Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

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| **PRESENTED:** | OCTOBER 21, 2024 - REGULAR MEETING | **REPORT:** | 24-213 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-24-0093 |
| **SUBJECT:** | OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100242 (ISLE OF MANN PROPERTY GROUP / 7258, 7240 – 210 STREET; 21031, 21133, 21156, 21081 – 72 AVENUE AND 21300 BLOCK OF 72 AVENUE) | | |

**PROPOSAL:**

On June 26, 2023**,** Council considered an application to amend the Willoughby Community Plan, Northeast Gordon Estate Neighbourhood Plan and rezone approximately 6.93 ha (17.12 ac) of land located at 7258, 7240 – 210 Street; 21031, 21133, 21156, 21081 – 72 Avenue and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouses (Attachment A) and passed the following resolution:

> *"That the application be referred to staff for further consideration with the proponent to:*
> 1. *Reduce the permitted density on the easterly portion of the site from 22 units per acre to 15 units per acre, or less as may be appropriate for Council to consider;*
> 2. *Provide an improved/expanded Urban/ALR interface buffer on the northerly and easterly portions of the site with additional greenspace on the easterly property line;*
> 3. *Provide a quality trailhead at the northern property line where the east and west portions of the site meet; and*
> 4. *Convert the current proposed Smith Crescent vehicular access to an emergency-only entrance with consideration of two vehicular entrances off of 210 Street and a suitable appropriate internal vehicular network, subject to BC Building Code considerations, cross access easements and an appropriate subdivisions pattern, as may be appropriate for Council to consider."*

Subsequently, the applicant submitted information (Attachment B) outlining how they propose to address the resolution by:

- Reducing the permitted density on the easterly portion of the site from 22 units per acre to 15 units per acre.
- Increasing the depth of the ALR buffer on the easterly property line adjacent to Smith Crescent from 7.5 metres to 15 metres.
- Providing a quality trailhead at the northern property line where the east and west portions of the site meet, including a viewing area, plaza space and additional planting.
- Converting the Smith Crescent vehicular access to emergency access and providing an additional vehicular access to the site from 210 Street.

**RECOMMENDATIONS:**

**That** Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837 rezoning 6.93 ha (17.12 ac) of land located at 7258, 7240 – 210 Street; 21031, 21133, 21156, 21081 – 72 Avenue and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate the development of approximately 315 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 and driveway locations including dedication of the north half of 72 Avenue (including greenway), Smith Crescent and Crush Crescent to ultimate condition, the east half of 210 Street (including turnaround at 73A Avenue) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan.
3. Completion of a road closure bylaw for the portion of 72 Avenue between Crush Crescent and Smith Crescent.
4. Completion of a subdivision to create separate lots for each townhouse site (and registration of cross access easements), the stormwater detention facility and the McGillivray Heritage Residence.
5. Dedication and construction of a 4.5 m wide street greenway on the north side of 72 Avenue and Crush Crescent including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. Provision of an ALR buffer in accordance with the Northeast Gordon Estate Neighbourhood Plan, including associated 3 m wide trail (Arbour Ribbon).
7. In accordance with the provisions of Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan, provision of a wildlife corridor along the south portion of the site connecting the wildlife tunnel on the north side of 72 Avenue to 210 Street.
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
9. 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).
10. Secure a community stormwater detention site to serve the catchment area in compliance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township of Langley.
11. 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. protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security
e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
f. 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
g. prohibiting access to the site from 72 Avenue and Crush Crescent
h. securing building setbacks, buffer areas, and agricultural awareness considerations in accordance with Section 4.3.5 of the Willoughby Community Plan.

12. Registration of a cross access easement in favour of the McGillivray Heritage Residence property over the proposed Townhouse site.
13. Registration of cross access easements over the proposed townhouse sites in favour of each other to provide access.
14. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the McGillivray Heritage Residence.
15. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $7,087,500 in support of the proposed OCP amendment and rezoning.
16. Compliance with the Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy.
17. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 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).

**EXECUTIVE SUMMARY:**

On June 26, 2023, Council considered third reading of Bylaws No. 5836 and 5837 and referred the application to staff to *w*ork with the proponent to address items raised at the Public Hearing, including but not limited to, reducing the density on the easterly portion of the site, providing expanded urban/ALR buffers, providing a trailhead on the northerly portion of the site and providing alternative site access.

**PURPOSE:**

The purpose of this report is to provide updated information for Council consideration of Bylaws No. 5836 and 5837.

**DISCUSSION/ANALYSIS:**

The subject bylaws were considered by Council at the June 26, 2023 Public Hearing and referred back to staff for further consideration with the proponent to:

1. *"Reduce the permitted density on the easterly portion of the site from 22 units per acre to 15 units per acre, or less as may be appropriate for Council to consider;*
2. *Provide an improved/expanded Urban/ALR interface buffer on the northerly and easterly portions of the site with additional greenspace on the easterly property line;*
3. *Provide a quality trailhead at the northern property line where the east and west portions of the site meet; and*
4. *Convert the current proposed Smith Crescent vehicular access to an emergency-only entrance with consideration of two vehicular entrances off of 210 Street and a suitable appropriate internal vehicular network, subject to BC Building Code considerations, cross access easements and an appropriate subdivisions pattern, as may be appropriate for Council to consider."*

The applicant has provided the following information in consideration of the above resolution:

<u>Proposed Density</u>

- The applicant's original proposal (Attachment A) included a total of 349 townhouse units and accompanying amendments to the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to permit up to 22 UPA on the site.
- Consistent with Council's resolution, the applicant has revised the proposal (Attachment A) by reducing the density on the easterly portion of the site to 15 UPA resulting in an overall unit count of approximately 315 (reduction of 34 units). Rezoning Bylaw No. 5837 has been updated to reflect this change.

<u>Urban / ALR Interface</u>

- The northerly and easterly portions of the site are located adjacent to lands within the Agricultural Land Reserve (ALR).
- The original site plan proposed a 7.5m wide buffer on the easterly property line and a 7.5m – 15m wide buffer on the northerly property line.
- To address Council's resolution, the buffer has been increased to 15m along the entire easterly property line.

<u>Quality Trailhead</u>

- Consistent with Council's resolution, the site plan has been revised to include a trailhead at the northern property line where the east and west portions of the site meet.
- The preliminary plans (Attachment B) for the trailhead include a plaza area, trails, seating and signage.

<u>Site Access</u>

- The site plan originally included one driveway from 210 Street and one driveway from Smith Crescent.

- Consistent with Council's resolution, the Smith Crecent driveway has been converted to an emergency access and an additional driveway from 210 Street has been included.
- The development prerequisites have been updated to include the requirement for the necessary access easements for the proposed townhouse lots.
- The internal circulation will be reviewed and confirmed with submission of a development permit application.

