirements

Zone	Max. min. lot coverage (incl. building footprint)
R-CL(A)	50%
R-CL(B)	50%
R-1A	35%
R-CL(SD)	55%
R-CL(RH)	55%

DATE	#	REVISION	INITIAL
2021.08.25	0	Drawing created	VS
2023.02.07	2	Revised to survey & per path added	VS

DRAFT - FOR DISCUSSION ONLY

SKETCH 2 Rev 2

Building & Parking Plan

Yorkson Neighbourhood

7625 204 St

Langley, BC

DATE: February 7, 2023

PREPARED FOR: GILL 1250 610 X 17"

SCALE: 1:1250

WCSU PROJECT: 2111-0658

MUN. PROJECT: 08-23-0202

H.2

ATTACHMENT F

Mediaworks

Site 2001 1450 - 102 Avenue Road, BC Canada V3T 5X3

1450 1450 031 • Fax 604 894 4444

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (AULAKH / GILL) BYLAW NO. 5940

EXPLANATORY NOTE

Bylaw No. 5940 rezones 1.01 ha (2.5 ac) of land located at 7625 – 204 Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of seven rowhouse units, six semi-detached units and eight single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (AULAKH / GILL) BYLAW NO. 5940

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 (Aulakh / Gill) Bylaw No. 5940".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

East Half Lot 28 Section 23 Township 8 New Westminster District Plan 2759

As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH).

NOTICE WAS ADVERTISED	12, 19	day of	October	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

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

SCHEDULE 'A' BYLAW NO. 5940

