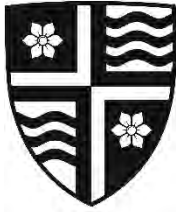


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JULY 25, 2022 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100158 (POLLYCO - ISLE OF MANN
 / 7536 – 200 STREET AND 7541 AND 7591 – 202A STREET)

REPORT: 22-97
FILE: 08-23-0172

PROPOSAL:

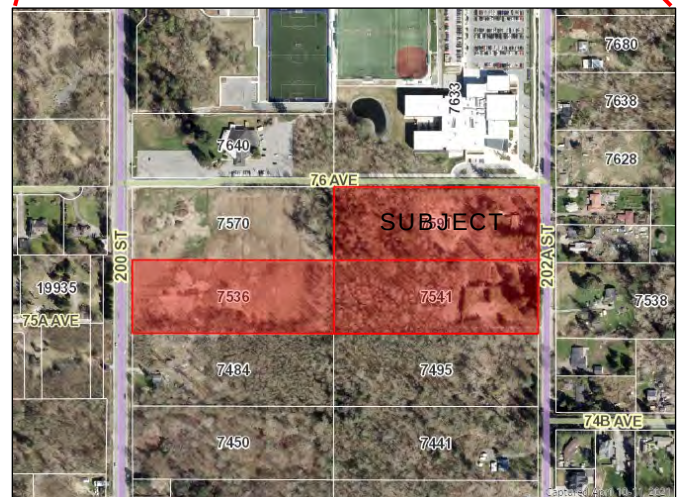
Application to amend the Latimer Neighbourhood Plan, and rezone approximately 6.0 ha (14.88 ac) of land at 7536 – 200 Street and 7541 and 7591 – 202A Street to Comprehensive Development Zone CD-173 to facilitate development of approximately 425 units (320 condominium units, 70 affordable rental apartment units, 14 single-family, 12 semi-detached and nine rowhouse units).

RECOMMENDATION SUMMARY:

That Council abandon Bylaws No. 5465 and 5466 and give first and second reading to Bylaws 5814 and 5815 subject to 20 development prerequisites being satisfied prior to final reading of Bylaw 5815; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development is consistent with The overall objectives of the Willoughby Community Plan, Latimer Neighbourhood Plan and the Township Housing Action Plan.



RECOMMENDATIONS:

That Council abandon Bylaws No. 5465 and 5466 and give first and second reading to 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 Amendment (Pollyco-Isle of Mann) Bylaw No. 5814 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann) Bylaw No. 5815, rezoning 6.0 ha (14.88 ac) of land located at 7536 – 200 Street and 7541 and 7591 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-173 to facilitate the development of 425 units (320 condominiums, 70 apartments, 14 single-family, 12 semi-detached and nine rowhouse units subject to 20 conditions as outlined below being satisfied prior to final reading, all to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a community stormwater management facility to serve the storm associated catchment area;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan;
3. 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;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements for 200 Street, 200A Street, 201 Street, 201A Street, 201B Street, 202A Street, 75A Avenue, and 76 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
6. Dedication and construction of a 15 m wide street greenway on the east side of 200 Street, 4.5 m wide street greenway on the south side of 76 Avenue and 5.4 m wide street greenway on the west side of 202A Street, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
7. Provision of enhanced sidewalks and pedestrian connections in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
8. Submission of all required development permits for consideration of approval in conjunction with final reading;
9. Completion of a Housing Agreement Bylaw outlining the conditions of the affordable housing component of the project;
10. 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);
11. Compliance with Age Friendly Amenity Area requirements;
12. Establishing and protection of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;
13. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways;
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (rowhouse and semi-detached units);

- c. Identifying the units (minimum 5% for single family and rowhouse/semi-detached units and 10% for apartments) required to incorporate the Adaptable Housing Requirements;
 - d. Securing a 4 m wide east/west walkway connecting 200 Street to 201 Street along the northern property line of the apartment sites;
 - e. Securing an access easement from 200A Street for the apartment building fronting 201A Street;
 - f. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as associated development permits are issued;
 - g. Restricting issuance of building permits for lands between 200 Street and 201 Street until 200A and 201 Streets connect to 76 Ave;
 - h. Prohibiting driveway access to 202A Street and to 201 Street for the apartment site;
 - i. Restricting building construction (i.e. “no building”) on lands indicated as proposed lots 12, 15, 17, and 19 until such time as the Township’s Zoning Bylaw 1987 No. 2500 requirements are met and required servicing has been satisfied to the acceptance of the Township in accordance with the Township’s Subdivision and Development Servicing Bylaw 2019 No. 5382;
- 14. Compliance with the requirements of the Latimer Amenity Policy and Community Amenity Contribution Policy including payment of applicable amenity fees;
 - 15. 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 compliance with the Township’s 5% Neighbourhood Park Land Acquisition Policy;
 - 16. Provision of neighbourhood park space consistent with the Latimer Neighbourhood Plan;
 - 17. Provision of SPEA consistent with the Latimer Neighbourhood Plan;
 - 18. Provision of a Statutory Right of Way for ultimate 76 Avenue width (south side) between 200 Street and 201 Street;
 - 19. Submission of a subdivision layout to the satisfaction of the Approving Officer;
 - 20. Provision of an overall layout plan for the area generally bounded by 76 Avenue to the north, 74 Avenue to the south, 200 Street to the west, and 202A Street to the east including roads, greenways, SPEA, and land use;

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 (Pollyco-Isle of Mann) Bylaw No. 5814 is consistent with the Township’s Five Year Financial Plan as updated annually and with Metro Vancouver’s Integrated Liquid Waste Resource Management Plan, Housing Needs Report and Integrated Solid Waste and 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 the Neighbourhood Plan Amendment Bylaw and Rezoning Bylaw.

EXECUTIVE SUMMARY:

On April 1, 2019 Council considered first and second reading to a previous iteration of the subject application submitted by Pollyco (Latimer) Ventures Ltd. to rezone approximately 12.04 ha (29.75 ac) of land at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 to facilitate development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use,

apartment, live-work (townhouse), and townhouse sites (Attachment A). Council granted first and second readings to the associated Bylaws and advanced the project to a Public Hearing. After the Public Hearing, when considering third reading to the Bylaws, Council passed the following resolution:

“That Council direct staff to advise the applicant that the rezoning application cannot proceed in its current form, until such time as stormwater management and roadworks issues are addressed.”

Since then, the ownership structure and land assembly parameters have changed. The current applicants, Pollyco - Isle of Mann, have included 7591 202A Street but removed 7484 and 7570 – 200 Street and 7441 and 7495 – 202A Street from the application based on internal private ownership matters. The revised assembly is comprised of 6.0 ha (14.88 ac) of land. In response to Council's resolution, the applicant has included 7495 – 202A Street to accommodate a joint stormwater management detention facility and neighbourhood park.

The previous version of the application sought a plan amendment to the Latimer Plan to relocate and consolidate portions of the Streamside Protection and Enhancement Areas and to increase the height for the Apartment land use designation from 4- to 6-storeys. As part of the revised application, the applicant is seeking to continue the previous amendments and to extend the Apartment land use designation further east and increase the allowable overall site density from 232 units to 425 units, including 70 apartment units identified as “affordable” rental units.

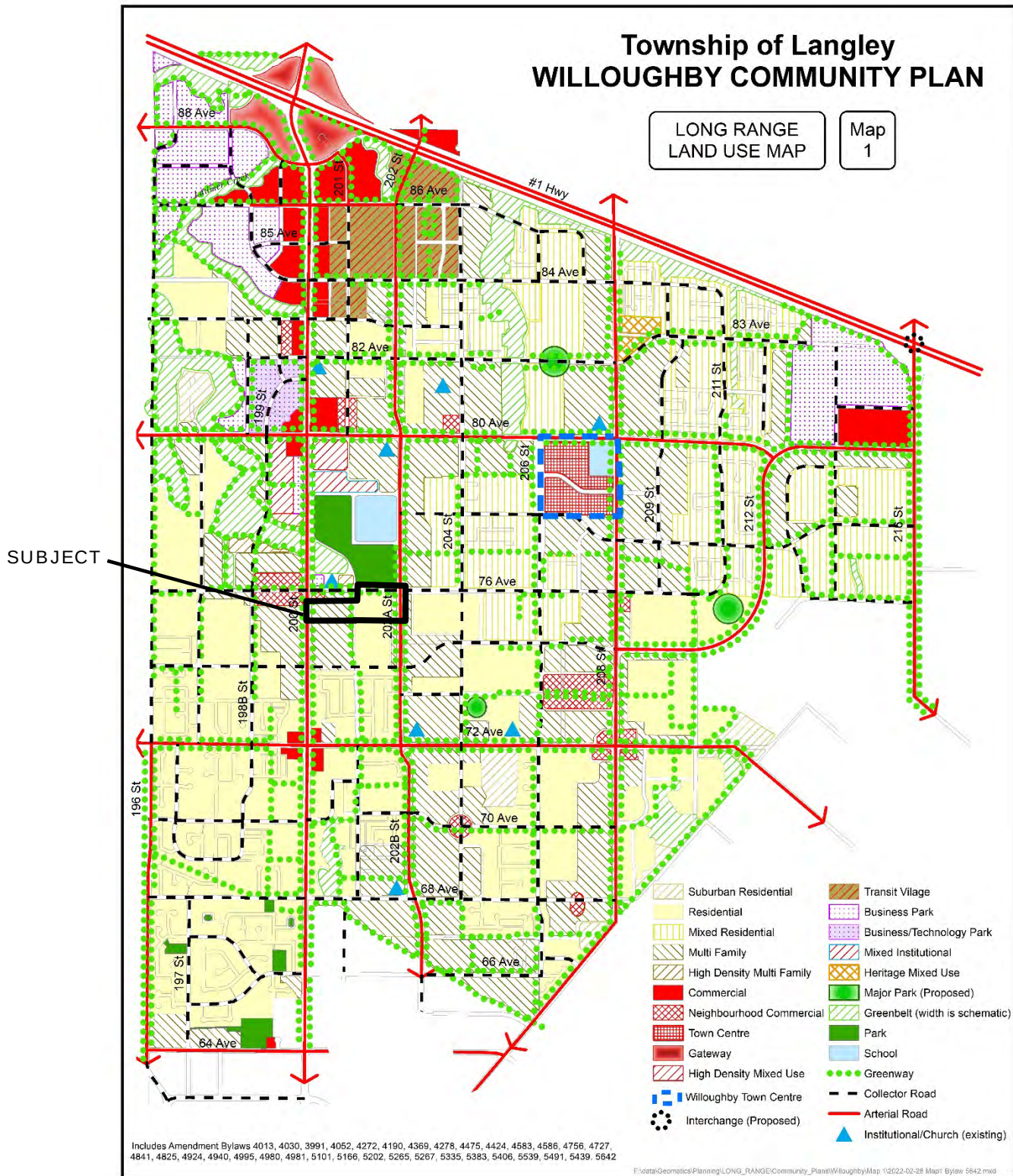
Of the 425 units, 320 are proposed to be market condominiums, 70 are proposed to be affordable rental apartment units, with the remaining 35 being comprised of single-family, semi-detached and rowhouse units. The 320 condominium units are proposed to be accommodated within two 6-storey buildings and one 5-storey building on the western portion of the site. The applicant has indicated that the 70 apartment units are proposed to be affordable rental units consistent with generally accepted definitions, including those of the Township of Langley as outlined in the Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw provided in a 4-storey building in the central portion of the site. A condition of final approval of the Bylaws is that the applicant submit for Council's consideration a housing agreement outlining the conditions of the rental and affordable components.

Typically companion Development Permits are processed concurrently with rezoning/plan amendments. At this time, the applicant has not submitted updated development permit information and a condition of final reading of the Bylaws is submitting Development Permit applications for Council's consideration in conjunction with final reading of the Bylaws. The proponent will be required to submit Development Permits for the single family detached, semi-detached rowhouse and apartment units to provide Council the opportunity to review the form and character of these units. Additionally, a Streamside Protection Development Permit to relocate and reconstruct watercourses and SPEAs on the project site consistent with the Plan and in accordance with requirements of OCP Schedule 3 will be required.

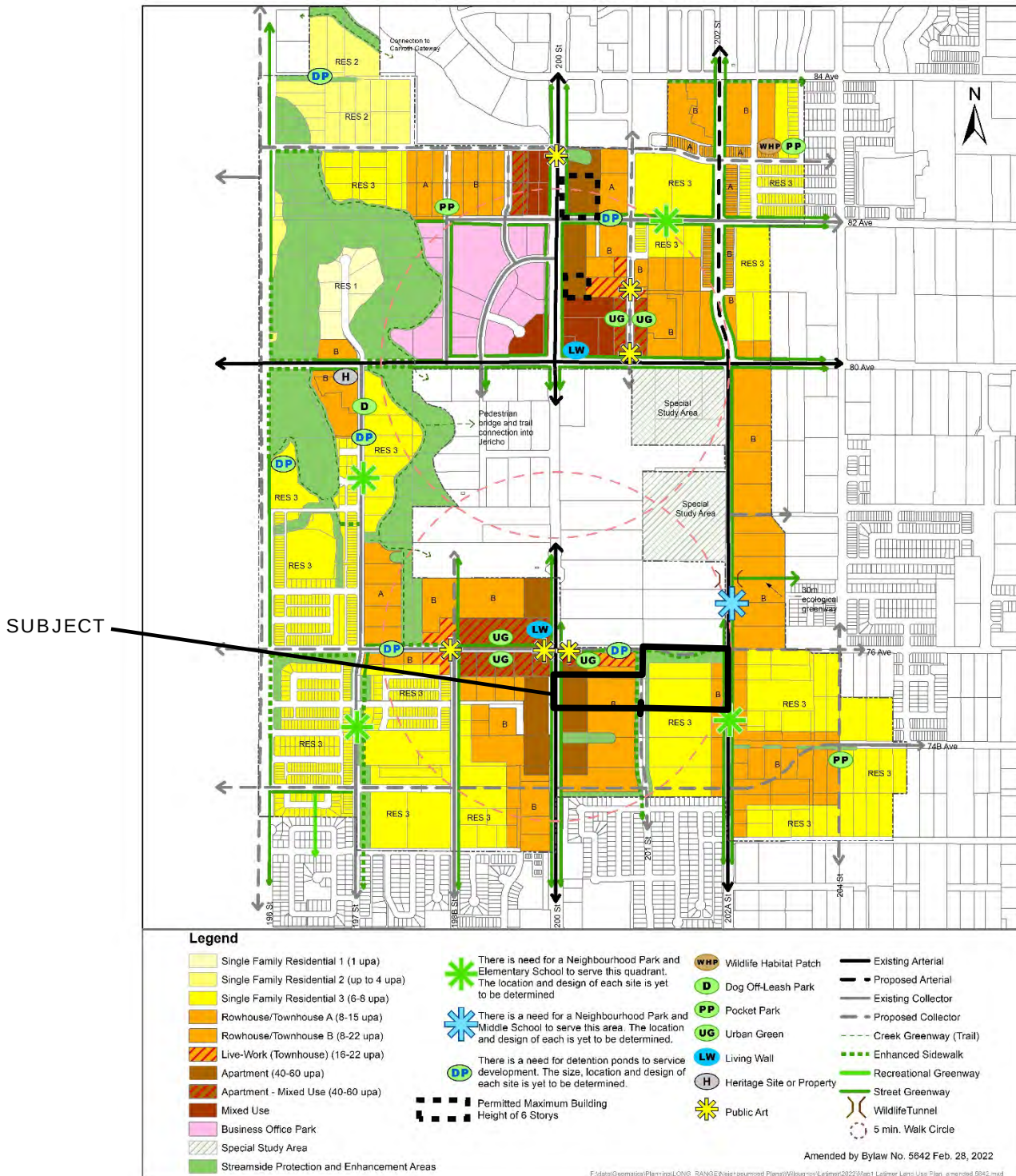
The proposal seeks to amend the Latimer Neighbourhood Plan to increase the allowable heights and density as well as to alter the extent of the apartment land use designation. Staff recommend that Council abandon the previously considered bylaws and consider the subject plan amendment and rezoning request, subject to the completion of 20 development prerequisites.