Community Amenity Contributions

- Although not included with Council's resolution, the proponent has revised their proposed community amenity contribution to align with the reduction in the overall units.
- Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan indicates that "Appropriate policies and land use designations will be added to the Neighbourhood Plan in the future to replace the Special Study Area designation to address: land use and density" (as well as other items).
- Recognizing that there is no "base" density currently associated with the Special Study Area land use designation, the proponent has reviewed the CAC Policy and proposes a rate of $22,500 per townhouse unit which equates to the average townhouse dwelling unit rate in the Brookswood-Fernridge Neighbourhood Plan Area ($25,000 per townhouse unit) and the Smith Neighbourhood Plan Area ($20,000 per townhouse unit).
- Based on proposed rates, the CAC calculation results in a target contribution of $7,087,500 ($22,500 per townhouse unit) as indicated in the below table:

| | **Unit Count** | **Rate per unit** | **Total** |
|---|---|---|---|
| Townhouses | 315 | $22,500 | $7,087,500 |
| **Total** | | | **$7,087,500** |

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

| | |
|---|---|
| ATTACHMENT A | Revised and Previous Proposals |
| ATTACHMENT B | Conceptual Trailhead Plan |
| ATTACHMENT C | October 15, 2024 Letter from Applicant (Isle of Mann) with Voluntary Amenity Contribution |
| ATTACHMENT D | May 1, 2023 Report to Council |

# PREVIOUS PROPOSAL




1 A-100 SITE LAYOUT
SCALE : 1/64" = 1'-0"

NOTES:

**UNIT PROGRAMMING LEGEND:**

- 2 BEDROOM TANDEM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM TANDEM
- 3 BEDROOM+FLEX
- 3 BEDROOM(ADAPTABLE)
- 4 BEDROOM(DUPLEX)
- 4 BEDROOM

| NO. | | |
|---|---|---|
| | H | |
| | G | |
| | F | |
| 2023-03-10 | E | REVISED PRELIMINARY SITE LAYOUT |
| 2023-03-06 | D | REVISED PRELIMINARY SITE LAYOUT |
| 2022-12-01 | C | REVISED PRELIMINARY SITE LAYOUT |
| 2022-09-17 | B | REVISED PRELIMINARY SITE LAYOUT |
| 2022-08-02 | A | PRELIMINARY SITE LAYOUT |


df ARCHITECTURE inc.
350-10851 SHELLBRIDGE WAY,
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca


PROJECT:
**MULTI FAMILY DEVELOPMENT AT NORTHEAST GORDON , LANGLEY, BC**

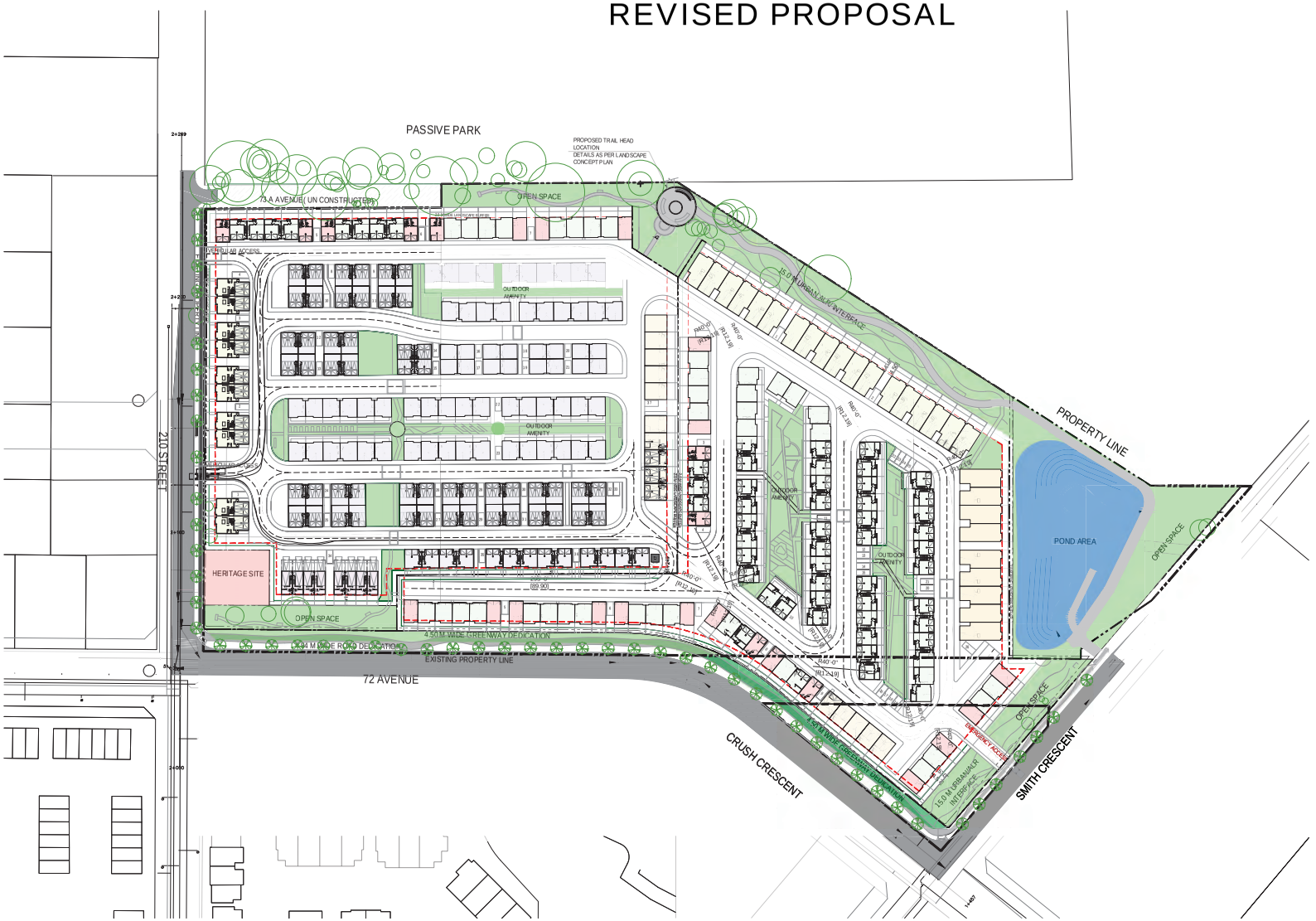
CLIENT:
**ISLE OF MANN Property Group**
**#401 - 15336 31 AVENUE,**
**SURREY, BC**
**V3Z 0X2**


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| | |
|---|---|
| DRAWN: | MN |
| CHECKED: | JA |
| SCALE: | 1/64" = 1'-0" |
| JOB No.: | LAN-025 |
| DATE: | JUNE 2021 |
| SHEET TITLE: | SITE LAYOUT |
| DRAWING NO.: | A-100 |
| | E |

I.1 ATTACHMENT A

# REVISED PROPOSAL




1 / A-100 SITE LAYOUT
SCALE : 1/64" = 1'-0"

NOTES:

| | | |
|---|---|---|
| 2024-05-08 | I | REVISED PRELIMINARY SITE LAYOUT |
| 2023-09-15 | H | REVISED PRELIMINARY SITE LAYOUT |
| 2023-07-31 | G | REVISED PRELIMINARY SITE LAYOUT |
| 2023-06-30 | F | REVISED PRELIMINARY SITE LAYOUT |
| 2023-06-15 | E | REVISED PRELIMINARY SITE LAYOUT |
| 2023-03-10 | D | REVISED PRELIMINARY SITE LAYOUT |
| 2023-03-06 | C | REVISED PRELIMINARY SITE LAYOUT |
| 2022-12-01 | B | REVISED PRELIMINARY SITE LAYOUT |
| 2022-09-17 | A | PRELIMINARY SITE LAYOUT |
| 2022-08-02 | NO. | ISSUED FOR |


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350-10851 SHELLBRIDGE WAY,
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca


PROJECT:
**MULTI FAMILY DEVELOPMENT AT NORTHEAST GORDON , LANGLEY, BC**

CLIENT:
**ISLE OF MANN Property Group**
**#401 - 15336 31 AVENUE,**
**SURREY, BC**
**V3Z 0X2**