PURPOSE:

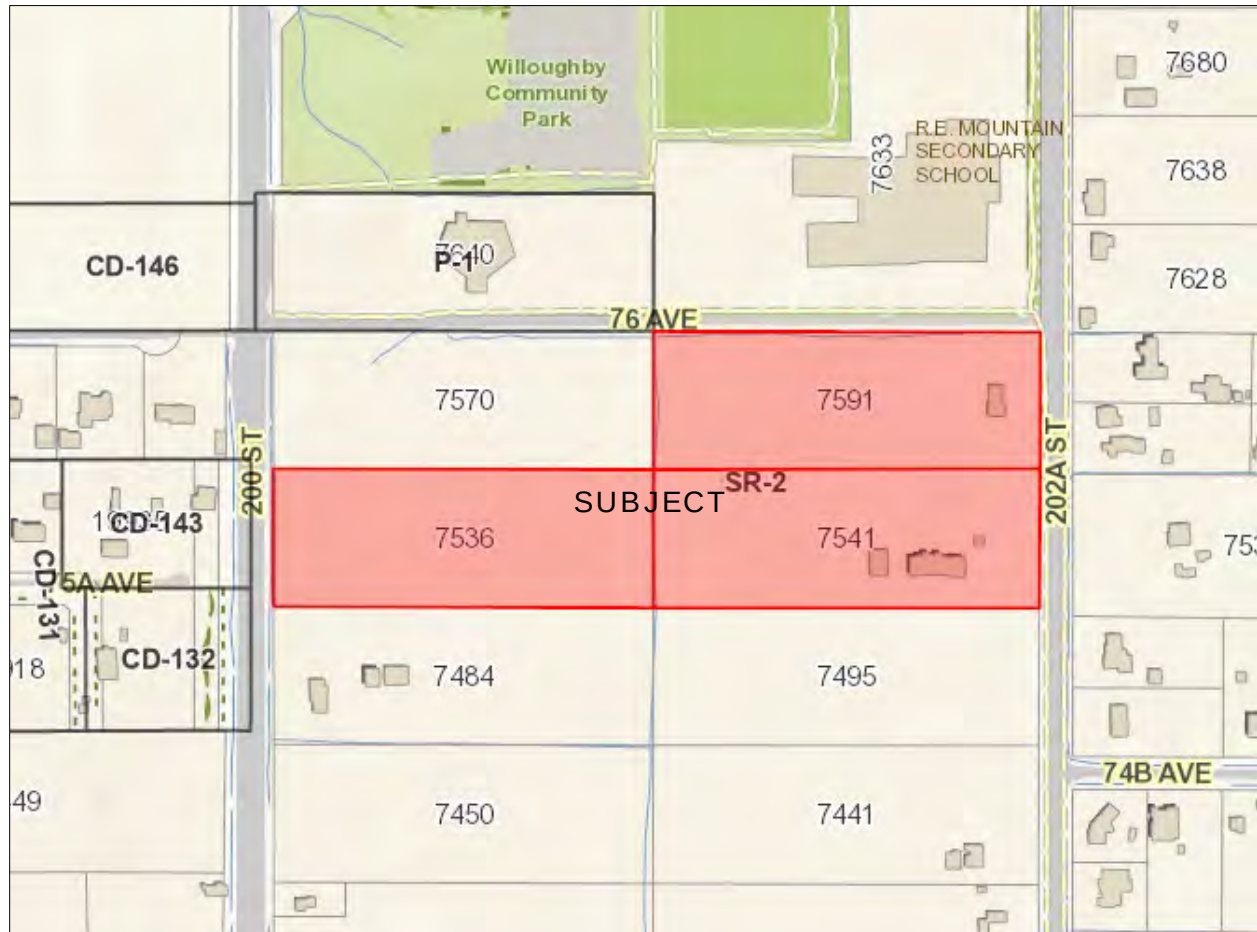
The purpose of this report is to advise and make recommendations to Council with respect to Latimer Neighbourhood Plan Amendment Bylaw No. 5814 and Rezoning Bylaw No. 5815.



Map 1 - Latimer Land Use Plan

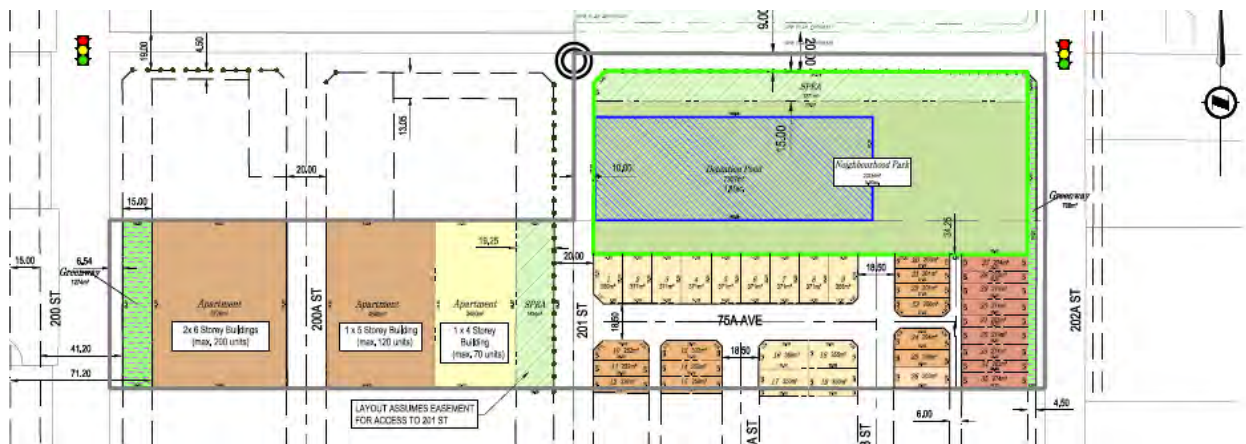


OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100158 (ISLE OF MANN
/ 7536 – 200 STREET AND 7541 AND 7591 – 202A STREET)
Page 7 . . .



ZONING BYLAW NO. 2500

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100158 (ISLE OF MANN
 / 7536 – 200 STREET AND 7541 AND 7591 – 202A STREET)
 Page 8 . . .



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Pollyco (Latimer) Ventures Ltd; 1217509 BC Ltd.; 1305654 BC Ltd.; 320, 20780 Willoughby Town Centre Drive Langley BC V2Y 0M7 1217514 BC Ltd. 4231 Granville Avenue Richmond BC V7C 1E1 Arihant Ventures Ltd; 1304712 BC Ltd.; 1304717 BC Ltd.; 1304721 BC Ltd.; 1304621 BC Ltd.; 401, 15336 – 31 Avenue Surrey BC V3Z 0X2 Jae Wan Chow 8508 – 206 Street Langley BC V2Y 2B6
Agent:	Isle of Mann 320, 20780 Willoughby Town Centre Drive Langley BC V2Y 0M7
Legal Description:	Lots 54 and 55 Section 23 Township 8 New Westminster District Plan 1257 Lot 57 Except: Part Road on Plan 87268, Section 23 Township 8 New Westminster District Plan 1257
Civic Address:	7536 – 200 Street; 7541 and 7591 – 202A Street
Area:	6.0 ha (14.88 ac)
Latimer Neighbourhood Plan: (existing)	Apartment (40 – 60 upa) maximum height 4-storeys; Rowhouse / Townhouse B (8 – 22 upa); Single Family Residential 3 (6 – 8 upa); Streamside Protection and Enhancement Areas
Latimer Neighbourhood Plan: (proposed)	Apartment (40 – 60 upa) maximum height 6-storeys; Rowhouse / Townhouse B (8 – 22 upa); Single Family Residential 3 (6 – 8 upa); Streamside Protection and Enhancement Areas

Existing Zoning:

Suburban Residential Zone SR-2
 (0.8 ha / 2.0 ac minimum lot size)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Apartment (40 – 60 units per acre (upa)), Rowhouse / Townhouse B (8 – 22 upa), Streamside Protection and Enhancement Area and Single Family 3 (6 – 8 upa) in the Southeast Phase of the Latimer Neighbourhood Plan.

On April 1, 2019 Council considered first and second reading to a previous iteration of this application submitted by Pollyco (Latimer) Ventures Ltd to rezone approximately 12.04 ha (29.75 ac) of land at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 to facilitate development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites (Attachment A).

Council granted first and second readings to the associated Bylaws and advanced the project to a Public Hearing. However, following the Public Hearing, when considering third reading to the Bylaws, Council passed the following resolution:

“That Council direct staff to advise the applicant that the rezoning application cannot proceed in its current form, until such time as stormwater management and roadworks issues are addressed.”

Since then, the ownership structure and land assembly parameters have changed. The current applicant, Isle of Mann, has included 7591- 202A Street but removed 7484 and 7570 – 200 Street and 7441 and 7495 – 202A Street. The revised assembly is comprised of 6.0 ha (14.88 ac) of land. To address Council's resolution, the applicant has added 7495 – 202A Street to accommodate a joint stormwater detention facility and neighbourhood park.

DISCUSSION/ANALYSIS:

The current proposal seeks to amend the Latimer Neighbourhood Plan to:

- increase the extent of lands designated Apartment;
- increase the height of buildings in lands designated Apartment from 4- to 6-storeys for two buildings and from 4- to 5-storeys for another;
- increase the overall permitted density of the site from 232 units to 425; and
- realign Streamside Protection and Enhancement Areas.

Consistent with the proposed land use amendments, the applicant has applied to rezone the approximately 6.0 ha (14.88 ac) assembly of land to Comprehensive Development Zone CD-173 and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH). CD-173 will facilitate development of 320 condominiums and 70 apartments in two 6-storey buildings, one 5-storey building and one 4-storey building. The applicant has indicated that the 70 units contained within the 4-storey building will meet the criteria of an eligible development as determined in the Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw. The Residential Compact Lot zones will facilitate 14 single-family lots, 12 semi-detached units and nine rowhouse units.

Typically, companion Development Permits to provide Council and the public an opportunity to review the overall form and character of the development are processed concurrently with the rezoning/plan amendment. At this time, the applicant has requested to proceed with only the rezoning/plan amendment component of the project. Should Council advance the subject bylaws, a condition of final reading will be submission and approval of form and character Development Permits for the buildings, as well as a Streamside Protection Development Permit to accommodate relocation and reconstruction of Class B (yellow-coded) watercourses.

Adjacent Uses:

North: 76 Avenue, beyond which is R.E. Mountain Secondary School property zoned Suburban Residential Zone SR-2, designated Park in the Jericho Neighbourhood Plan;

South: Lots zoned Suburban Residential Zone SR-2, designated Single Family 3 Residential (6 – 8 upa), Rowhouse / Townhouse B (8 – 22 upa) and Apartment (40 – 60 upa);

East: 202A Street, beyond which are lots zoned Suburban Residential Zone SR-2, designated Rowhouse / Townhouse B (8 – 22 upa) and Single Family 3 Residential (6 – 8 upa) in the Latimer Neighbourhood Plan; and

West: 200 Street, beyond which is property designated Apartment (40 – 60 upa) in the Latimer Neighbourhood Plan and zoned Comprehensive Development Zone CD-143.

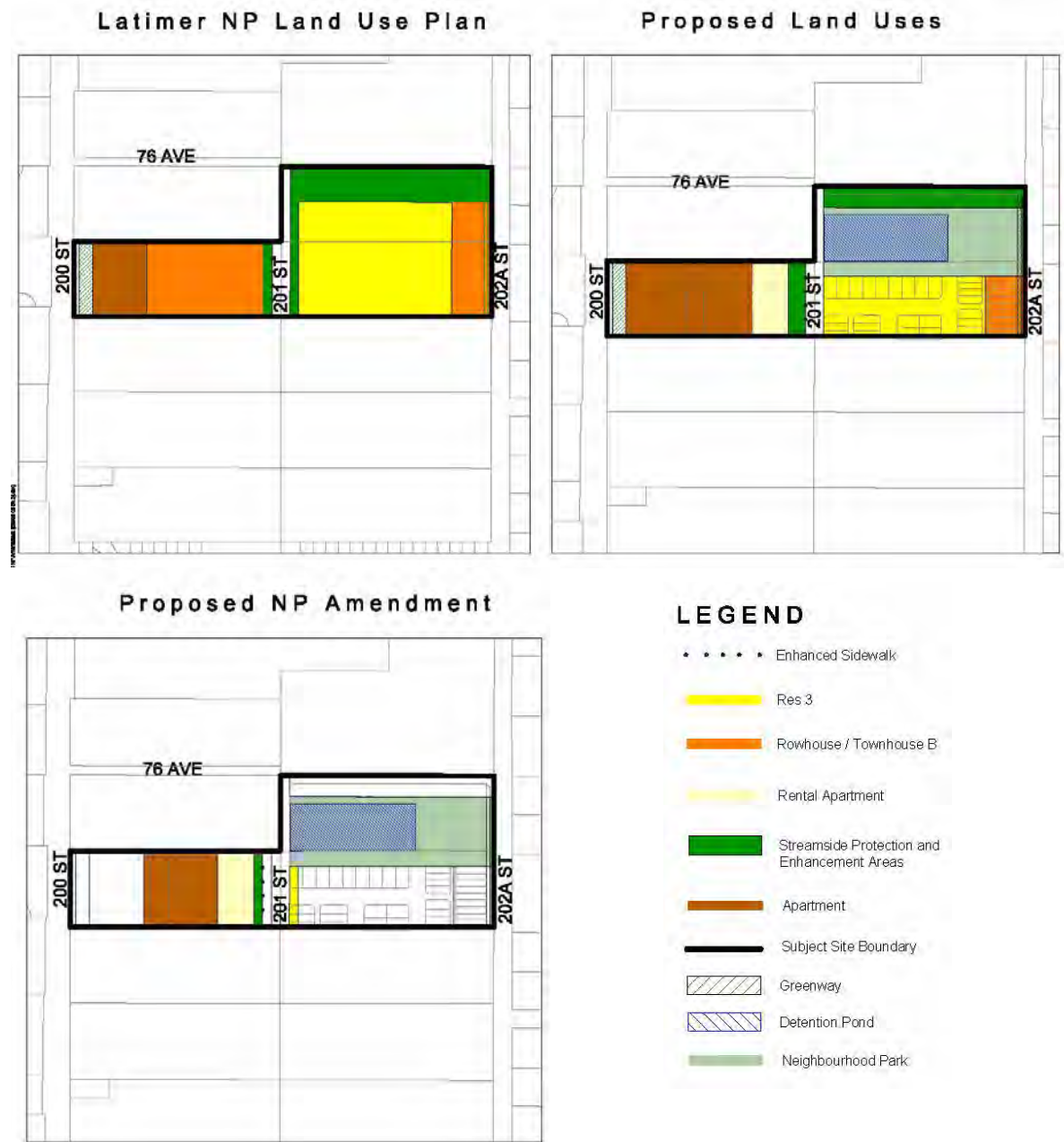
Latimer Neighbourhood Plan Amendment:

The subject site is designated Rowhouse / Townhouse B (8 – 22 upa), Apartment (40 – 60 upa) maximum height 4-storeys, Single Family Residential 3 (6 – 8 upa), and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan.

As noted, Isle of Mann seeks to amend the prior application and the Latimer Neighbourhood Plan to:

- increase the extent of lands designated Apartment;
- increase the height of buildings in lands designated Apartment from 4- to 6-storeys for two buildings and from 4- to 5-storeys for another; and
- increase the overall permitted density of the site from 232 units to 425;
- realign Streamside Protection and Enhancement Areas and relocate them onto neighbouring lands.

Bylaw No. 5814 includes the proposed adjustments to the Latimer Neighbourhood Plan (illustrated below).



The proponent rationale for the proposed height and density increase is included as Attachment B.

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5815 proposes to rezone the site to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-173. The rezoning will facilitate the development of 320 condominiums, 70 apartments and 35 single-family, semi-detached, and rowhouses.

Density:

The subject development site is comprised of various land use designations in the Latimer Neighbourhood Plan. The below table summarizes the density provisions and the resulting number of permitted and proposed units across the various designations:

DESIGNATION	GROSS DEVELOPABLE AREA	MINIMUM GROSS DENSITY	MAXIMUM GROSS DENSITY	MINIMUM UNITS PERMITTED	MAXIMUM UNITS PERMITTED	PROPOSED UNITS
Apartment	0.81 ha (2 ac)	40 units per acre	60 units per acre	80	120	390
Rowhouse/ Townhouse B (Rowhouse)	1.62 ha (4 ac)	8 units per acre	22 units per acre	32	88	9
Single Family Residential 3	1.21 ha (3 ac)	6 units per acre	8 units per acre	18	24	26
Total	3.64 ha (8.99 ac) (not including lands provided as Park and SPEA)			130	232	425

As shown in the above table, the applicant proposes to increase permitted density provisions of the Latimer Neighborhood Plan.

Public Consultation:

Per Policy No. 07-164, the applicant held a public meeting on December 5, 2018. However, a new meeting has not been held based on the revised assembly, expanded apartment designation boundary, increased height, and increased density. Results of the 2018 Developer Held Public Information Meeting are provided as Attachment C.

Development Permits:

As noted previously, updated Development Permit applications have not been submitted at this time and the applicant is requesting that only the plan amendment/rezoning portion of the application be considered by Council. Should Council advance the application and grant third reading, a condition of final reading is that updated Development Permits for the overall form and character of the buildings and for the Streamside Protection and Enhancement Area must be submitted concurrently with final reading of the bylaws.

Subdivision:

A preliminary subdivision plan has been provided in support of the rezoning application. Should Council advance the application, as details of the subdivision have not been finalized, submission of a subdivision layout to the satisfaction of the Approving Officer has been included as a condition of final reading.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 5.2.1 of the Latimer NP, a minimum of 5% of the units in single-family, semi-detached and rowhome developments, and 10% of apartment units shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and revised October 18, 2021) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development, which are \$6,808 per single family lot, \$5,776 per rowhouse / semi-detached unit, and \$4,539 per low rise apartment (6-storeys or less) for a total of \$1,986,818.

Section 5.4(a) of the CAC Policy exempts any not-for-profit development as defined in the Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw. As a condition of final reading, the applicant is to enter into a Housing Agreement, pursuant to a bylaw adopted by Council, to secure the proposed 70 unit apartment building as affordable units.

Section 5.2(f) of the CAC Policy indicates that “Where an application includes an amendment to the OCP to increase the residential density beyond that established in the OCP, the target CAC for each additional unit shall be a minimum of three times the target set out in Table 1 below, per additional unit proposed.” As the application proposes an additional 123 apartment units (excluding 70 additional affordable units), the proponent has volunteered to pay three times the CAC per units which equates to an additional \$1,674,891 in CACs, for a total target contribution amount of \$3,661,709.

In addition, the applicant has offered a financial contribution in the amount of \$1,500,000 for maintenance and replacement costs associated with the proposed community stormwater management facility and a further \$500,000 contribution towards improvements to Yorkson Community Park.

Tree Protection/Replacement:

An updated tree management plan reflective of the revised assembly and proposal has not been submitted. Staff note that, in accordance with the development prerequisites, a restrictive covenant prohibiting clearing (with the exception of servicing access areas) until such time as a development permit is issued will be registered on the site. As a result, tree management plans will be reviewed in conjunction with future development permit applications on these lands.

Greenways:

As part of the project, the applicant will be required to dedicate and construct street greenways (including a path and landscaping) along 200 Street, 202A Street, and 76 Avenue as defined in the Latimer Neighbourhood Plan. Forming part of the overall neighbourhood greenway network, the proponent in total will be dedicating approximately 1,982 m² (21,334 ft²) of greenway. The Latimer Neighbourhood Plan also identifies areas where enhanced sidewalks are required.

Enhanced sidewalks are multi-use pathways that are wider than typical sidewalks and have additional landscaping on both sides. An enhanced sidewalk is required on 201 Street. The applicant will also be required to provide a statutory right-of-way for a pedestrian connection between 200 Street to 201 Street along the northern boundary of the apartment sites. Details of the open space improvements (i.e. required landscaping and fencing including the phasing/treatment/construction of the greenways and municipal trails) are to be finalized prior to final reading to the acceptance of the Township.

Servicing:

The applicant will be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township. Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan to the acceptance of the Township.

Road dedications, widening, and necessary traffic improvements will be required in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, including 200 Street, 200A Street, 201 Street, 201A Street, 201B Street and 202A Street, and 75A Avenue and 76 Avenue, and applicable greenway dedications adjacent to 200 Street, 202A Street and 76 Avenue.

The applicant currently proposes to locate the required community stormwater management facility below a passive park at the southwest corner of 76 Avenue and 202A Street. The proponent has indicated they will make a financial contribution in the amount of \$1,500,000 for maintenance and ultimate replacement of the community stormwater management facility and a further \$500,000 towards improvements to the Yorkson Community Park.

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.

As noted, the proponent is seeking to relocate watercourses on the site and as such will require a Streamside Protection Development Permit that will need to be addressed prior to final reading.

School and Park Sites:

Section 11.2 (General Prerequisites) of The Latimer Neighbourhood Plan states that:

“Prior to the adoption of a zoning bylaw amendment in the Latimer Neighbourhood Plan as identified on Map 4, the following general prerequisites must be satisfied:

- 1. With the exception of non-residential developments, a joint elementary school and neighbourhood park site must be secured in each phase as shown on Map 4 to the acceptance of the Township of Langley and the Langley School District, subject to other provisions of this Plan, before any development may occur in that area.”*

The proposed development falls within the Southeast Phase of the Latimer Neighbourhood Plan. The proposed neighbourhood park site is proposed between (proposed) 201 Street and 202A Street, south of 76 Avenue.

As part of the previous version of the application the School District has indicated that given the expansion of a nearby school and construction of a new secondary school, a joint elementary school site is not required. As part of the earlier iteration of the application, the School District indicated that the Latimer Neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). The previous School District 35 comments indicated that the prior overall development which proposed approximately 642 units would generate approximately 87 new students for Willoughby Elementary (located approximately 1.5 km northeast of the site), 37 new students for Peter Ewart Middle School (located approximately 250 m north of the site) and 64 new students for R.E. Mountain Secondary School (located approximately 100 m north of the site).

The existing Willoughby Community Park is located approximately 200 m north of the development site. Prior to final reading the proponent is required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

Transit:

Currently, transit service is provided adjacent to the site along 200 Street via the 501 bus.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 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.

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments and rezoning will facilitate development of approximately 425 units (320 condominiums, 70 apartments, 14 single-family, 12 semi-detached, and nine rowhouse units. The proposed development complies with many of the overall objectives of the Willoughby Community Plan and the Latimer Neighbourhood Plan.

Staff recommend that Council abandon Bylaws No. 5465 and 5466 and give first and second reading (subject to 20 development prerequisites) to Bylaws No. 5814 and 5815 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Joel Nagtegaal
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A April 1, 2019 Report to Council (without attachments)
 ATTACHMENT B Proponent's Rationale
 ATTACHMENT C Public Information Meeting Summary



REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 1, 2019 - REGULAR EVENING MEETING	REPORT:	19-53
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-23-0172
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100158 AND DEVELOPMENT PERMIT APPLICATION NOS. 100967, 101079 AND 101097 (POLLYCO (LATIMER) VENTURES LTD. / 7484, 7536, AND 7570 – 200 STREET, AND 7441, 7495, AND 7541 – 202A STREET)		

PROPOSAL:

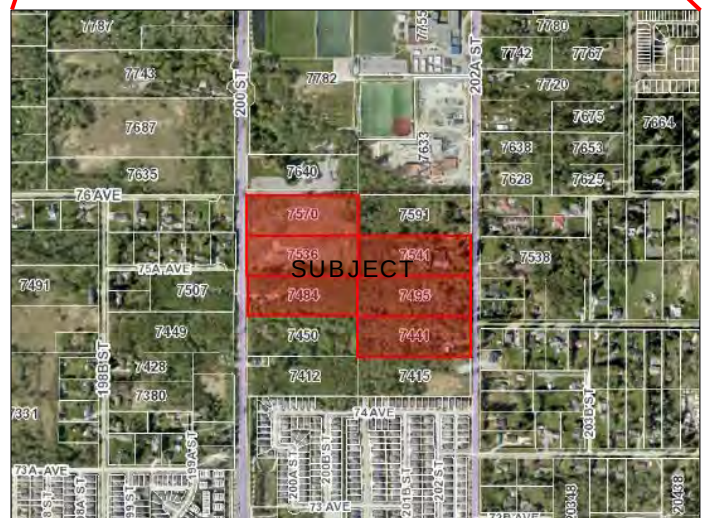
Application to amend the Willoughby Community Plan and the Latimer Neighbourhood Plan, and rezone approximately 12.04 ha (29.75 ac) of land at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 with three (3) accompanying Development Permits to facilitate development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5465 and 5466 subject to thirteen development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5466) of Development Permit No. 100967, 101079 and 101097; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development is consistent with The overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.



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RECOMMENDATION:

That Council give first and second reading to 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 Amendment (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5465 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5466, rezoning 12.04 ha (29.75 ac) of land located at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 to facilitate the development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work townhouse, and townhouse sites subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
 - b. Secure an approximately 1,012 square metre (0.25 acre) Urban Green to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the acceptance of the Township;
3. 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, to the acceptance of the Township;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
5. Provision of road dedications, widenings, and necessary traffic improvements for 200 Street, 200A Street, 201 Street, 201A Street, 201B Street, 202A Street, 75 Avenue, 75B Avenue, and 76 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;
6. Dedication and construction of a 15 metre wide street greenway on the east side of 200 Street, 4.5 metre wide street greenway on the south side of 76 Avenue and 5.4 metre wide street greenway on the west side of 202A Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
7. Provision of enhanced sidewalks, and green link corridor in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;
8. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
9. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
10. Protection of Streamside Protection and Enhancement Areas consistent with Attachment B to the acceptance of the Township, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

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11. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces) on proposed lots 142, 143 and 144;
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse, rowhouse and semi-detached units);
 - c. Identifying the units (minimum 5% for single family and rowhouse/semi-detached units) required to incorporate the Adaptable Housing Requirements;
 - d. Prohibiting clearing of the apartment-mixed use, apartment, live-work townhouse, and townhouse portion of the site (with the exception of servicing access areas) until such time as a development permit is issued;
 - e. Registration of a statutory right of way to provide temporary access over proposed lots 26, 49, 80 and 105 until such time as alternative access is provided by future 74A Avenue, 201 Street, 201A Street, 201B Street;
 - f. Prohibiting access to 201 Street for proposed lots 1 - 26;
 - g. Prohibiting access to 202A Street for proposed lots 106 - 138;
 - h. Restricting building construction (i.e. "no building") on proposed lots 26, 49, 80 and 105 until such time as temporary access roads are removed;
12. Compliance with the requirements of the Latimer Amenity Policy and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

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 (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5465 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 100967 (proposed single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all Residential Compact Lot R-CL(A) and R-CL(B) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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That Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 101097 (proposed rowhouse and semi-detached lots), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “II”;
- b. On-site landscaping plans being in substantial compliance with Schedules “JJ” through “YY”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(RH) and R-CL(SD);

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Completion of the subdivision to create 63 single family lots, 33 rowhouse lots and 42 semi-detached lots;
- d. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(RH) and R-CL(SD) zoned lots;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 101079 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842, including:
 - i. a restoration and enhancement plan for Streamside Protection and Enhancement Development Areas shown in Schedule A;
 - ii. a drainage management plan confirming offsite (upstream) flow paths will be maintained through the project site; and
 - iii. confirmation that on-site watercourse and SPEA relocations comply with senior government requirements for off-site watercourses and SPEAs.

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- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Development Permit Area; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 100967, 101079 and 101097.

EXECUTIVE SUMMARY:

Pollyco (Latimer) Ventures Ltd. has applied to rezone approximately 12.04 ha (29.75 ac) of land at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 to facilitate development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites.

The site is within the Latimer Neighbourhood Plan area. An amendment to the Latimer Neighbourhood Plan is required to accommodate the proposed development. Pollyco (Latimer) Ventures Ltd. proposes to relocate and consolidate portions of the Streamside Protection and Enhancement Areas, make minor adjustments to the land use boundaries, and increase the permitted height of the Apartment designation from four (4) to six (6) storeys.

The proponent's application also includes a Development Permit for the single family detached lots to secure an exterior design control agreement, as well as for the rowhouse and semi-detached units to provide Council the opportunity to review the form and character of these units. Future Development Permits (yet to be applied for) will provide Council with the opportunity to review the form, character and siting on the apartment-mixed use, apartment, live-work townhouse, and townhouse sites.

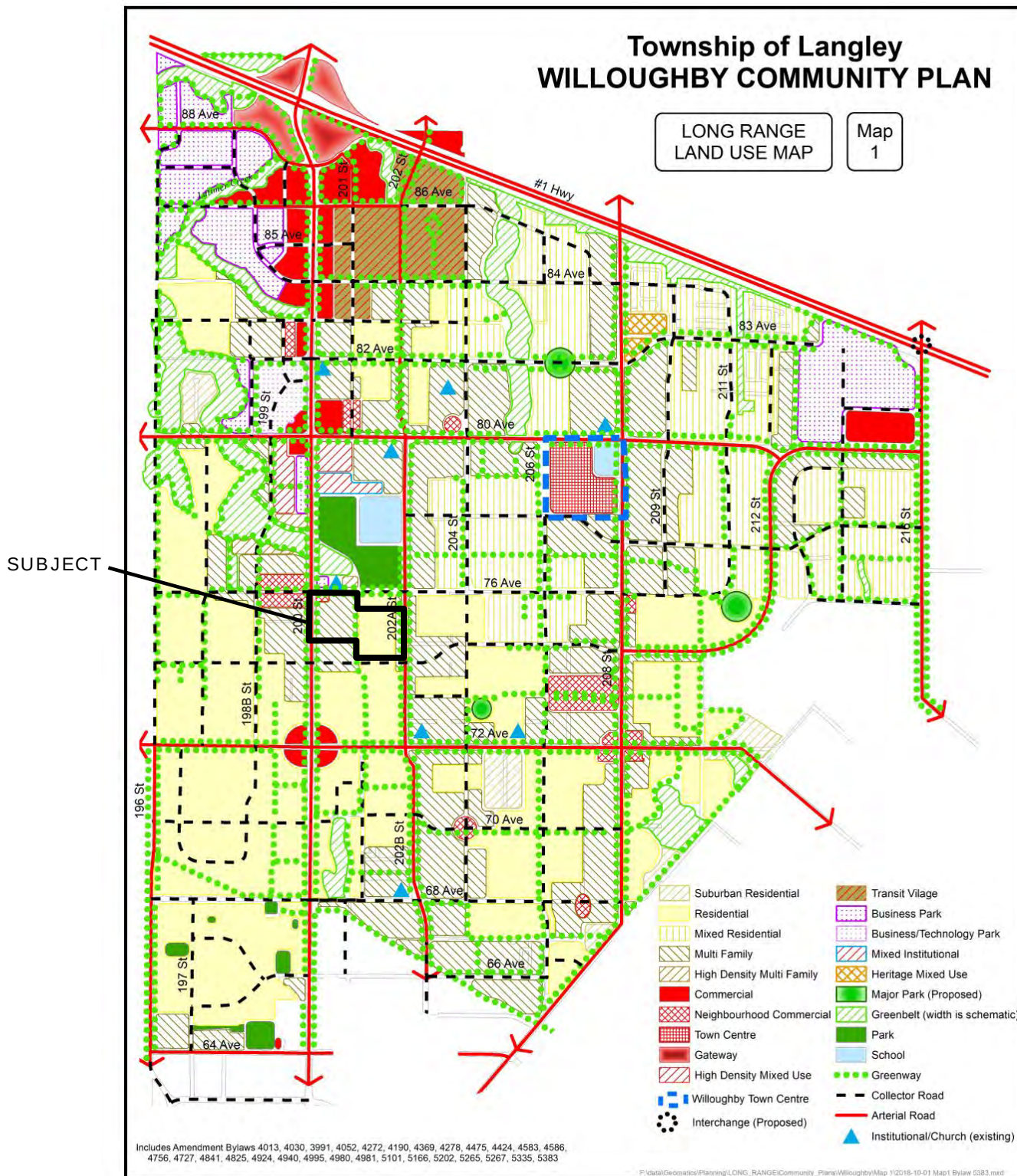
A Streamside Development Permit to relocate and reconstruct watercourses and SPEAs on the project site consistent with the Plan and in accordance with requirements of OCP Schedule 3 has also been applied for. The applicant's submission provides for wider, contiguous SPEAs to improve habitat functions.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council consider the plan amendment and rezoning request, subject to the completion of thirteen development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5466) of Development Permit Nos. 100967, 101079 and 101097.