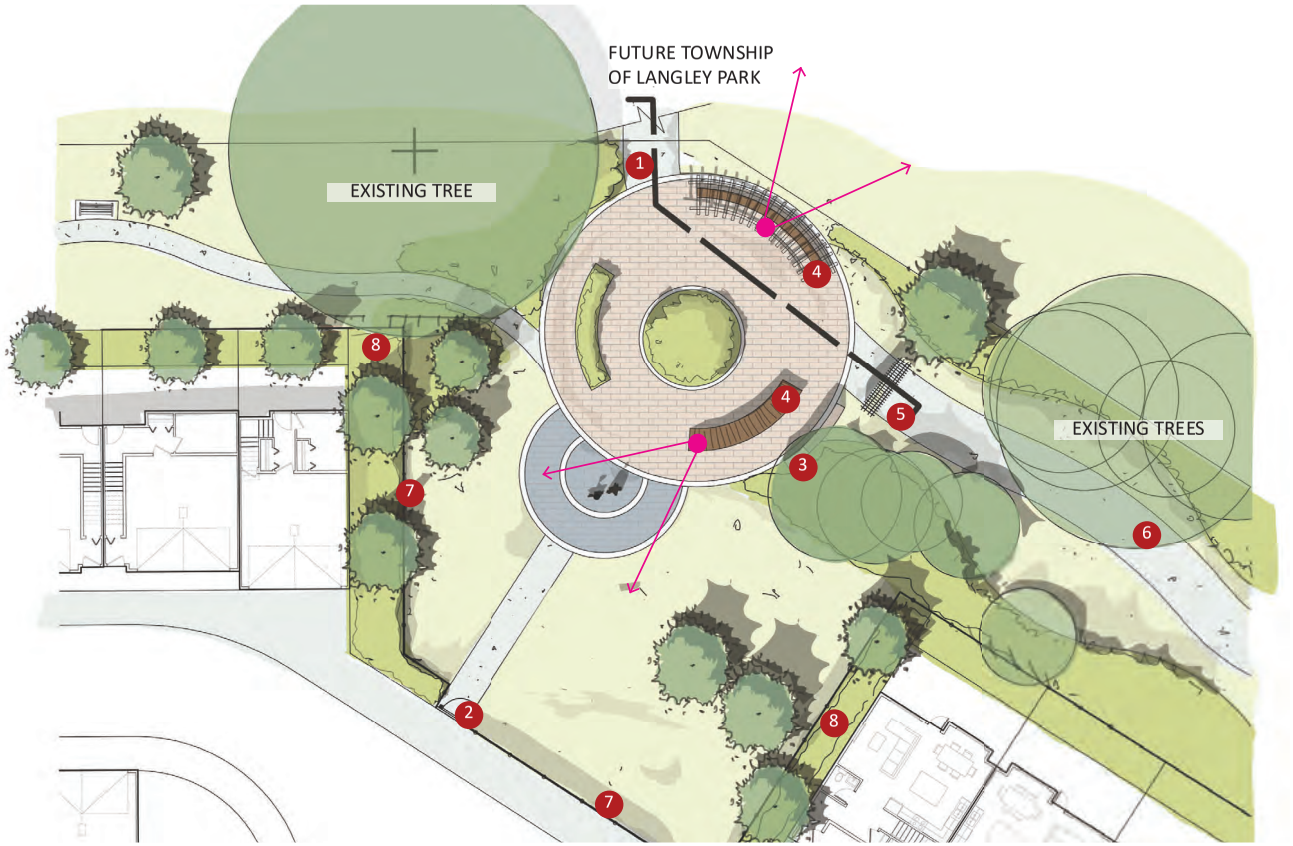

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| DRAWN: | MN |
| CHECKED: | JA |
| SCALE: | 1/64" = 1'-0" |
| JOB No.: | LAN-028 |
| DATE: | JUNE 2021 |
| SHEET TITLE: | |

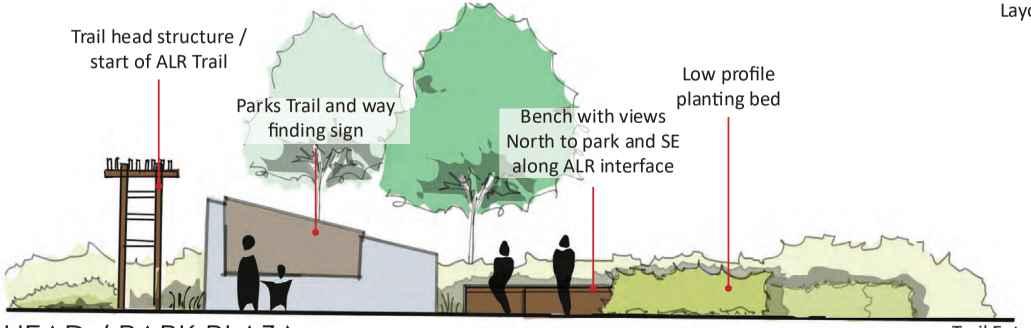
SITE LAYOUT

DRAWING NO.: **A-100** | **I**

I.1




Layout Plan




Trail Entry Section



Gabion wall with wood bench



Entry Structure / Trail head



Trail Entry Signage




Signage character

1. Plaza entrance / Park and trail access
2. Gate and path to private development
3. Gabion wall with metal signage
4. Wooden Bench
5. Trail head / Entry structure
6. 3.0m Urban ALR trail
7. Fence
8. Planting Buffer

Primary View

# ALR TRAIL HEAD / PARK PLAZA

Stephen Richardson
Director – Development Services
Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

October 15, 2024

Dear Mr. Richardson,

RE: CAC Policy 07-166 / ToL File #08-24-0093 / IOM NEGE - Special Study Area - CACs Memo

After careful consideration, the ownership is willing to advance a voluntary contribution of $7,087,500 (seven million eighty seven thousand and five hundred dollars) as a community amenity contribution for the subject project which includes the seven-parcel land assembly. The civic address of those parcels are as follows:

1. 7258 210th St.
2. 7240 210 St.
3. 21031 72nd Ave.
4. 21081 72nd Ave.
5. 21133 72nd Ave.
6. 21156 72nd Ave.
7. 72nd Ave.

We thank you for your support and consideration on the subject file.

Please contact me if you require any additional information.

Sincerely,

Dave Mann
President

Township of Langley

Est. 1873

ATTACHMENT D

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 1, 2023 - REGULAR MEETING | **REPORT:** | 23-74 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-24-0093 |
| **SUBJECT:** | OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100242 (ISLE OF MANN PROPERTY GROUP / 7258 AND 7240 – 210 STREET; 21031, 21133, 21156 AND 21081 – 72 AVENUE; AND 21300 BLOCK OF 72 AVENUE) | | |

**PROPOSAL:**

Application to amend the Willoughby Community Plan, Northeast Gordon Estate Neighbourhood Plan, and rezone approximately 6.93 ha (17.12 ac) of land located at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouses.

**RECOMMENDATION SUMMARY:**

That Council give first and second reading to Bylaws No. 5836 and 5837 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 Willoughby Community Plan and Northeast Gordon Estates 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 (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837 rezoning 6.93 ha (17.12 ac) of land located at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate the development of approximately 349 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 72 Avenue (including greenway), Smith Crescent and Crush Crescent to ultimate condition, the east half of 210 Street (including turnaround at 73A Avenue) in accordance with the Township's Master Transportation Plan,

Subdivision and Development Servicing Bylaw, and the Northeast Gordon Estate Neighbourhood Plan;

3. Completion of a road closure bylaw for the portion of 72 Avenue between Crush Crescent and Smith Crescent;
4. Completion of a subdivision to create separate lots for each townhouse site (and registration of cross access easements), the stormwater detention facility, and the McGillivray Heritage Residence;
5. Dedication and construction of a 4.5 m wide street greenway on the north side of 72 Avenue and Crush Crescent including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
6. Provision of an ALR buffer in accordance with the Northeast Gordon Estate Neighbourhood Plan, including associated 3 m wide trail (Arbour Ribbon);
7. In accordance with the provisions of Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan, provision of a wildlife corridor along the south portion of the site connecting the wildlife tunnel on the north side of 72 Avenue to 210 Street;
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
9. 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);
10. Secure a community stormwater detention site to serve the development to the acceptance of the Township of Langley;
11. 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. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;
    e. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    f. 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;
    g. Prohibiting access to the site from 72 Avenue and Crush Crescent;
    h. Securing building setbacks, buffer areas, and agricultural awareness considerations in accordance with Section 4.3.5 of the Willoughby Community Plan;
12. Registration of a cross access easement in favour of the McGillivray Heritage Residence property over the proposed Townhouse site;
13. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the McGillivray Heritage Residence;
14. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $9,000,000 in support of the proposed

OCP amendment and rezoning. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time;

15. Compliance with the Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
16. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 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. 5836 and 5837.

**EXECUTIVE SUMMARY:**

Isle of Mann Property Group has applied to develop 6.93 ha (17.12 ac) of land located at 7258 and 7240 – 210 Street; 21031, 21133, 21156, and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouses. The site is currently designated as a Special Study Area in the Northeast Gordon Estate Neighbourhood Plan (adopted in 2006) which indicates that a review of planning policies, including land use and density, for this area world be carried out to determine the road network and land use design. To accommodate the proposed development, the applicant has applied to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan by redesignating the site to accommodate townhouses (Townhouse A (16 – 22 UPA)) and adding it to Development Permit Area 'B' – Residential. The application also proposes to rezone the site to Comprehensive Development Zone CD-176 to accommodate the proposal.

A delegated Development Permit for form and character (yet to be applied for) will be required prior to building permit should Council elect to advance the application.

As the proposed development aligns with designations in the Northeast Gordon Estate Neighbourhood Plan and supports objectives in the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan, including ALR edge planning, heritage retention, greenways, trails, stormwater detention, and housing, staff recommend that Council consider the community and neighbourhood plan amendment and rezoning request, subject to the completion of 16 development prerequisites.

**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5836 and Rezoning Bylaw No. 5837.

**REFERENCE:**

| | |
|---|---|
| **Owner:** | Isle Of Mann Property Group<br>401, 15336 – 31 Avenue<br>Surrey, BC V3Z 0X2<br><br>1150305 BC Ltd.<br>401, 15336 – 31 Avenue<br>Surrey, BC V3Z 0X2<br><br>1175394 BC Ltd.<br>401, 15336 – 31 Avenue<br>Surrey, BC V3Z 0X2<br><br>1210109 BC Ltd.<br>401, 15336 – 31 Avenue<br>Surrey, BC V3Z 0X2<br><br>1331775 BC Ltd.<br>401, 15336 – 31 Avenue<br>Surrey, BC V3Z 0X2<br><br>Chen I-Jung Kristal<br>20765 – 90 Avenue<br>Langley, BC V1M 2N4<br><br>Dennis and Raelene Lewendon<br>21156 – 72 Avenue<br>Langley, BC V2Y 2R4 |
| **Agent:** | Isle Of Mann Property Group<br>401, 15336 – 31 Avenue<br>Surrey, BC V3Z 0X2 |
| **Legal Description:** | Lot 18 Section 13 Township 8 New Westminster District Plan 29501;<br>Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612;<br>Lot 18 Section 24 Township 8 New Westminster District Plan 1612;<br>Lot 39 Section 24 Township 8 New Westminster District Plan 41879;<br>Lot 1 Section 24 Township 8 New Westminster District Plan 69698;<br>Lot 2 Section 24 Township 8 New Westminster District Plan 69698;<br>Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and<br>Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent) |

| | |
|---|---|
| **Location:** | 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue |
| **Area:** | 6.93 ha (17.12 ac) |
| **Existing Zoning:** | Suburban Residential Zone SR-2 |
| **Proposed Zoning:** | Comprehensive Development Zone CD-176 |
| **Willoughby Community Plan (existing):** | Residential (6 UPA) and<br>Suburban Residential (1 – 2 UPA) |
| **Willoughby Community Plan (proposed):** | Multi Family |
| **Northeast Gordon Estate Neighbourhood Plan (existing):** | Special Study Area |
| **Northeast Gordon Estate Neighbourhood Plan (proposed):** | Townhouse A |

**BACKGROUND/HISTORY:**

The subject site is currently zoned Suburban Residential Zone SR-2, designated Residential (6 units per acre (UPA)) and Suburban Residential (1 – 2 UPA) in the Willoughby Community Plan (Attachment B), and designated as a Special Study Area in the Northeast Gordon Estate Neighbourhood Plan (Attachment C). The McGillivray Heritage House (constructed in 1933) is located at 21031 – 72 Avenue.

**DISCUSSION/ANALYSIS:**

- Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan identifies that the area north of 72 Avenue and east of 210 Street is designated as Special Study Area with a review of planning policies for this area to be carried out to determine a road network and land use design.
- Isle of Mann Property Group has applied to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan and rezone the 6.93 ha (17.12 ac) site to Comprehensive Development Zone CD-176.
- The proposal includes greenways, ALR buffers, a stormwater management facility, and a portion of 72 Avenue road dedication to be closed.
- The McGillivray Heritage House currently exists on the southwest portion of the overall site at 21031 – 72 Avenue and is proposed to be relocated and restored as part of a future Heritage Revitalization Agreement to be completed prior to final reading of Rezoning Bylaw No. 5837. As part of the subdivision application associated with the subject application, a separate lot will be created to accommodate the McGillivray Heritage House in its new location on the site for use as a single family dwelling.

- The proposal will facilitate development of approximately 349 townhouse units (Attachment E) on two lots as well as separate lots for the McGillivray Heritage House and the stormwater detention facility.

**Adjacent Uses:**

| | **Existing Use** | **Northeast Gordon Estate Neighbourhood Plan Designation** | **Existing Zoning** |
|---|---|---|---|
| **North:** | Rural property, owned by the Township of Langley | Special Study Area | Rural Zone RU-3 |
| **South:** | 72 Avenue, beyond which are single family dwellings and Streamside Protection and Enhancement Area (SPEA) and Ecological Greenway | Suburban Bonus Density 1 (4.5 UPA) | Comprehensive Development Zone CD-133 and Suburban Residential Zone SR-2 |
| **East:** | Smith Crescent, beyond which are rural properties in the ALR | Designated Agricultural / Countryside in the Rural Community Plan | Rural Zone RU-3 |
| **West:** | 210 Street, beyond which are residential properties | Single Family Detached (4 UPA), Single Family Detached (6 UPA), and Rowhouse / Townhouse (8 – 15 UPA) | Suburban Residential Zone SR-2 |

**Community / Neighbourhood Plan Amendment:**

- The site is split-designated in the Willoughby Community Plan (adopted in 1998, (Attachment B) as a combination of Residential (6 UPA) and Suburban Residential (1 – 2 UPA).
- Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan (adopted in 2006) designates the area north of 72 Avenue and east of 210 Street as Special Study Area with a review of planning policies, including land use and density, for this area to be carried out to determine a road network and land use design.
- Section 4.9 of the Northeast Gordon Estate Neighbourhood Plan indicates that "The Township should work closely with the affected property owner and consider variations to density, siting, use, and other regulations to achieve favourable outcomes" with respect to preservation, retention, and restoration of identified heritage homes such as the McGillivray Heritage House. As part of the development the proponent, the proponent proposes to relocate and restore the McGillivray Heritage House.
- The proposal includes securing an approximate 0.45 ha (1.12 ac) stormwater detention facility and approximate 0.88 ha (2.18 ac) of green space (greenway, agricultural buffer, open space, wildlife corridor, and environmental area).
- As the site is designated Residential and Suburban Residential in the Willoughby Community Plan and Special Study Area in the Northeast Gordon Estate Neighbourhood Plan, the applicant proposes amendments to the Plans to designate the site Multi Family in the Willoughby Community Plan and Townhouse A (16 – 22 UPA) in the Northeast Gordon Estate Neighbourhood Plan.

- Amendments to the Willoughby Community Plan to add the subject site to relevant development permit areas are also included with Official Community Plan Amendment Bylaw No. 5836.

**Zoning Amendment:**

- Bylaw No. 5837 proposes to rezone the site to new Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouse units.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-176 zoning in terms of siting, site coverage, height, use, and density.
- The area proposed for the relocation of the McGillivray Heritage House at the southwest corner of the site as well as the area for the stormwater detention facility will remain zoned Suburban Residential SR-2.

**Development Permits:**

- The subject site is to be added to Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan as part of Official Community Plan Amendment Bylaw No. 5836.
- 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, a future associated development permit application will be processed for consideration by a delegated staff official.