PURPOSE:

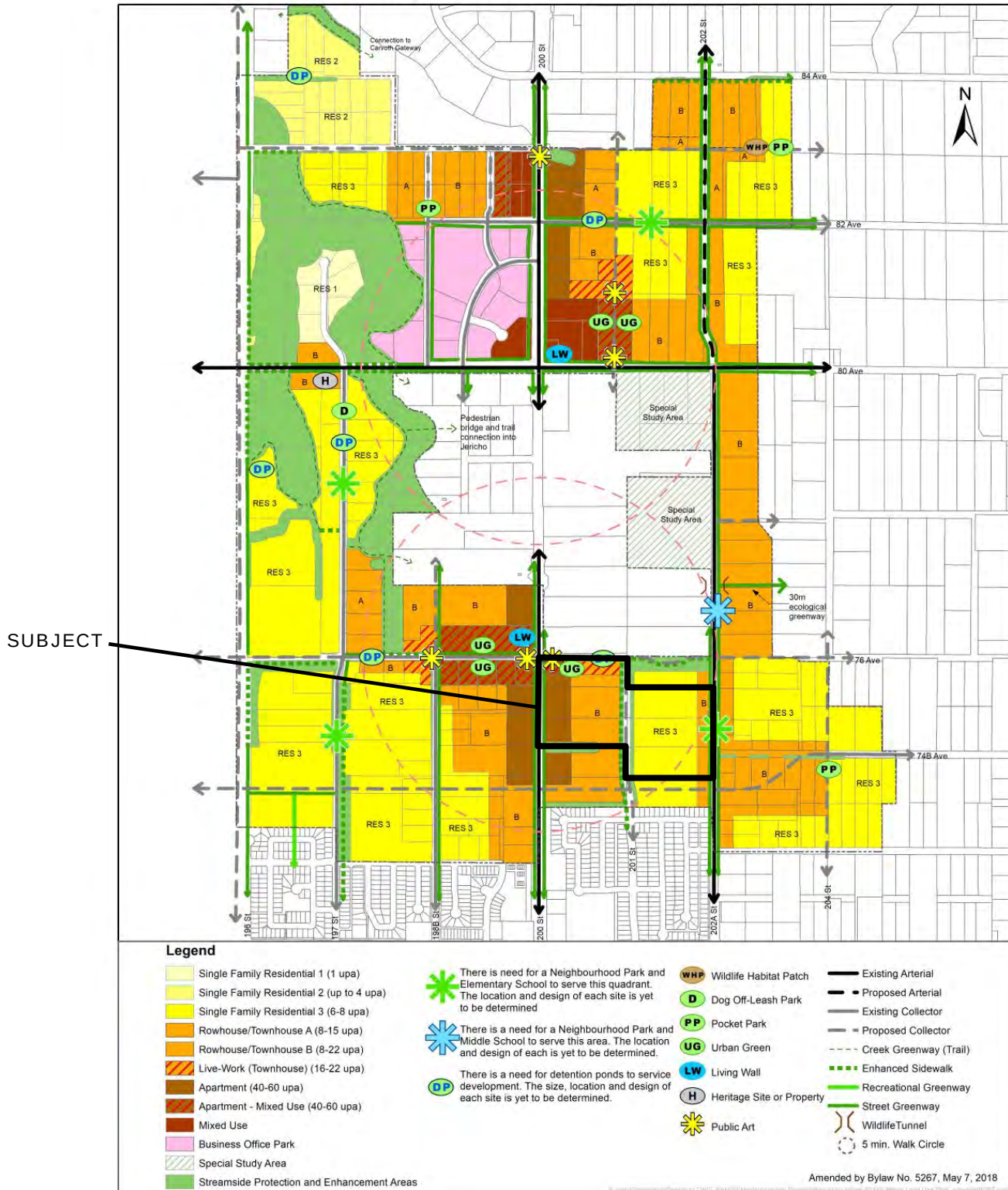
The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 5465, Rezoning Bylaw No. 5466, and Development Permit Nos. 100967, 101079 and 101097.

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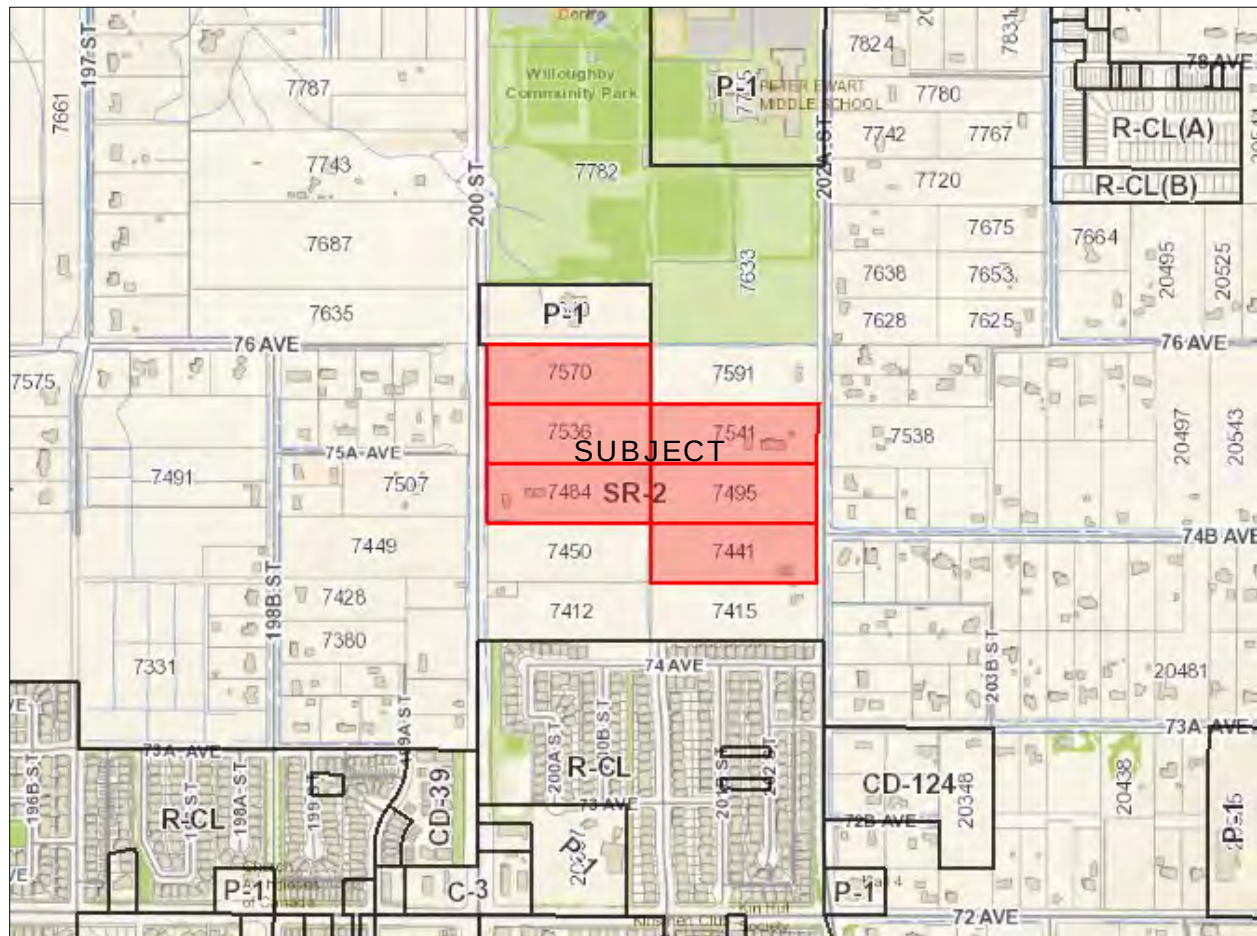


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Map 1 - Latimer Land Use Plan

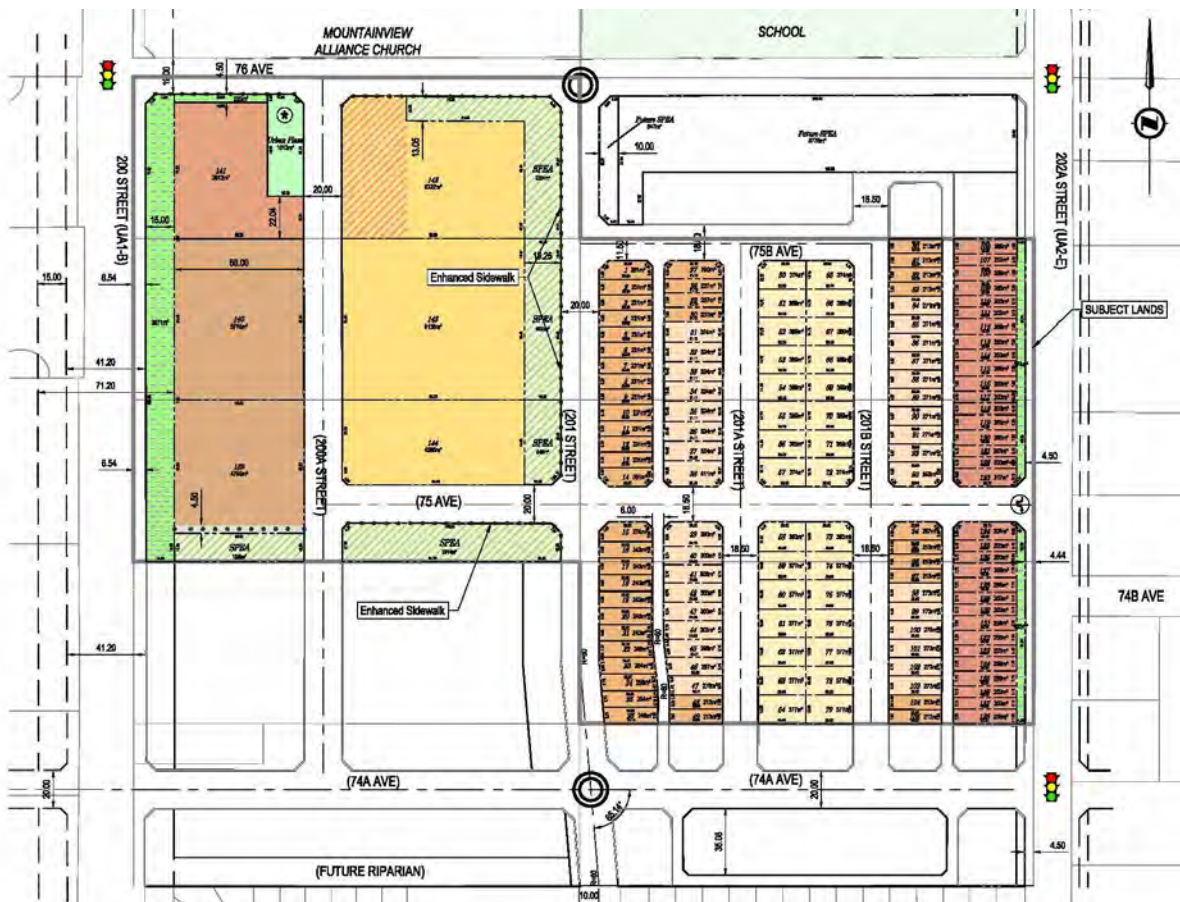


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ZONING BYLAW NO. 2500

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PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT

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RENDERING – PROPOSED SEMI-DETACHED UNITS – SUBMITTED BY APPLICANT



RENDERING – PROPOSED ROWHOUSES – SUBMITTED BY APPLICANT

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REFERENCE:**Owner:**

Pollyco (Latimer) Ventures Ltd.
 Unit 320 – 20780 Willoughby Town Centre Drive
 Langley BC V2Y 0M7

Allwest Development Corporation
 7576 Morrison Crescent
 Langley BC V2Y 2E7

Allwest Properties Ltd.
 7576 Morrison Crescent
 Langley BC V2Y 2E7

Andrew Knott and Fiona Tao
 7541 – 202A Street
 Langley BC V2Y 1V4

Agent:

Pollyco (Latimer) Ventures Ltd.
 Unit 320 – 20780 Willoughby Town Centre Drive
 Langley BC V2Y 0M7

Legal Description:

Lot 52 Section 23 Township 8 New Westminster
 District Plan 1257

Lot 53 Section 23 Township 8 New Westminster
 District Plan 1257

Lot 54 Section 23 Township 8 New Westminster
 District Plan 1257

Lot 56 Except: Part on Statutory Right of Way Plan
 NWP87890; Section 23 Township 8 New
 Westminster District Plan 1257

Lot 57 Except: Part Road on Plan 87268, Section
 23 Township 8 New Westminster District Plan
 1257

Lot 58 Except: Part Dedicated Road on Plan
 LMP287, Section 23 Township 8 New
 Westminster District Plan 1257

Civic Address:

7484, 7536, and 7570 – 200 Street
 7441, 7495, and 7541 – 202A Street

Area:

12.04 ha (29.75 ac)

**Willoughby Community Plan:
(existing)**

Neighbourhood Commercial
 Multi Family
 Residential

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Willoughby Community Plan: (proposed)	Neighbourhood Commercial Multi Family Residential
Latimer Neighbourhood Plan: (existing)	Apartment – Mixed Use (40 – 60 upa); Apartment (40 – 60 upa) maximum height four (4) storeys; Live-Work (Townhouse) (16 – 22 upa); Rowhouse / Townhouse B (8 – 22 upa); Single Family Residential 3 (6 – 8 upa)
Latimer Neighbourhood Plan: (proposed)	Apartment – Mixed Use (40 – 60 upa); Apartment (40 – 60 upa) maximum height six (6) storeys; Live-Work (Townhouse) (16 – 22 upa); Rowhouse / Townhouse B (8 – 22 upa); Single Family Residential 3 (6 – 8 upa)
Existing Zoning:	Suburban Residential Zone SR-2 (0.8 ha / 2.0 ac minimum lot size)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Apartment – Mixed Use (40 – 60 upa), Apartment (40 – 60 upa), Live-Work (Townhouse) (16 – 22 upa), Rowhouse / Townhouse B (8 – 22 upa), and Single Family 3 (6 – 8 upa) in the Southeast Phase of the Latimer Neighbourhood Plan.

Two of the subject properties are currently vacant. The four remaining properties are occupied by existing single family dwellings. A Class B watercourse traverses the centre of the subject site, as well as along portions of the north and south boundaries of the site.

DISCUSSION/ANALYSIS:

Pollyco (Latimer) Ventures Ltd. has applied to rezone approximately 12.04 ha (29.75 ac) of land at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), Residential Compact Lot Zone R-CL(RH), Residential Compact Lot Zone R-CL(SD), Comprehensive Development Zone CD-136 to facilitate development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites. The subject application proposes to amend the Latimer Neighbourhood Plan by relocating Streamside Protection and Enhancement Areas, adjusting the boundaries of land use designations, and increasing the maximum permitted height in the Apartment designation from four (4) to six (6) storeys.

Development Permits for the single family detached lots as well as for the rowhouse and semi-detached (duplex) units are being processed in conjunction with the application to provide Council the opportunity to review the form, character and siting of these units. A Streamside

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Development Permit has also been applied for as part of this application to modify the width of the Streamside Protection and Enhancement Area and to accommodate relocation and reconstruction of Class B (yellow-coded) watercourses on the site.

Adjacent Uses:

North: Unopened road dedication (76 Avenue), beyond which is a church (Mountainview Alliance Church) property zoned Civic Institutional Zone P-1, designated Business Office Park, Institutional, and High Density Residential in the Jericho Neighbourhood Plan; and property zoned Suburban Residential Zone SR-2, designated Single Family Residential 3 (6-8 upa) and Streamside Protection and Enhancement Area in the Latimer Neighbourhood Plan;

South: Lots zoned Suburban Residential Zone SR-2, designated Single Family 3 Residential (6 – 8 upa), Rowhouse / Townhouse B (8 – 22 upa) and Apartment (40 – 60 upa);

East: 202A Street, beyond which are lots zoned Suburban Residential Zone SR-2, designated Rowhouse / Townhouse B (8 – 22 upa) and Single Family 3 Residential (6 – 8 upa) in the Latimer Neighbourhood Plan; and

West: 200 Street, beyond which are lots zoned Suburban Residential SR-2, designated Apartment – Mixed Use (40 – 60 upa); Apartment (40 – 60 upa); and Rowhouse / Townhouse B (8 – 22 upa) in the Latimer Neighbourhood Plan.

Latimer Neighbourhood Plan Amendment:

The subject site is designated Neighbourhood Commercial, Multi Family and Residential in the Willoughby Community Plan and Rowhouse / Townhouse B (8 – 22 upa) and Apartment – Mixed Use (40 – 60 upa), Apartment (40 – 60 upa) maximum height four (4) storeys, Live-Work (Townhouse) (16 – 22 upa), Rowhouse / Townhouse B (8 – 22 upa, Single Family Residential 3 (6 – 8 upa), and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan.

An amendment to the Latimer Neighbourhood Plan is required to accommodate the distribution of uses proposed in the development application. Bylaw No. 5465 proposes minor adjustments to the land use designation boundaries for consistency with the proposed subdivision and layout proposed in the application. The proposed adjustments to the Latimer Neighbourhood Plan (illustrated below) are considered minor by staff, as the overall development concept is consistent with the intent of the plan's designations.

Additionally, an application has been submitted to amend the Latimer Neighbourhood Plan to increase the height from four (4) to six (6) storeys for portions of the Apartment site. The applicant has provided a conceptual plan and street elevation for the apartment buildings which proposes stepping the buildings from six (6) and five (5) storeys along the 200 Street corridor to four (4) storeys (consistent with the provisions of the Latimer Neighbourhood Plan) along the east and south portions of the site to form a transition between the apartment site and surrounding apartment and townhouse sites to the south and east. The proponent rationale for the proposed height increase and associated concept plan / street elevation is included as Attachment G.