**Community Amenity Contributions:**

- Recognizing that major OCP land use amendments for residential developments may result in potential increases in land value, Council adopted amendments to the CAC policy in December 2022 and February 2023.
- Specifically, CACs are based on an amenity contribution proportionate to the value being created by the increase in density for Major OCP Amendments, potentially in conjunction with or in lieu of the provisions of 5.2(f) of the CAC Policy.
- The current land use designations in the Willoughby Community Plan are a combination of Residential (6 UPA) and Suburban Residential (1 – 2 UPA) resulting in a permitted density of approximately 65 units. However, the subject site is designated Special Study Area in the Northeast Gordon Estate Neighbourhood Plan, which currently does not have a maximum permitted density or associated unit count.
- Based on current rates, the CAC calculation results in a target contribution of $5,025,600 ($14,400 per unit).
- To support the proposed land use plan amendments, the applicant proposes an additional contribution of $3,974,400 ($9,000,000 total) in support of the development as follows:

| | **Unit Count** | **Rate per unit** | **Total** |
|---|---|---|---|
| Townhouses | 349 | $14,400 | $5,025,600 |
| Additional Contribution | | | $3,974,400 |
| **Total** | | | **$9,000,000** |

- The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time.

**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 |
|---|---|---|---|---|---|
| 502 | 20 | 424 | 424 | 38 | 462 |

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

**Policy Considerations:**

The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendments and rezoning applications facilitate:

- the development of approximately 349 townhouse units;
- restoration and relocation of the McGillivray Heritage Residence;
- provision of green space (greenway, Streamside Protection and Enhancement Area, wildlife corridor, ALR buffers including a portion of the Arbour Ribbon trail); and
- provision of a stormwater detention facility;

In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5836 and 5837 (subject to 16 development prerequisites) and authorize staff to schedule the required public hearing for Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5836 and Rezoning Bylaw No. 5837.

Respectfully submitted,

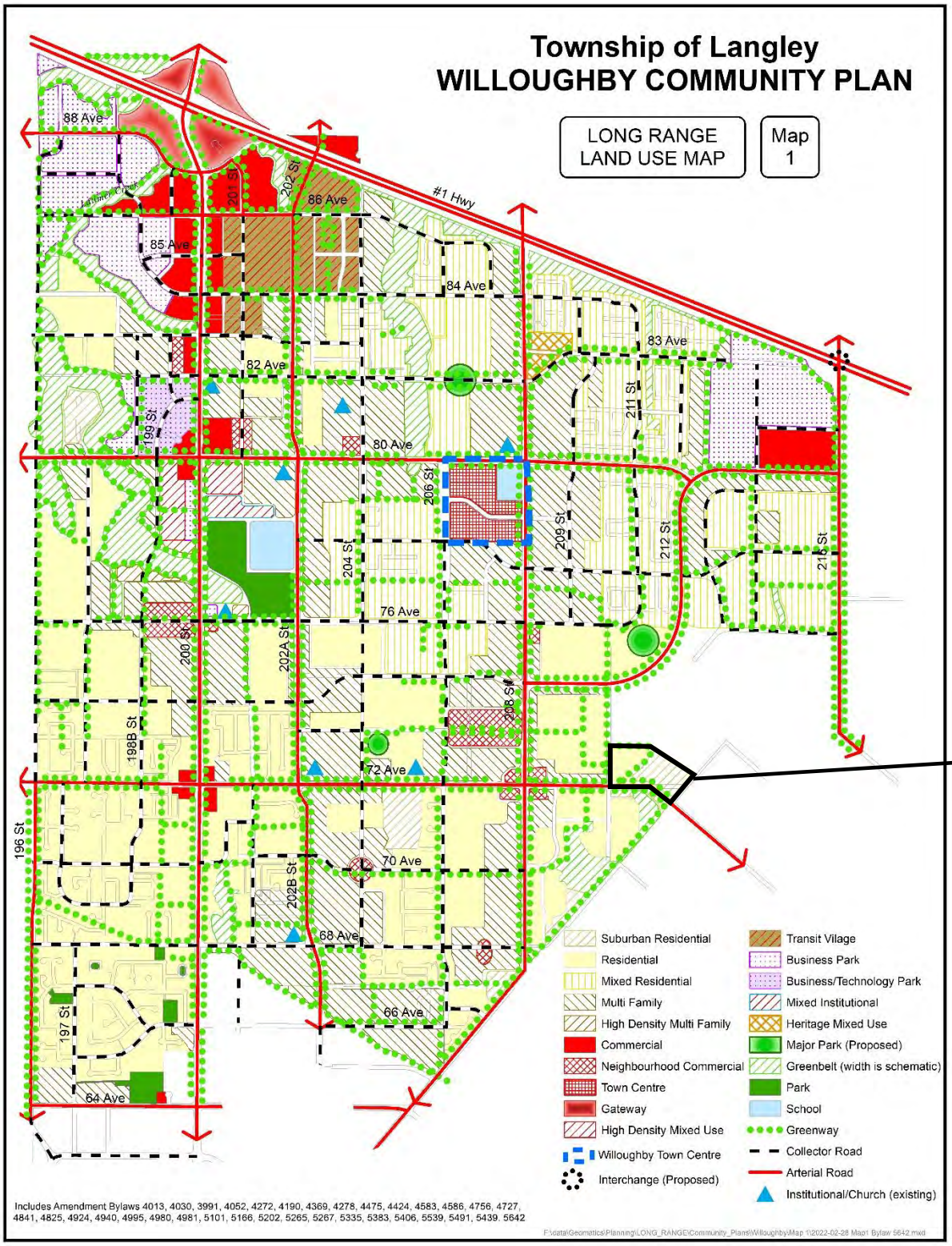
Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

| | |
|---|---|
| ATTACHMENT A | Aerial Context Map |
| ATTACHMENT B | Willoughby Community Plan Map |
| ATTACHMENT C | Northeast Gordon Estate Neighbourhood Plan Map |
| ATTACHMENT D | Zoning Bylaw No. 2500 Map |
| ATTACHMENT E | Conceptual Site Plan Submitted by Applicant |
| ATTACHMENT F | School District 35 Comments |
| ATTACHMENT G | April 25, 2023 Letter from Applicant (Isle of Mann) with Voluntary Amenity Contribution |

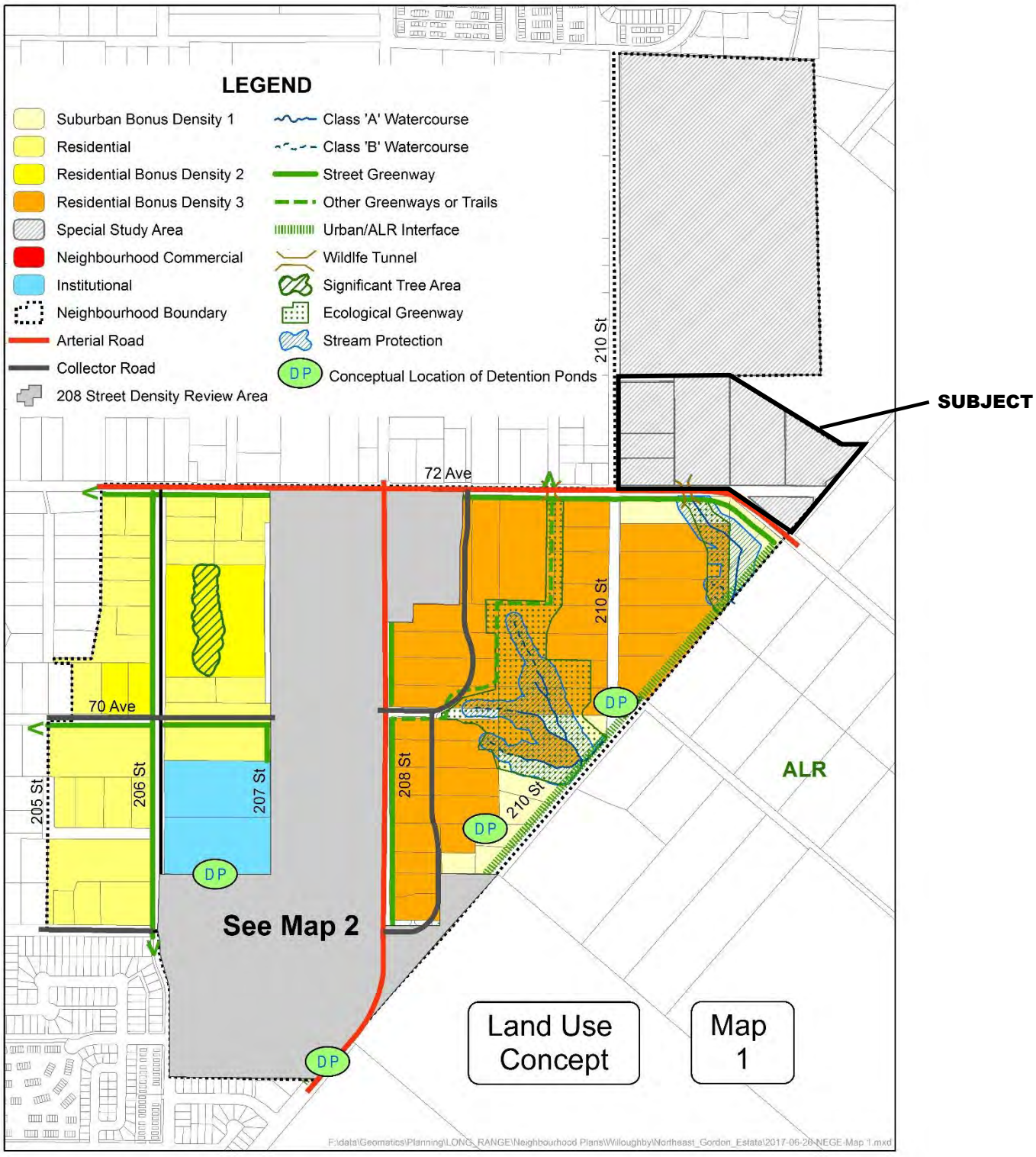
~~ATTACHMENT A~~

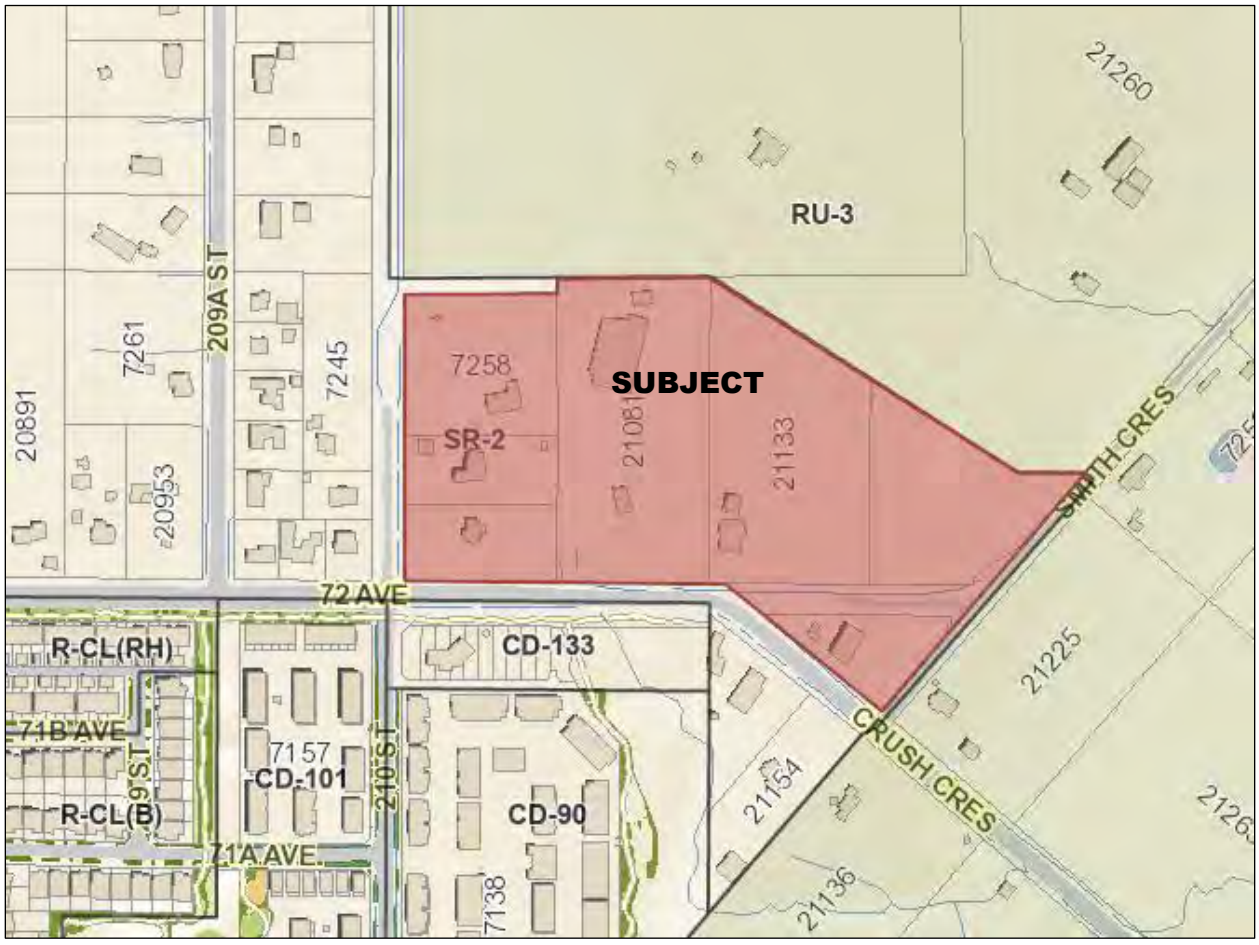


~~ATTACHMENT B~~



~~ATTACHMENT C~~




RU-3
SUBJECT
SR-2
7258
21081
21133
21260
7261
7245
209A ST
20891
20953
72 AVE
SMITH CRES
CRUSH CRES
R-CL(RH)
CD-133
71B AVE
7157
CD-101
210 ST
CD-90
R-CL(B)
71A AVE
21225
21154
21136
7138




1 A-100 SITE LAYOUT
SCALE : 1/64" = 1'-0"

NOTES:

**UNIT PROGRAMMING LEGEND:**

- 2 BEDROOM TANDEM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM TANDEM
- 3 BEDROOM+FLEX
- 3 BEDROOM(ADAPTABLE)
- 4 BEDROOM(DUPLEX)
- 4 BEDROOM

| NO. | | |
|---|---|---|
| | H | |
| | G | |
| | F | |
| 2023-03-10 | E | REVISED PRELIMINARY SITE LAYOUT |
| 2023-03-06 | D | REVISED PRELIMINARY SITE LAYOUT |
| 2022-12-01 | C | REVISED PRELIMINARY SITE LAYOUT |
| 2022-09-17 | B | REVISED PRELIMINARY SITE LAYOUT |
| 2022-08-02 | A | PRELIMINARY SITE LAYOUT |


df ARCHITECTURE inc.
350-10851 SHELLBRIDGE WAY,
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca


PROJECT:
**MULTI FAMILY DEVELOPMENT AT NORTHEAST GORDON , LANGLEY, BC**

CLIENT:
**ISLE OF MANN Property Group**
**#401 - 15336 31 AVENUE,**
**SURREY, BC**
**V3Z 0X2**


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| | |
|---|---|
| DRAWN: | MN |
| CHECKED: | JA |
| SCALE: | 1/64" = 1'-0" |
| JOB No.: | LAN-028 |
| DATE: | JUNE 2021 |
| SHEET TITLE: | SITE LAYOUT |
| DRAWING NO.: | A-100 E |