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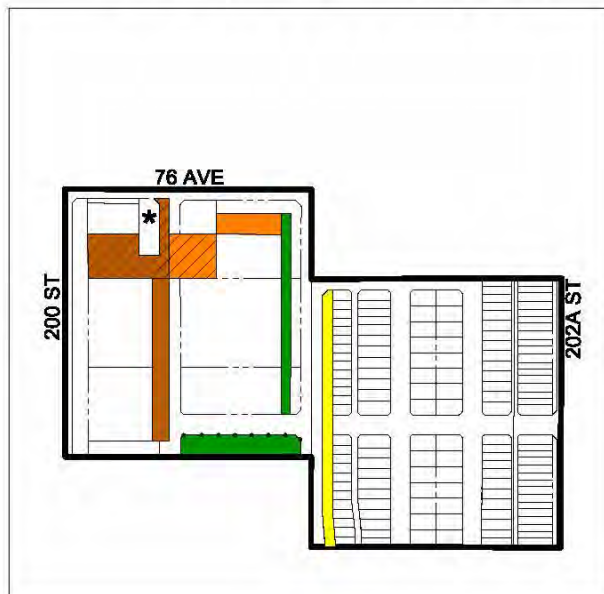
Latimer NP Land Use Plan



Proposed Land Uses



Proposed NP Amendment



LEGEND

- * • Enhanced Sidewalk
- Res 3
- Rowhouse / Townhouse B
- Live-Work Townhouse
- Streamside Protection and Enhancement Areas
- Apartment
- Apartment / Mixed Use
- Subject Site Boundary
- * Public Art
- UG Urban Green
- Greenway

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5466 proposes to rezone the site to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136. The rezoning will facilitate the development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites.

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Density:

The subject development site is comprised of various land use designations in the Latimer Neighbourhood Plan. The below table summarizes the density provisions and the resulting number of permitted and proposed units across the various designations:

DESIGNATION	GROSS DEVELOPABLE AREA	MINIMUM GROSS DENSITY	MAXIMUM GROSS DENSITY	MINIMUM UNITS PERMITTED	MAXIMUM UNITS PERMITTED	PROPOSED UNITS
Apartment – Mixed Use	.84 ha (2.09 ac)	40 units per acre	60 units per acre	84	125	90
Apartment	1.67 ha (4.12 ac)	40 units per acre	60 units per acre	165	247	286
Rowhouse/ Townhouse B and Live-Work (Townhouse)	3.35 ha (8.28 ac)	16 units per acre	22 units per acre	133	182	128
Rowhouse/ Townhouse B (Rowhouse)	1.15 ha (2.84 ac)	8 units per acre	22 units per acre	23	62	33
Single Family Residential 3	4.91 ha (12.14 ac)	6 units per acre	8 units per acre	73	97	105
Total	11.92 ha (29.47 ac)			478	713	642

The applicant proposes to average the density across the development site as permitted in Section 3.1.8 of the Willoughby Community Plan, which states:

“In instances where a development site has more than one designation under this Plan, the density permitted for each portion of the site may be averaged across the entire development site provided that the total number of units on the entire development site does not exceed the aggregate of the units permitted under each designation.”

As shown in the above table, the applicant proposes to develop the site in compliance with the permitted density provisions of the Latimer Neighborhood Plan on an overall site basis. The overall average density of the development is 21.78 units per acre.

Public Consultation:

As per Policy No. 07-164, the applicant held a public meeting on December 5, 2018. Results of the Developer Held Public Information Meeting were compiled and are provided on Attachment F.

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area B guidelines included in the Willoughby Community Plan (see Attachment D).

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Staff note that future Development Permit applications are required for the Apartment – Mixed Use (40 – 60 upa), Apartment (40 – 60 upa), Live-Work (Townhouse) (16 – 22 upa), and Rowhouse / Townhouse B (8 – 22 upa) sites, at which time Council will have an opportunity to review the form, character and siting of the proposed developments. The Development Permit typically details the form and character of each development including siting, access, parking, landscaping, building materials, colours, building elevations and other site development items. A condition of final reading of Bylaw No. 5466 has been added requiring the proponent to register a restrictive covenant prohibiting development of the Apartment – Mixed Use, Apartment, Live-Work (Townhouse), and the Rowhouse / Townhouse B sites until such time as a Development Permit has been issued.

Development Permit No. 100967 (Form and Character – Single Family):

For the single family residential lots, the Development Permit guidelines are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character and siting of individual single family homes constructed in a development. Proposed Development Permit No. 100967 is attached to this report as Attachment A.

Development Permit No. 101097 (Form and Character – Rowhouse Lots and Semi-Detached Lots):

Rowhouses:

The rowhouse portion of the development consists of 33 rowhouse units in nine (9) buildings. The floor area of the individual units ranges from 208 m² to 212 m² (2,238 ft² to 2,285 ft²). All units will have main floor living areas (kitchen, dining room, living room, powder room), three (3) bedrooms and two (2) bathrooms on the upper floor, with additional living space in the basement. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual rowhouse units.

A walkway provides a direct pedestrian connection from the municipal greenway on the east side of 202A Street to the front door of the rowhouse units. The rear yards, detached garages and external parking spaces will be accessed from the main level elevations at the rear of the units.

The street facing elevations feature design elements such as gabled roofs and strongly identifiable entrances. Materials include hardi horizontal siding, hardi-panel, hardi batten, and hardi trim. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings. Variations in the roofline, colours, and materials have been incorporated into the building design.

Staff note that while the Latimer Neighbourhood Plan's Rowhouse/Townhouse B designation for the rowhouse site prescribes a maximum building height of two storeys, the proposed R-CL(RH) zoning permits a maximum of 2.5 storeys. The overall appearance of the building appears as a two-storey form; the basements are proposed to be primarily below the average finished grade. As such, the building height permitted in the R-CL(RH) zone is consistent with the Latimer Neighbourhood Plan. The proposed building height (2 to 2.5 storeys and 8.4 m / 27.5 ft), site coverage (45%) and siting comply with the provisions of the Residential Compact Lot R-CL(RH) zone.

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The application complies with Section 5.2.3 of the Latimer Neighbourhood Plan, which requires provision of four (4) parking spaces for each unit when fronting an arterial road (202A Street in this case). The proposal complies with Zoning Bylaw requirements by providing 139 parking spaces (outdoors and within detached garages) as outlined below:

	Parking Spaces Required	Parking Spaces Provided
Residential Spaces (4 spaces required / unit)	132	132
Visitor Parking Spaces (0.2 spaces required / unit)	7	7
Total	139	139

The on-site landscape plans propose the planting of shrubs, trees and sod in the front, flanking and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space with sod lawn and the planting of trees. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

Semi-Detached:

The semi-detached portion of the development consists of 42 semi-detached units in 21 buildings. The floor area of the individual units ranges from 221 to 239 m² (2,203 to 2,370 ft²). All units will have main floor living areas (kitchen, dining room, living room, powder room), three (3) bedrooms and two (2) bathrooms on the upper floor, with additional living space in the basement. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual semi-detached units.

All semi-detached units are ground orientated with defined entrances facing the street. A walkway provides a pedestrian connection from the municipal sidewalks to the front door of each unit. The rear yards, detached garages and external parking spaces will be accessed from the walkout main level elevations at the rear of the units.

Staff note that while the Latimer Neighbourhood Plan's Rowhouse/Townhouse B designation for the rowhouse site prescribes a maximum building height of two storeys, the proposed R-CL(SD) zoning permits a maximum of 2.5 storeys. As such, the building height permitted in the R-CL(SD) zone is consistent with the Latimer Neighbourhood Plan. Given site grading conditions and in ground basements, street facing elevations are 2 – 3 storeys. The proposed building height (2 to 2.5 storeys and 8.1 m to 8.7 m/ 26.6 ft to 28.5 ft), site coverage (44%) and siting comply with the provisions of the Residential Compact Lot R-CL(SD) zone.

The street facing elevations feature design elements such as gabled roofs and strongly identifiable entrances. Materials include hardi horizontal siding, hardi-panel, hardi batten, and hardi trim. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings. Variations in the roofline, colours, and materials have been incorporated into the building design.

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The application complies with the Latimer Neighbourhood Plan and Zoning Bylaw by providing 95 parking spaces (outdoors and within garages) as outlined below:

	Parking Spaces Required	Parking Spaces Provided
Residential Spaces (4 spaces required / unit)	84	84
Visitor Parking Spaces (0.2 spaces required / unit)	8	11
Total	92	95

The proponent has submitted elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed rowhouse and semi-detached (duplex) units development for Council's consideration.

The on-site landscape plans propose the planting of shrubs, trees and sod in the front, flanking and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space with sod lawn and the planting of trees. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

Development Permit No. 101079 (Streamside Development Permit):

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence. Map 2 (Watercourse Setbacks) of the Latimer Neighbourhood Plan (Plan) depicts the protection, relocation, and consolidation of SPEAs consistent with the objectives, policies and guidelines of OCP Schedule 3 to accommodate the Latimer Land Use Plan.

Six (6) watercourses occur on the project site and are shown in Schedule A of Attachment B as follows:

- i. Watercourse 1: A 150 metre long, east-west aligned Class B watercourse along the north boundary of the project site that heads northward (off-site) to Latimer Creek;
- ii. Watercourse 2: A 95 metre long, north-south aligned, Class B watercourse along the common property boundary of 7570-200 Street and 7591-202A Street that drains to Watercourse 1;
- iii. Watercourse 3: An 80 metre long, north-south aligned channel along the east boundary of 7484-200 Street that does not connect downstream;
- iv. Watercourse 4: An 85 metre long, north-south aligned Class B channel along the west boundary of 7441-202A Street that drains to Watercourse 5;
- v. Watercourse 5: A 230 metre long, east-west aligned Class B watercourse along the south boundary of 7484-200 Street that drains to Watercourse 6; and
- vi. Watercourse 6: A 250 metre long, Class B roadside watercourse (200 Street) along the western boundary of the project site that continues northward to Latimer Creek.

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Where a watercourse is proposed for relocation and reconstruction, a Streamside Development Permit must be submitted in accordance with Section 4.20 of OCP Schedule 3. The applicant has submitted a proposal to relocate and reconstruct watercourses and SPEAs on the project site consistent with the Plan and in accordance with requirements of OCP Schedule 3. Staff note the applicant's submission proposes alternative watercourse alignments and consolidations to those depicted on Map 2 and provides for wider, contiguous SPEAs to improve habitat functions.

For the project site, SPEAs on Map 2 of the Plan encompass approximately 8,800 m² (0.88 ha). The applicant's proposal provides 8040 m² (0.80 ha) of SPEA that will be restored and enhanced with native riparian plantings to provide fish habitat functions to downstream Latimer Creek. Staff note the applicant's preliminary restoration and enhancement exceeds minimum OCP Schedule 3 requirement with respect to restoration effort (tree size) and extends the three-year SPEA monitoring and maintenance period to five years. While the proposal provides 770 m² (0.07 ha) less SPEA than designated by Map 2, consolidation of SPEAs to improve habitat functions along with the above-noted improvements are expected to offset the difference. Acceptance of streamside restoration and enhancement plans and details, streamside fencing and signage, and security have been made a development prerequisite.

Based on the results of the applicant's environmental assessment, the proposed streamside enhancements, and adherence to the conditions of this permit, staff believes the proposal is consistent with the objectives of the Schedule 3 of the OCP. The proposal also supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. Proposed Streamside Development Permit No. 101079 is attached to this report (Attachment B). The proponent has prepared a conceptual Streamside Protection and Enhancement Area concept for Councils' consideration as Schedule A of Attachment B.

Greenhouse Gas Development Permit:

The subject properties are located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council through Bylaw No. 5246 (Development Permit Delegation bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit Nos. 100967 and 101097.

Subdivision:

A preliminary subdivision plan has been provided in support of the rezoning application. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

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Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan a minimum of 5% of the units in single family and rowhouse/townhouse developments shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. Seven (7) adaptable units are proposed in the development, consisting of four (4) semi-detached units and three (3) units spread between the single family and rowhouse units.

Community Amenity Contributions:

Staff note that Council on July 23, 2018 adopted a Community Amenity Contributions (CAC) Policy applicable to rezoning applications for residential development. Given this application was submitted prior to adoption of the policy, a twelve (12) month grace period applies to the application, requiring it to receive final reading by July 22, 2019 to be exempt from the policy. After the grace period ends the amenity contribution under the CAC policy will become applicable.

Landscaping:

The streetscape landscaping includes low picket fencing fronting the streets and planting beds to define the private and public realm.

Tree Protection/Replacement:

Staff note that, in accordance with the development prerequisites, a restrictive covenant prohibiting clearing (with the exception of servicing access areas) until such time as a development permit is issued will be registered on the apartment-mixed use, apartment, live-work townhouse, and townhouse portion of the site. As a result, tree management plans for the lands west of 201 Street will be reviewed in conjunction with future development permit applications on these lands.

The tree management plan submitted by the applicant indicates that 420 significant trees exist on the subject site east of 201 Street with none proposed for retention. According to the applicants arborist report, the majority of existing trees are alder and cottonwood species that are "short lived with inherent structural and health defects and not suitable for retention" given the proposed single family compact lot context. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 442 replacement trees are required. The applicant is proposing 90 replacement trees be planted on the single family compact lots. In addition, approximately 145 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 235 trees will be in place on the lands east of 201 Street. Funds for the remaining replacement tree requirement will be secured for tree planting on identified public lands. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Greenways:

As part of the project, the applicant will be required to dedicate and construct street greenways (including a path and landscaping) along 200 Street, 202A Street, and 76 Avenue as defined in the Latimer Neighbourhood Plan. Forming part of the overall neighbourhood greenway network, the proponent in total will be dedicating approximately 0.5 ha (1.22 ac) of greenway. The Latimer Neighbourhood Plan also identifies areas where enhanced sidewalks are required.

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Enhanced sidewalks are multi-use pathways that are wider than typical sidewalks and have additional landscaping on both sides. An enhanced sidewalk is required on 75 Avenue, 76 Avenue and 201 Street. The applicant also proposes an enhanced sidewalk between the Apartment site and SPEA to form a pedestrian connection from 200 Street through the site. Details of the open space improvements (i.e. required landscaping and fencing including the phasing/treatment/construction of the greenways and municipal trails) are to be finalized prior to final reading to the acceptance of the Township. As part of the overall application, the proponent will dedicate a 1,012 m² (0.25 acre) Urban Green to the Township. The Urban Green is located in the neighbourhood core, adjacent to the Apartment-Mixed Use building.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements will be required in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, including 200 Street, 200A Street, 201 Street, 201A Street, 201B Street and 202A Street, and 75 Avenue, 75B Avenue and 76 Avenue, and applicable greenway dedications adjacent to 200 Street, 202A Street and 76 Avenue. 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.

The applicant currently proposes to locate the required community stormwater detention facility in conjunction with a playing field on the southerly portion of Willoughby Community Park. The proponent has indicated they will make a financial contribution in the amount of \$500,000 to the Township as well as \$180,000 to be used for affordable housing or a community library in the Willoughby area.

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.

School and Park Sites:

Section 11.2 of The Latimer Neighbourhood Plan states that:

"Prior to the adoption of a zoning bylaw amendment in the Latimer Neighbourhood Plan as identified on Map 4, the following general prerequisites must be satisfied.

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1. With the exception of non-residential developments, a joint elementary school and neighbourhood park site must be secured in each phase as shown on Map 4 to the acceptance of the Township of Langley and the Langley School District, subject to other provisions of this Plan, before any development may occur in that area."

The proposed development falls within the Southeast Phase of the Latimer Neighbourhood Plan. The School District has indicated that given the expansion of a nearby school and construction of a new secondary school, a joint elementary school site is not required.

The Latimer Neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). In the short term, elementary students from the proposed development are expected to attend Willoughby Elementary School. School District 35 has provided comments (Attachment E) and anticipates that the overall development will generate approximately 87 new students for Willoughby Elementary (located approximately 1.5 km northeast of the site), 37 new students for Peter Ewart Middle School (located approximately 250 metres north of the site) and 64 new students for R.E. Mountain Secondary School (located approximately 100 metres north of the site).

The existing Willoughby Community Park is located approximately 250 metres north of the development site. Prior to final reading the proponent is required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

Transit:

Currently, transit service is provided adjacent to the site along 200 Street via the 501 bus.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 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.