~~ATTACHMENT F~~

December 28, 2022

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project

CIVIC: 7240 & 7258 210 St, 21031, 21081, 21133 & 21156 72 Ave, and 21200 Block of 72 Ave

PROJECT: 08-24-0093

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

| Type of Housing | Number of Units | Elementary K-5 | Middle 6-8 | Secondary 9-12 |
|---|---|---|---|---|
| **Townhouses** | **338** | **87** | **45** | **66** |

Given the current school catchments this development would impact Donna Gabriel Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

IOM

~~ATTACHMENT G~~

**Stephen Richardson**
Director – Development Services
Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

April 25, 2023

Dear Mr. Richardson,

**RE: CAC Policy 07-166 / ToL File #08-24-0093 / IOM NEGE – Special Study Area – CACs Memo**

After careful consideration, the ownership is willing to advance a voluntary contribution of $9,000,000 (nine million dollars) as a community amenity contribution for the subject project which includes the seven-parcel land assembly. The civic address of those parcels are as follows:

1. 7258 210th St.
2. 7240 210 St.
3. 21031 72nd Ave.
4. 21081 72nd Ave.
5. 21133 72nd Ave.
6. 21156 72nd Ave.
7. 72nd Ave.

In addition to the CAC cash contributions, the proposed development will relocate and restore the McGillivray Heritage Home at the corner of 210 street and 72nd avenue as a landmark overlooking the historic Milner Valley. This will be relocated with new foundations and preserved under the guidelines of the Heritage Council.

We thank you for your support and consideration on the subject file.

Please contact me if you require any additional information.

Sincerely,

**Dave Mann**
President

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**
**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800**
**AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)**
**BYLAW 2005 NO. 4475**
**AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5836**

**EXPLANATORY NOTE**

Bylaw No. 5836 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate property at 7258, 7240 – 210 Street, 21031, 21133, 21156, 21081 – 72 Avenue, and 21300 Block of 72 Avenue and add it to Development Permit Areas 'B' – Residential.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**
**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800**
**AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)**
**BYLAW 2005 NO. 4475**
**AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5836**

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800 and the Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475

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 No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as:

   Lot 18 Section 13 Township 8 New Westminster District Plan 29501;

   Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612;

   Lot 18 Section 24 Township 8 New Westminster District Plan 1612;

   Lot 39 Section 24 Township 8 New Westminster District Plan 41879;

   Lot 1 Section 24 Township 8 New Westminster District Plan 69698;

   Lot 2 Section 24 Township 8 New Westminster District Plan 69698;

   Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and

   Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

   a) By amending Map 1 to change the land use designation for the lands to “Multi Family” for the area shown on Schedule “A” attached to and forming part of this Bylaw.

b) By amending Map 4 to add the lands to Development Permit Areas 'B' – Residential 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 (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475" as amended is further amended by:

a) Adding the following section "Townhouse (15 UPA) to Section 4.2.7 between "Townhouse (22 UPA)" and "Townhouse (12 UPA)":

- This designation provides medium density townhouse development at 37 units per hectare (15 units per acre).
- Development shall be ground-oriented and in the form of townhouse units.

4. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 as amended is further amended with respect to lands described as:

Lot 18 Section 13 Township 8 New Westminster District Plan 29501;

Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612;

Lot 18 Section 24 Township 8 New Westminster District Plan 1612;

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Lot 1 Section 24 Township 8 New Westminster District Plan 69698;

Lot 2 Section 24 Township 8 New Westminster District Plan 69698;

Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and

Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

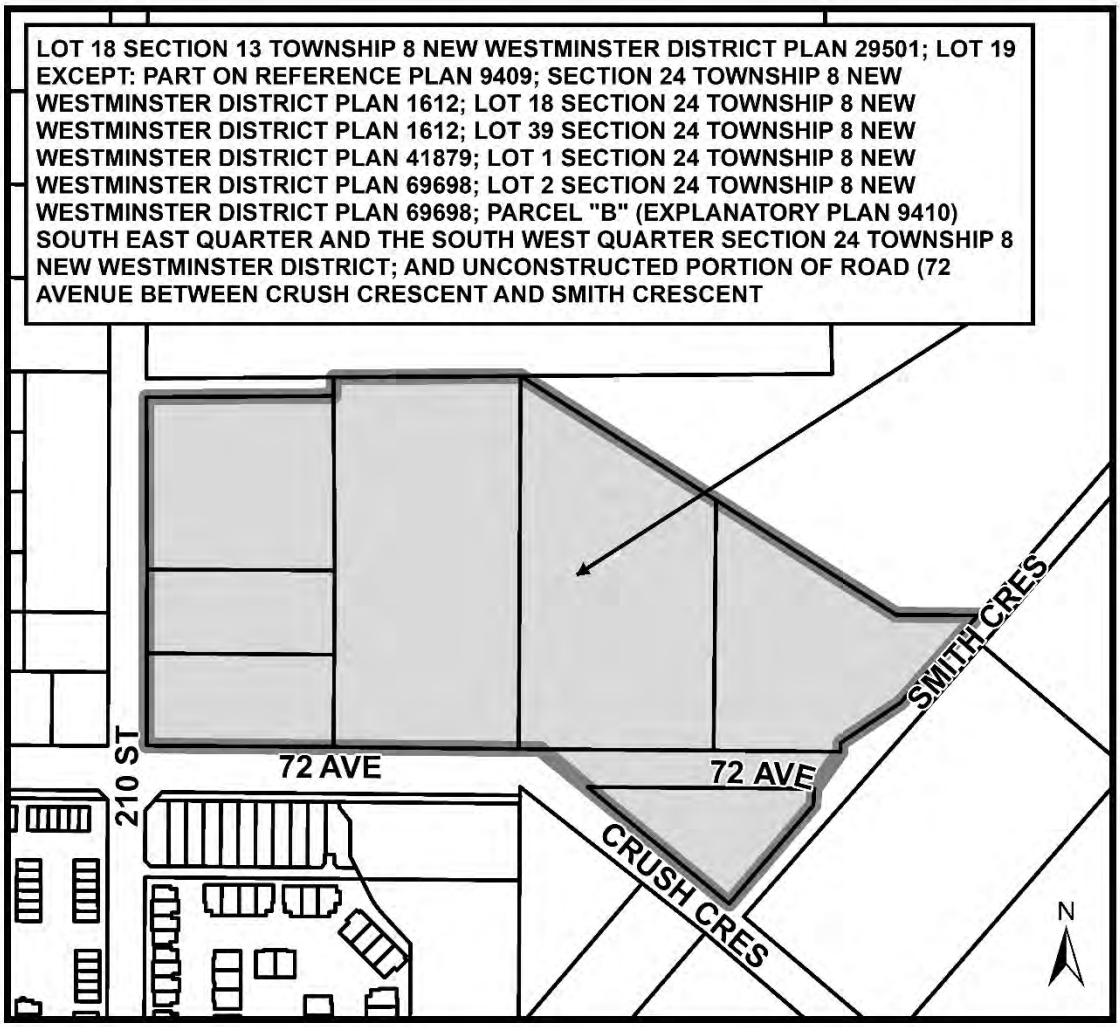
a) By amending Map 1 – Land Use Concept and Map 3 – Land Use Context by changing the land use designation for the subject properties to "Townhouse (22 UPA)" and "Townhouse (15 UPA)", by adding a street greenway on the north side of 72 Avenue, and by adding Urban/ALR Interface along the east and north boundary of the area described on Schedule "B" attached to and forming part of this bylaw.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 1st | day of | May | , 2023 |
| READ A SECOND TIME the | 1st | day of | May | , 2023 |
| PUBLIC HEARING HELD the | 26th | day of | June | , 2023 |
| READ A THIRD TIME the | | day of | | , 2024 |

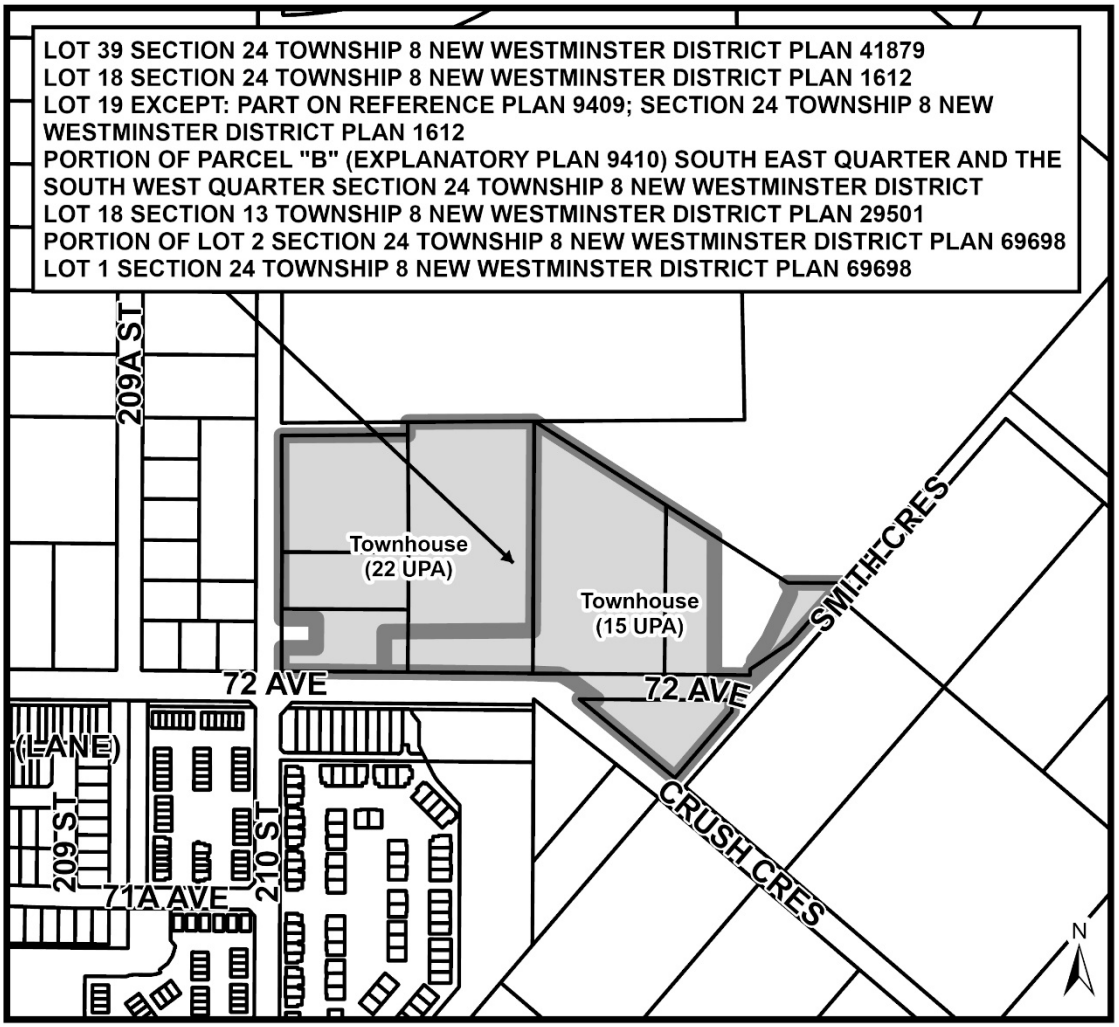
ADOPTED the day of , 2024

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5836



# SCHEDULE 'B'
# BYLAW NO. 5836



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

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

**AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5837**

**EXPLANATORY NOTE**

Bylaw No. 5837 rezones a portion of a 6.93 ha (17.12 ac) site located at 7258, 7240 – 210 Street, 21031, 21133, 21156, 21081 – 72 Avenue, and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of townhouses at 16 – 22 UPA.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

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

**AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5837**

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 (Isle of Mann Property Group) Bylaw No. 5837".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 176" after the words "Comprehensive Development Zone CD-175"
   b. Adding to Section 110 after the words "CD-175" the words "CD-176 – 2 ha"
   c. By adding after Section 1075 "Comprehensive Zone CD-175" the following as Section 1076 "Comprehensive Development Zone CD-176"

1076 **COMPREHENSIVE DEVELOPMENT ZONE CD-176**

**Uses Permitted**

1076.1 In the CD-176 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

**Density**

1076.2 The maximum density shall be in accordance with the following:

| Sub-Zone (1) | Maximum Permitted Density |
|---|---|
| Lot A | 22 Units Per Acre |
| Lot B | 15 Units Per Acre |

(1) As indicated in Section 1076.10

**Lot Coverage**

1076.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 45%.

**Siting of Buildings and Structures**

1076.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4.5 metres from a *street* or 3 metres from any other *lot line.*

**Height of Buildings and Structures**

1076.5 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* used for *townhouse* or *common amenity area uses* shall be a maximum of three *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

**Subdivision Requirements**

1076.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

**Landscaping, Screening and Fencing**

1076.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

**Parking and Loading**

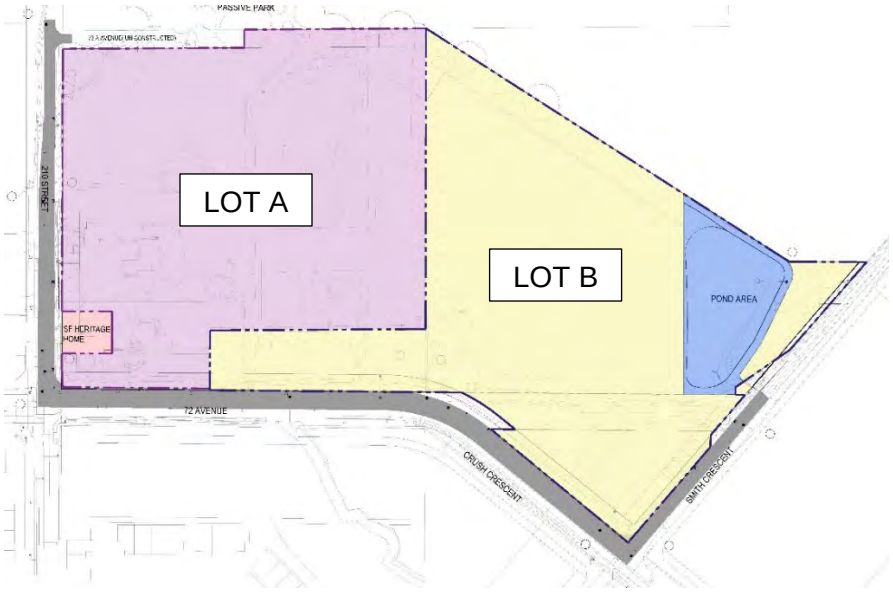
1076.8 Parking and loading shall be provided in accordance with Section 107.

**Age-Friendly Amenity**

1076.9 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

**Sub-Zone Plan**

1076.10 Development in this zone shall conform substantially to Site Plan as shown below:



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

Lot 18 Section 13 Township 8 New Westminster District Plan 29501;

Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612;

Lot 18 Section 24 Township 8 New Westminster District Plan 1612;

Lot 39 Section 24 Township 8 New Westminster District Plan 41879;

Lot 1 Section 24 Township 8 New Westminster District Plan 69698;

Portion of Lot 2 Section 24 Township 8 New Westminster District Plan 69698;

Portion of Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and

Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-176.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 1st | day of | May | , 2023 |
| READ A SECOND TIME the | 1st | day of | May | , 2023 |
| PUBLIC HEARING HELD the | 26th | day of | June | , 2023 |
| READ A THIRD TIME the | | day of | | , 2024 |
| ADOPTED the | | day of | | , 2024 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5837