POLICY CONSIDERATIONS:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments, rezoning and Development Permits will facilitate the development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites. The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan, with the exception of minor adjustments to the land use designation boundaries and the proposed height increase from four (4) to six (6) storeys for portions of the Apartment site. In staff's opinion the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaws No. 5465 and 5466 (subject to 12 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5446) of accompanying Development Permit Nos. 100967, 101079 and 101097 and authorize staff to schedule the required Public Hearing.

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Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.100967
ATTACHMENT B	Development Permit No.101079
ATTACHMENT C	Development Permit No.101097
ATTACHMENT D	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT E	School District 35 comments
ATTACHMENT F	Public Information Meeting Summary
ATTACHMENT G	Rationale

Planning Rationale:

The proposed new building design is based on the following planning policies:

- Support economic and commercial vitality in the neighborhood.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks, and properties. (Willoughby OCP 4.1.2.3)
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection. (Willoughby OCP 4.1.2.3)
- Pedestrian street access to individual residential units is strongly encouraged to reinforce pedestrian activity and street life. (Willoughby OCP 4.1.2.3)
- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade. (Willoughby OCP 4.1.2.3)
- The development will allow for much needed upgrades to the road networks with increased pedestrian safety. The ultimate build-out of 76 avenue and pedestrian connectivity across each intersection will allow for safer foot traffic to maneuver in this growing neighborhood.

The NP amendment is driven by the following major benefits for the residents of Township of Langley:

- Proposal of the underground detention pond and parkland to meet the requirements of unlocking this important corridor for Township.
- Lands between two arterial roads and public transit corridors, surrounded by amenities (multiple parks, middle and secondary school) allows to absorb higher density and provide variety of housing product.
- Creating greater stock of housing units for new home owners and renters moving in this area to meet the growing housing needs.
- Providing project that complements the surrounding neighborhood.
- The project would provide an attractive option for Langley residents looking to downsize from single family homes and townhomes, in addition to first time house buyers and renters to enter this new area.
- The proposed project integrates seamlessly with the overall aesthetic of existing community.
- The proposed NP amendment is a natural extension of the designated apartment zone to the west.
- We believe this renewed vision will provide much needed housing needs, along with good mixture of product type in the growing new residential neighborhood. The proposal of underground detention pond and park will allow this portion of Latimer to unlock the lands and develop this much anticipated corridor in the heart of Township.

December 20, 2018
Our File: 2111-03598-00

Township of Langley
Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Joel Nagtegaal, Community Development Planner

Summary Report - Public Information Meeting

Proposed Development within Latimer Neighbourhood Area, Willoughby Community Township of Langley Project No. 08-23-0172

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy. The Public Information Meeting (PIM) organization and logistics are also in accordance with the policy.

The PIM for development application 08-23-0172 represented lands located at 7570 200 Street, 7536 200 Street, 7484 200 Street, 7541 202A Street, 7495 202A Street, and 7441 202A Street in the Latimer Neighbourhood of the Willoughby Community Plan area and was held on Wednesday December 5th, 2018.

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community.

NOTIFICATION

The public was notified in two (2) ways: through a direct mail-out to neighbouring properties, and through two (2) advertisements in a local newspaper (November 21st and November 28th, 2018).

The Township of Langley staff generated and provided a mail-out map (*Attachment 1*), and prepared mailing labels. A total of 100 notifications were mailed out on November 21, 2018, 14 days prior to the scheduled PIM. A copy of the mail-out invitation is included in *Attachment 1*. There were no mail-outs returned to the McElhanney office as undeliverable.

The notification provided general information including an overall description of the development, the subject site location, and the location for the PIM. A site location map was included as well to provide context. Contact information was included on the invitation for anyone who wished to ask a question, inquire, or make a comment if unable to attend the meeting. The consultants were contacted by two (2) area residents prior to the meeting, and one area resident following the meeting. These comments are not included in the respondent count; however they are included in the comment section of this report.

Two (2) newspaper ads were published in the Langley Times in advance of the PIM date and are also included in *Attachment 1*.

INFORMATION MEETING LOGISTICS

The PIM was held at the Mountainview Alliance Church, located at 7640 200 Street, Langley BC. The venue location, parking availability, and total space of the setting were suitable to host the PIM. The meeting was scheduled from 5:30 p.m. to 7:30 p.m. on Wednesday December 5, 2018. The consulting team prepared the meeting room in advance of the publicly advertised start time.

The consulting team in attendance included the following individuals:

Kasel Yamashita – Project Manager, McElhanney Consulting Services Ltd.

Raymond Sull – Project Engineer, McElhanney Consulting Services Ltd.

James Pernu – Senior Planner, McElhanney Consulting Services Ltd.

Victoria Salisbury – Planner, McElhanney Consulting Services Ltd.

Maciej Dembek – Project Architect, Barnett Dembek Architects Inc.

A representative from the Township of Langley Development Services Department was in attendance to observe the PIM.

PUBLIC INFORMATION MEETING DETAILS

A total of 42 attendees signed in at the PIM (*Attachment 2*), most of whom provided their addresses. Many attendees reside or own property in the area surrounding the subject site.

The meeting was arranged in an open house format where community members viewed display boards and had the opportunity to ask questions to project team members. A total of eleven (11) display boards were provided by McElhanney Consulting Services Ltd. and were exhibited at the PIM. Tables and chairs were set up to allow members of the public to fill in their comment sheets.

The following display boards were presented at the meeting:

Welcome

Land Uses

Community Context Map

Proposed Servicing Concept Plan

Neighbourhood Plan Amendment (2)

Parking

Project Information Meeting

Tree Management Plan

Neighbourhood Features

Thank You

In addition to the display boards provided by McElhanney Consulting Services Ltd., the project architect, Barnett Dembek Architects Inc., provided 11 display boards that demonstrated the multi-family and townhouse sites.

The following materials were also provided to the public:

Sign-in Sheet

Questionnaire / Comment Sheet

Project Information Handout

The questionnaire / comment sheet could either be completed at the meeting and returned to the project team immediately or returned by mail or email following the meeting (by December 12, 2018).

The project manager from McElhanney Consulting Services Ltd., Kasal Yamashita, met with a representative of the Willoughby Residents Association the day following the meeting as they were not able to attend. During the meeting, the display boards were presented and a questionnaire was provided that has been included in the attachments of this report. This questionnaire was not included in the respondent count as the representative from the Willoughby Residents Association provided written comments but abstained from answering the first question.

Copies of the display boards, project information sheet and completed questionnaires are included in *Attachments 3, 4 and 5* respectively.

PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire included one (1) question and provided additional space for written comments regarding the project. There were two (2) additional emails or calls received by the consultants within the week following the PIM.

Attendee Questionnaire Response Rate **81%**



The information collected is summarized below for each question. For question one, respondents were able to rate their support of the proposed rezoning and subdivision with the following options:

Support

Somewhat Oppose

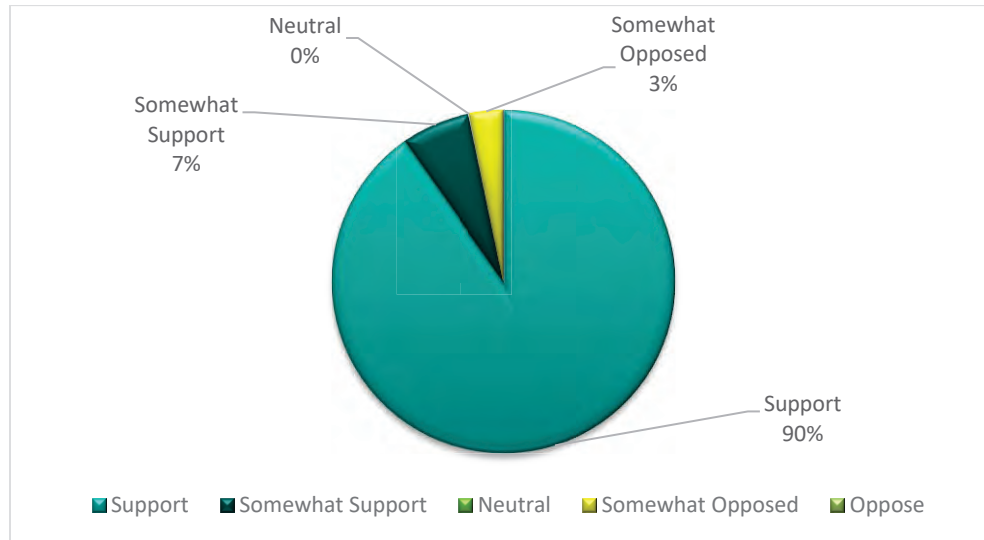
Somewhat Support

Oppose

Neutral

Question 1

With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:



Question 1 received 31 responses, 91% of which were in support of the proposed rezoning and subdivision. In addition, 6% were somewhat in support, 3% were somewhat opposed, and no respondents were not in support of the proposal. Three (3) respondents opted to not answer this question, while one (1) other respondent provided two (2) answers. For the respondent who provided two answers, “somewhat support” and “support”, “somewhat support” was taken into account for the results and “support” was disregarded.

COMMENT SECTION

Of the 33 respondents who filled out the questionnaire, 30 chose to fill out the comment section. All of these comments have been recorded on the below table. In addition to the questionnaires, three (3) emails were received providing comments. One email was submitted by a respondent prior to the public information meeting, who then also submitted a questionnaire following the meeting. Comment 3 shows their feedback received via the questionnaire, and Comment 3a shows their feedback received via email. Comments 3 and 3a have only been counted as one “suggestion for improvement” in the below tally.

Comments 31 and 32 summarize the two other emails received (see attachments for full comments). Comment 31 was received via email following the meeting, and Comment 32 was received via email prior to the meeting.

Including both comments received by questionnaire and email, three (3) respondents provided a suggestion for improvement, 26 respondents provided comments in support, and three (3) respondents provided comments both in support and for improvement.

#	COMMENTS IN SUPPORT	SUGGESTIONS FOR IMPROVEMENT
1	Looks good to me.	I wonder if we really need so much density in this area. The roads are not adequate to handle the traffic.
2	I prefer a north-south road connecting to the southern neighbourhood, the east-west orientation of the row homes, low-rise condo would welcome more younger generation families.	I expect more fun, artistic sculpture and cultural objects to enrich the standard of the living style.
3		Sidewalks and bike lanes from corner to corner. We object to just doing the minimum. If Polygon can exceed infrastructure on the 86 Ave project so can you.
3a*		The meeting for this development was held on the same night as a Public Hearing. We ask that sidewalks and bike lanes are installed on 200 th Street from north of the park down 72 Ave. Neighbouring developers have all agreed to go above and beyond and put in sidewalks beyond the “minimum” requirement. A good corporate neighbour goes above and beyond the minimum to ensure the safety and well-being of residents.
4	Good mix of housing. Traffic light at 76th and 200th is needed. I like urban mix-use condo as there is not much commercial in the area.	
5	I support the project and density.	
6	Support the land use	Consider dedicated separated bike lane on west side of 202A St.
7	Well balanced, thoughtful and a mix of product types. Very well done.	
8	Great mixture of housing to compliment the community. Wonderful that stop lights were implemented in the right areas. Happy to see all the sidewalks and greenways. Happy to see the densification and where it was located.	

9	I like the east-west orientation of the single family/row homes. Proposed housing type have a nice variety. Having the mixed use on 200 St is a good choice. Like the north-south road alignment to connect the neighbourhood to the south and school to the north.	
10	I like the mix of housing types as this will provide affordability for different households. The green space in the middle will provide a great amenity for the neighbourhood. I like the north-south road alignment connecting the residential neighbourhood to the south and the school and church to the north. I like the east-west orientation of the single family and row homes.	
11	I like the north-south road alignment connecting the residential neighbourhood to the south and the school and church to the north. I like the proposed urban plaza with public art. The walkability is great with the sidewalk and greenways throughout the neighbourhood. I like the east-west orientation of the single- family row homes.	
12	Will provide for affordability. Good amenity. Good mixed use.	
13	In support of community growth vibrant area.	
14	Great to see this development moving forward.	
15	Good to have light at 200 and 76. Green space good for community. Mix of house types good for affordability. Like idea of urban plaza. Very cool! Love the north west design of roads.	
16	Direction of the row homes is nice. I like the mix of arts and houses, more selection for lots of families. Proposed urban plaza with public art will be a good addition. Walkability is great with the sidewalks and greenways throughout the neighbourhood. Light at 200 and 76 is a definite must with the school going in.	
17	I support the proposal because it has all type of housing and will provide affordability for household. Proposed urban plaza with public art will be a good addition. We like the north-south road alignment as well. I completely support this project.	
18	Different house types will provide affordability for different households, green space is at the perfect spot will provide good amenity for neighbourhood like the road network north-south connecting the residential neighbourhood and church to the north, the apartments and mixed use building on 200 St make sense, traffic signal at 200 St and 76 Ave is a must, the overall layout is great with sidewalks and greenways throughout. We support this project.	
19	Great variety of layouts.	
20	Master on the main is great for a wide range of target groups.	
21	Like the concept. Like the master on mains. Good for area/future. Great sizes. Great development team.	
22	Very good plan. We liked and provide full support to move forward.	
23	Please get going on this project, waiting for services for a while.	
24	Waiting a long time for services.	

25	Somewhat concerned about parking (especially for guests). It doesn't seem like there's much in the plan.	
26	The variety of housing options is fresh and will be desirable to a wide variety. The greenways throughout is a great aesthetic, along with the urban green space.	
27	Staff were very knowledgeable, explain properly.	
28	We support the development proposal and are impressed with the housing mix and overall layout and scale of the proposed development including the north/south road alignment. We look forward to seeing this development move forward.	
29	The mix of different housing types is good for a variety of people being able to afford places, the street layout works well to help the traffic flow, walkable greenways are good for the residents.	
30	Very good land use. Support higher density in apartment site as it is beside 200 St. Raise height limit to 6 storey.	
31**		My client, FOIPPA s.22(1) Street is not in favour of the layout proposed at this time. He and his engineer do not feel the road patterns etc. are designed in such a manner as to equitably share the response of access and egress to this area as well as the unit yield potential for his property.
32		The issue of locating "one-half of the proposed 76 Ave Collector, an Enhanced Sidewalk, plus all of what should be a shared Streamside Enhancement and Protection Area (SPEA)" needs to be resolved before this project moves forward. This may require more than one PIM and possibly dialogue with the Township to examine a broader OCP assessment of various land-use issues. We view the current Latimer/Yorkson NP as flawed with respect to the Ecological Greenway, in particular where the Wildlife Tunnel emerges into the new High School parking lot.

***Note:** Comments 3 (questionnaire following meeting) and 3a (email prior to meeting) were submitted by the same respondent. These comments have only been counted as one "suggestion for improvement".

****Note:** Comment number 31 was submitted by a realtor who stated that they were writing on behalf of their clients, one of whom attended the PIM. The landowner who attended the PIM did not submit a questionnaire them self.

CONCLUSION

Based on the completed questionnaires returned to the project team, attendees were supportive of the development proposal, with 97% of respondents supportive or somewhat supportive of the proposed rezoning and subdivision. The comments received from attendees identified the proposed road network, variety of housing types, and generous amount of green spaces as positive contributions to the community.

If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McELHANNEY CONSULTING SERVICES LTD.

Kasel Yamashita, MCIP, RPP

Project Manager / Planner

kyamashita@mcelhanney.com

Attachments:

- 1 Mail-out invitation, and newspaper advertisement
- 2 Sign-in sheets
- 3 Display board content
- 4 Project information sheet
- 5 Completed questionnaire / comment sheets

Attachment 1

Mail-Out Invitation, & Newspaper Advertisement

November 21, 2018
Our File: 2111-03598-00
Township of Langley Project No. 08-23-0172

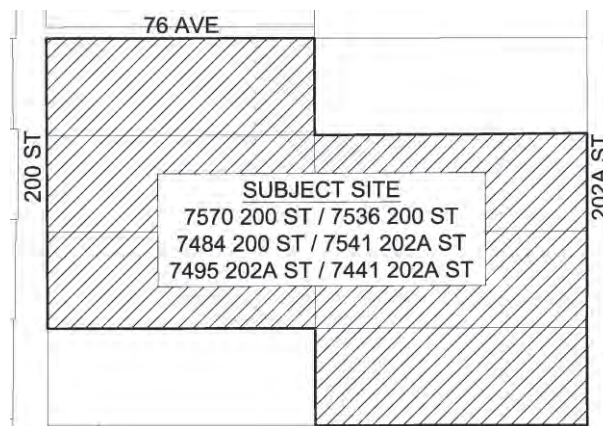
Dear Neighbour,

Re: Public Information Meeting Notification for Proposed Residential Development Project at 7570 / 7536 / 7484 200 Street, and 7541 / 7495 / 7441 202A Street, in the Township of Langley

You are invited to attend a Public Information Meeting to review and discuss a proposed residential development project at 76 Avenue and 200 Street in the Township of Langley.

The proponent has applied to the Township of Langley for the development of 138 residential lots, ranging in size from 203 sq. m. to 383 sq. m. (2,185 sq. ft. to 4,123 sq. ft.), as well as two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse.

The Public Information Meeting will be held on **Wednesday, December 5, 2018** from **5:30-7:30 pm.** at the **Mountainview Alliance Church**, located at 7640 200 Street., Langley BC.



The project consultants will be available throughout the meeting to answer questions and collect your input on the proposal, which will be forwarded to Township of Langley Council for consideration. Please note that this is **not** a public hearing.

If you are unable to attend this meeting or require additional information, please do not hesitate to contact the undersigned either by phone (604-596-0391) or email at kyamashita@mcelhanney.com.

Yours very truly,
McElhanney Consulting Services, Ltd.

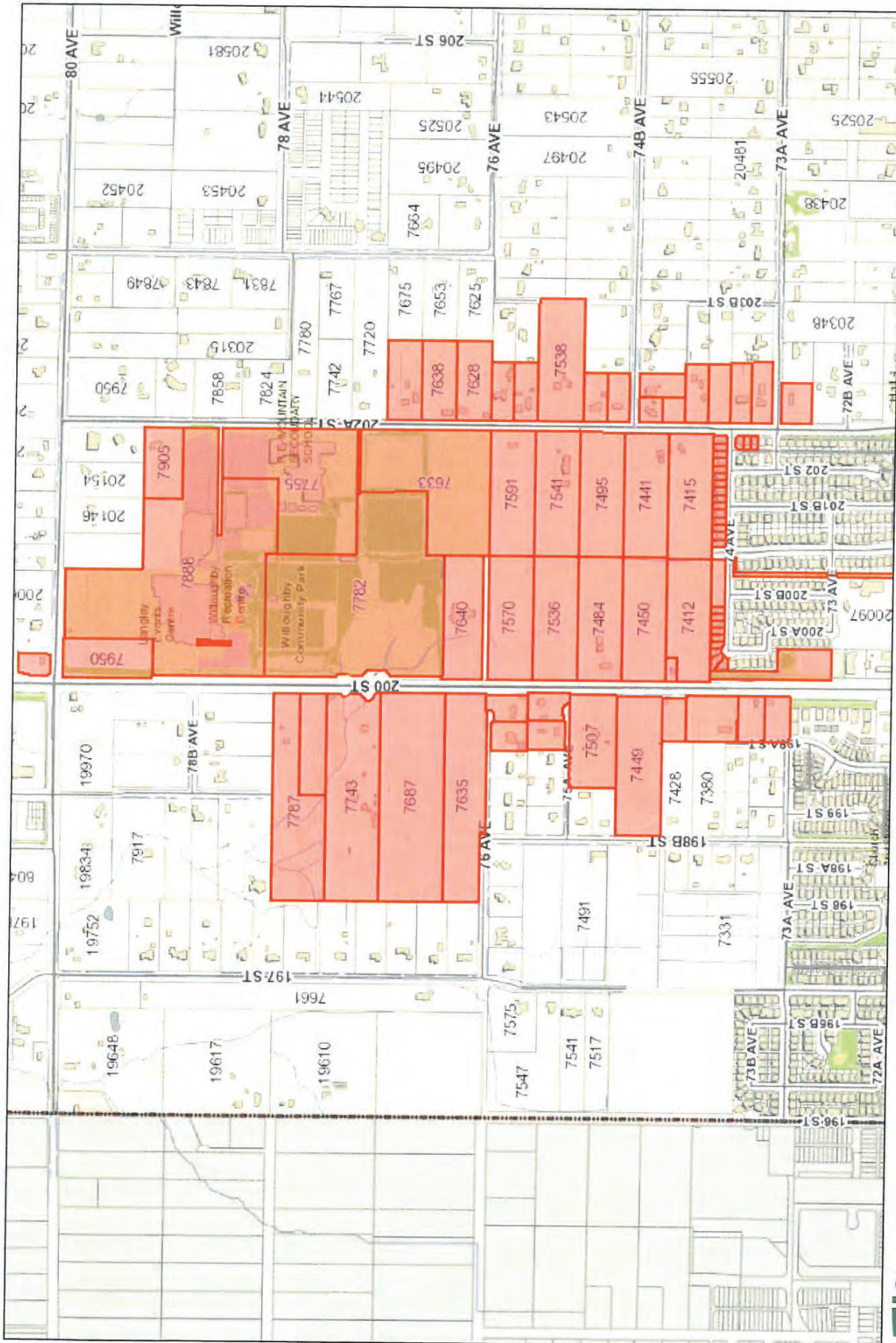


Kasel Yamashita, MCIP, RPP
Planner / Project Manager

cc: Township of Langley, Community Development Division

Suite 2300 Central City Tower
13450 - 102 Avenue
Surrey BC
Canada V3T 5X3

Tel 604 596 0391
Fax 604 584 5050



Township of

Langley BC

Est. 1873

08-23-0172 PIM Notification Area

Map printed on: Tuesday, November 13, 2018
Township of Langley

1:10,000

0 200 400 600 800 Meters

This data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular area, and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

DEVELOPER LED PUBLIC INFORMATION MEETING

Proposed Development Application
Township of Langley Project No. 08-23-0172

A development application has been submitted to the Township of Langley to rezone and subdivide six (6) existing parcels, located at 7570 / 7536 / 7484 200 Street and 7541 / 7495 / 7441 202A Street into 138 residential lots, with lot sizes ranging from 203 sq. m. to 383 sq. m. (2,185 sq. ft. to 4,123 sq. ft.). The subdivision will also include two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse.

Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.

Wednesday, December 5, 2018
5:30pm – 7:30pm

Mountainview Alliance Church
7640 200 Street, Langley BC



For more information, please contact Kasel Yamashita at 604-596-0391 or by email at kyamashita@mcelhanney.com.

Holiday market with a mission

Helping
raise money
for Belize

MIRANDA FATUR
Times Reporter

A Langley teen is organizing a Christmas market to raise money to build a school classroom in Belize.

Chelsea Leyenhorst, 17, is a student at Credo Christian High School. She's travelling with a 14-person missionary team to a rural village called San Narciso in Belize for two weeks in January.

The Aldergrove Help Another Nation Development

op a School (HANDS) mission team will build an extension onto a preschool, which will allow for another classroom space.

Earlier this year, the team held bottle drives to fund the trip.

And now the mission team is raising money for the school's building materials with The Merry & Bright Christmas Market on Saturday, at the Christ Covenant Church.

"We will help to build an addition onto a school while we're there... It'll be used for a second classroom because they have a small one-room school and more than 35 children, so they needed an extension done to it,"

Leyenhorst explained.

The Langley student will be accompanied by her dad on the trip, who also had the chance to go on a mission trip in high school.

"It was really beneficial for him and he wanted me to have that same chance," Leyenhorst said.

She's mostly excited to see the impacts of education.

"I'm really looking forward to seeing what education does for rural communities and hopefully getting to grow closer with the other people on the trip," Leyenhorst elaborated.

This weekend's Merry & Bright Christmas Market will feature

25 local vendors selling gifts such as beauty products, jewelry, books, Christmas decorations, essential oils, and much more.

All proceeds will be going towards the Aldergrove HANDS mission team.

For more information about HANDS and the local missions team, people can visit <https://edudeo.com/hands/aldergrove/>

The market is on Saturday, from 5 to 9 p.m. at Christ Covenant Church, 6866 Glover Rd.



Courtney Leyenhorst is part of the Aldergrove HANDS mission team that is raising money to help build a school expansion in Belize.

DEVELOPER LED PUBLIC INFORMATION MEETING

Proposed Development Application
Township of Langley Project No. 08-23-0172

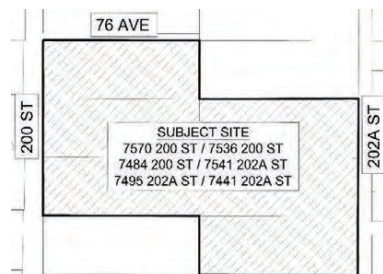
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Mountainview Alliance Church
7640 200 Street, Langley BC



For more information, please contact
Kasel Yamashita at 604-596-0391 or by email at
kyamashita@mcelhanney.com.

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DEVELOPER LED PUBLIC INFORMATION MEETING

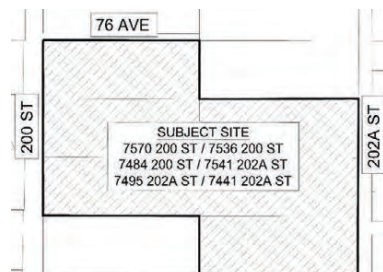
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7640 200 Street, Langley BC



For more information, please contact
Kasel Yamashita at 604-596-0391 or by email at
kyamashita@mcelhanney.com.

Australian native Adam Lucas (right) performed a tribute to Michael Bublé at Sunday's Thanks for Caring – A Christmas Tea, as did a quartet from the Langley Community Music School.



High tea still selling out

Sunday's afternoon event aided Christmas bureau

DAN FERGUSON
Times Reporter

Outside the main ballroom of the Cascades Casino Hotel and Convention Centre, a string quartet from the Langley Community Music School was playing holiday favourites while participants in the eighth annual Thank You for Caring Christmas Tea inspected many tables of donated silent auction items.

One table featured a display of \$2,000 worth of custom jewelry from the Wild Moon & Star artist collective in Fort Langley – made by designer Susan Rinds.

For \$10, people could buy a Christmas cracker for a chance at winning the necklace and other items.

Later on, Australian native Adam Lucas performed his note-perfect tribute to Canadian crooner Michael Bublé. Every year, the fundraiser



Jean Schaffer and Debbie Froese helped coordinate this year's Thank You for Caring Christmas Tea, which started eight years ago.



Charlene Fassbender, wife of former City Mayor Peter Fassbender.

This year the event was co-chaired by Froese and Jean Schaffer, whose husband is former City mayor Ted Schaffer.

The recently retired Schaffer explained that the newly elected City mayor, Val van den Broek, told them to "carry on" with the tea and the upcoming Christmas breakfast fundraiser.

"I'm just here to support my better half," Schaffer said.

One hundred per cent of the funds and donated items go to the bureau, because sponsors cover all the costs, Charlesworth explained.

The event, which started in 2012, has annually raised thousands of dollars for the bureau. Last year, they raised about \$40,000, and 2018 organizers hope to top that tally.

for the Langley Christmas Bureau sells out a little faster.

This year, more than a month in advance of the event, the tickets were gone in "about two days" said Kirsten Charlesworth, one of the volunteers.

An estimated 500 attended the eighth annual fundraiser.

Originally known as the Mayors' Wives Tea, the fundraising event was started by Debbie Froese, whose husband happens to be Township Mayor Jack Froese and

STORY, PHOTOS, AND VIDEO BY DAN FERGUSON

LANGLEY
Times

MORE ONLINE AT: WWW.LANGLEYTIMES.COM



Holiday Dining

Nutcracker Lunch Buffet
Weekdays thru December
Boxing Day ... 11:30am - 2:00pm

newlands
GOLF & COUNTRY CLUB

Dickens Buffet
Thursday & Sunday Evenings
Festive Dinner from 5:30pm

21025 48th Avenue, Langley * RESERVATIONS 604.533.3288

Attachment 2 Sign-In Sheets



SIGN-IN SHEET
Public Information Meeting for Proposed Development Application
Township of Langley Project No. 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 Street, Langley BC)

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SIGN-IN SHEET
Public Information Meeting for Proposed Development Application
Township of Langley Project No. 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 Street, Langley BC)

NAME

ADDRESS

EMAIL

FOIPPA s.22(1)

FOIPPA s.22(1)

[Redacted Name]
[Redacted Address]
[Redacted Email]

FOIPPA s.22(1)

[Redacted Name]
[Redacted Address]
[Redacted Email]

FOIPPA s.22(1)

[Redacted Name]
[Redacted Address]
[Redacted Email]

FOIPPA s.22(1)

[Redacted Name]
[Redacted Address]
[Redacted Email]

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Public Information Meeting for Proposed Development Application
Township of Langley Project No. 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 Street, Langley BC)

NAME

FOIPPA s.22(1)

ADDRESS

FOIPPA s.22(1)

EMAIL

FOIPPA s.22(1)

Attachment 3

Display Board Content

200 Street and 76 Ave, Langley BC

WELCOME TO TONIGHT'S PUBLIC INFORMATION MEETING

Township Project #08-23-0172

For proposed development at 7570 200 St, 7536 200 St, 7484 200 St, 7541 202A St, 7495 202A St, and 7441 202A St Langley, BC

All public input including comment sheets will be submitted
to Township of Langley for their consideration.

If you have any questions, please do not hesitate to ask.

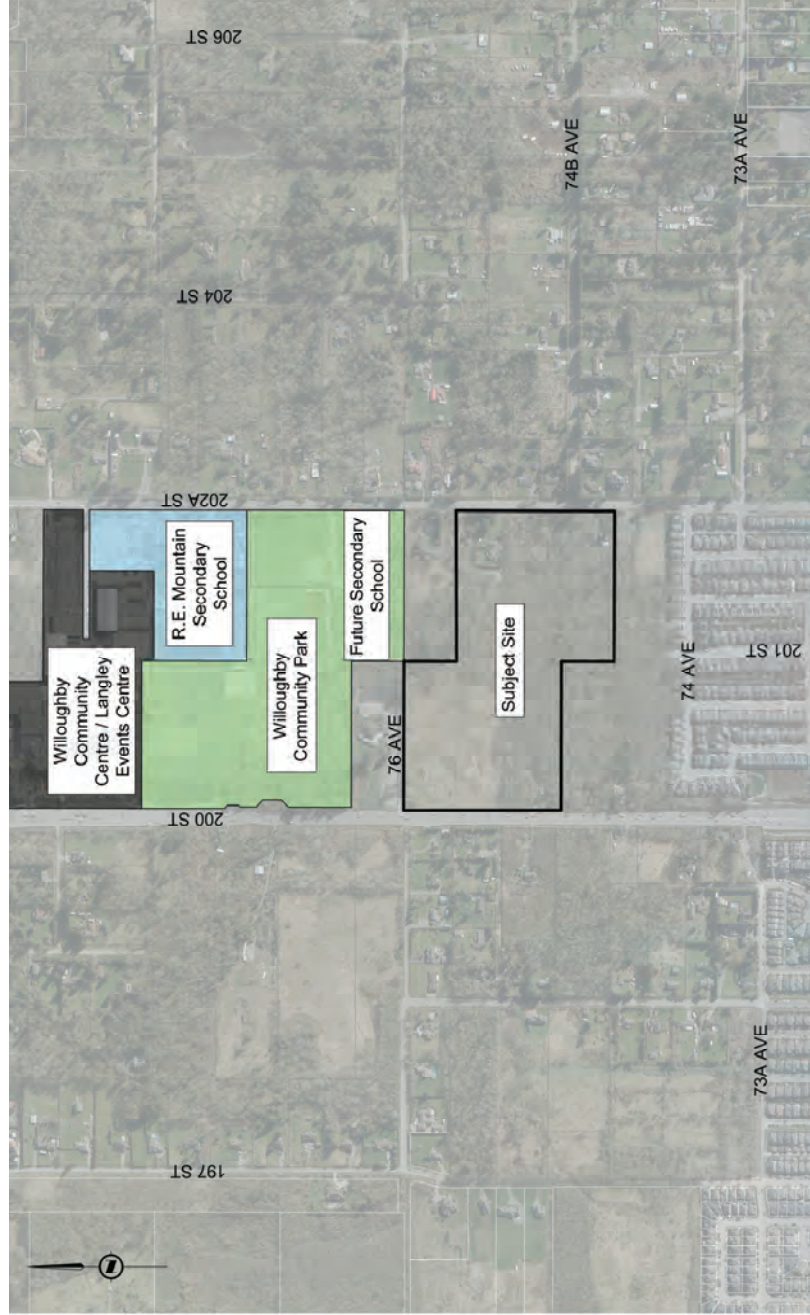


McElhanney

Township of Langley
Public Information Meeting Date: December 5, 2018

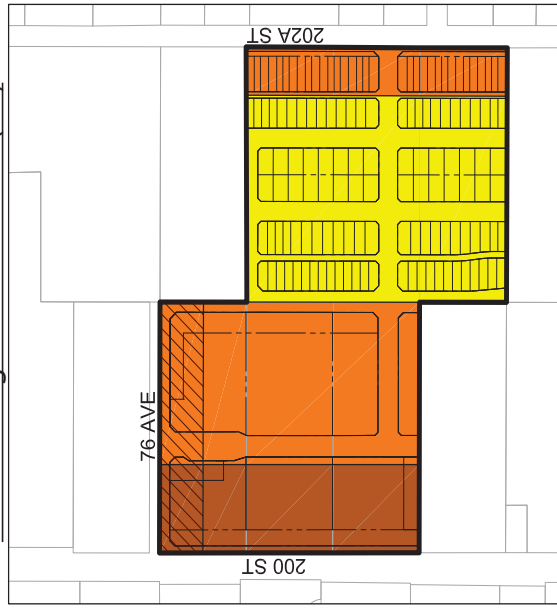
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COMMUNITY CONTEXT

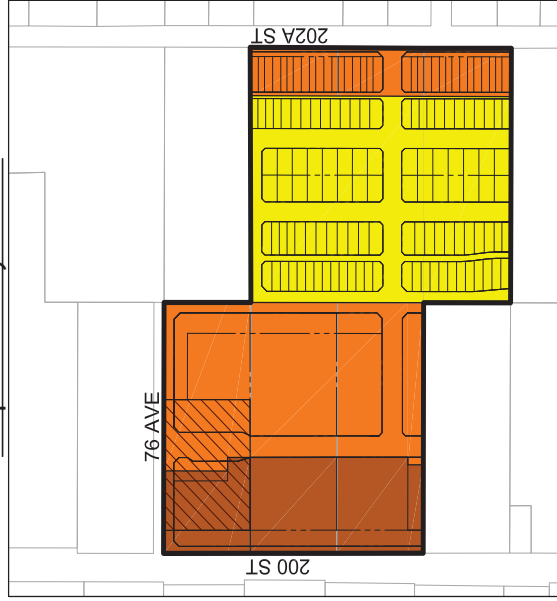


NEIGHBOURHOOD PLAN AMENDMENT

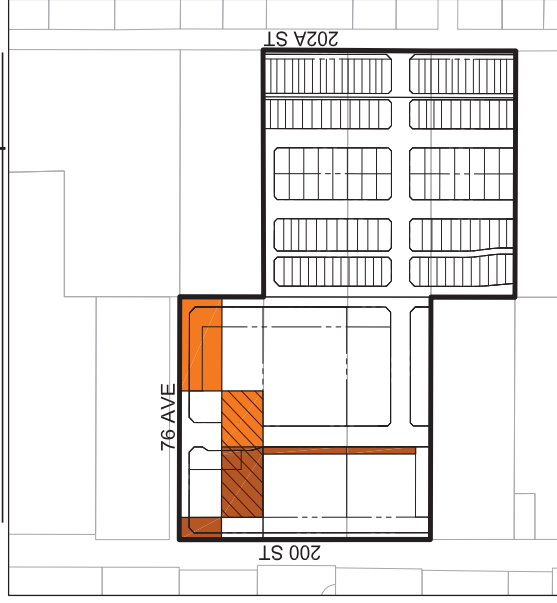
Latimer Neighbourhood Plan (NP)



Proposed Pollyco Plan



Minor NP Amendments Requested



LEGEND

- Res 3
- Townhouse B
- Live-Work Townhouse
- Apartment
- Apartment / Mixed Use
- Subject Site Boundary

PROJECT INFORMATION

The application is to:

- Rezone from Suburban Residential Zone SR-2 to facilitate the development of:
 - 138 fee-simple residential lots [R-CL (A) Rear, R-CL(B) Front, R-CL(SD), R-CL(RH)]
 - 2 apartment lots [CD zone]
 - 1 mixed use apartment lot [CD zone]
 - 3 townhouse lots with live-work portion [CD zone]

The rezoning and subdivision applications comply with their respective land use designations as described in the Willoughby Community Plan Bylaw No 3800.

Project Statistics

Overall Site Area: 20,406m² (29.75 ac.)

Permitted Yield: 429-712 units

Proposed Yield: Estimated 589 units

Proposed Streamside Protection Areas: 8,039m² (1.99 ac.)

PROJECT SPECIFICATIONS

Proposed Density (Sketch 46 rev 3)			
	# units (assumed)	up a net of below TOB	
Apartment Mixed-Use	100		48.01
Apartment	240		58.05
Live-Work (Townhouse) Site	33		12.17
Rowhouse / Townhouse B (West 201 St)	78		14.00
Single Family Residential 3	105		8.63
Rowhouse / Townhouse B (East 202A St)	33		11.61
TOTAL	589		

	Minimum Lot Area Required		Minimum Lot Area Proposed		Minimum Lot Width Required		Minimum Lot Width Proposed	
	(m ²)	(sq. ft.)	(m ²)	(sq. ft.)	(m)	(ft)	(m)	(ft)
R-CL(SD)	201	2164	213	2293	7.2	23.6	7.6	24.9
R-CL(RH)	168	1808	203	2185	6	19.7	6.1	20
R-CL(A) Rear	266	2863	271	2917	9.5	31.2	9.7	31.8
R-CL(B) Front	315	3391	369	3972	12.6	41.3	14.8	48.6



McElhanney

Township of Langley
Public Information Meeting Date: December 5, 2018

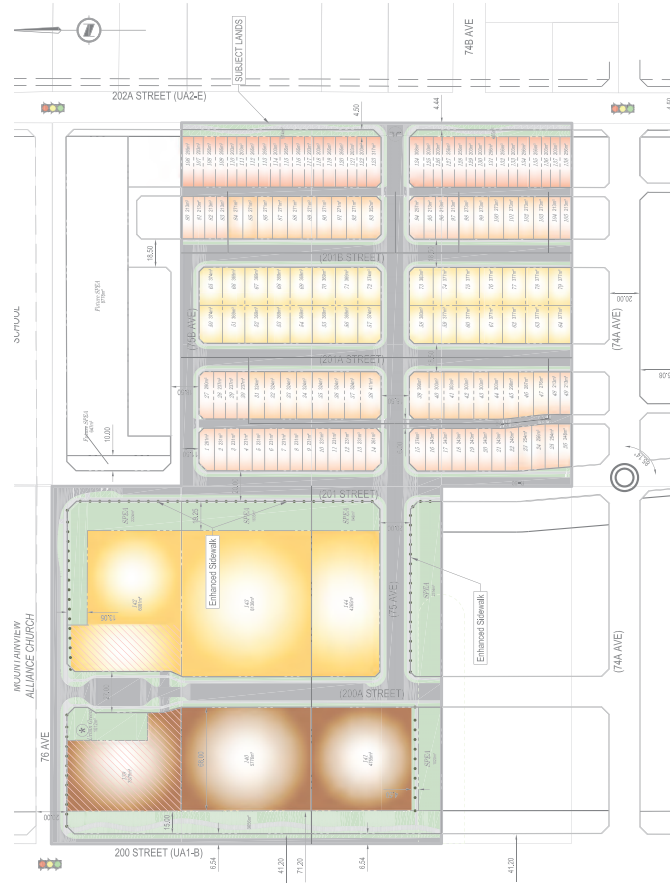
- Development of an Urban Green
- Public Art installation location

- ### Green Features
- Creation of enhanced ecological corridors
 - Landscaped and naturalized stormwater management features integrated into fabric of the community

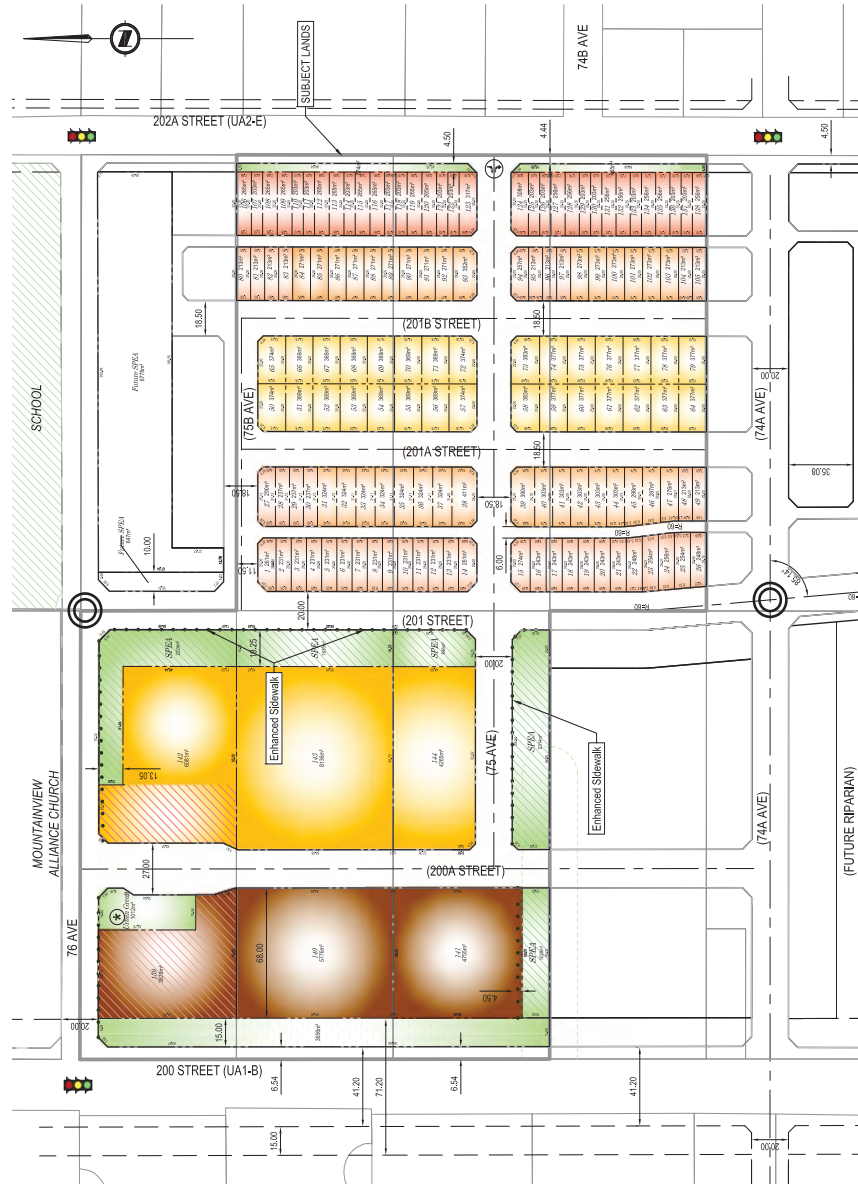
- Walkable Neighbourhood
- Modified grid network for way-finding
- Safe, convenient, and attractive pedestrian and cycle network
- Person-scaled
- Enhanced sidewalks and street greenways provide continuous pedestrian connections

- Mixed Use / Mixed Housing**
- Mixed use buildings form a neighbourhood node at 76 Ave and 200 St
 - Diverse housing opportunities
 - Live/work units

- Urban Green Detail (Latimer NP)



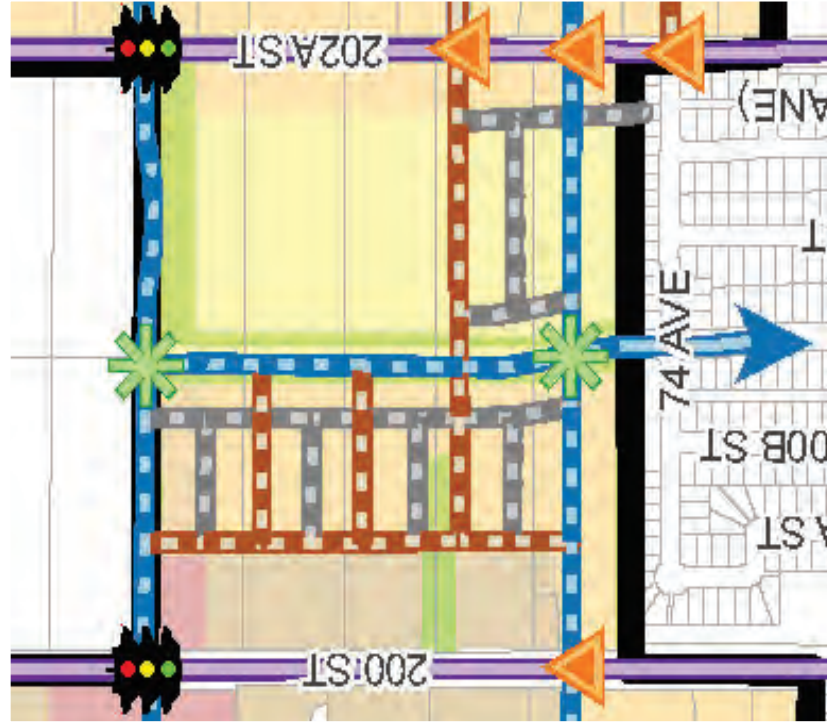
LAND USES



PROPOSED SERVICING CONCEPT PLAN

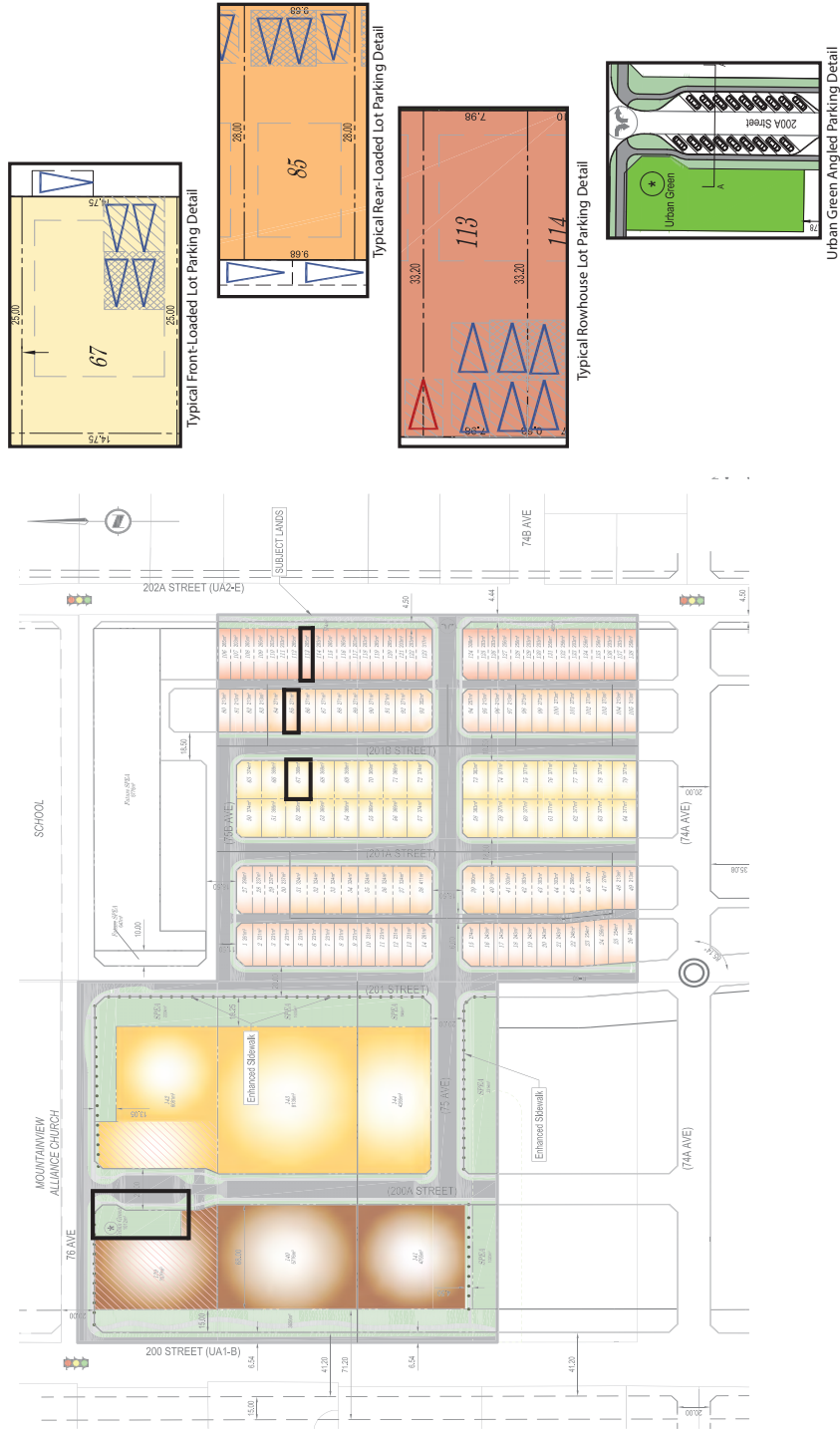


LATIMER AND CARVOLTH ENGINEERING SERVICING PLAN

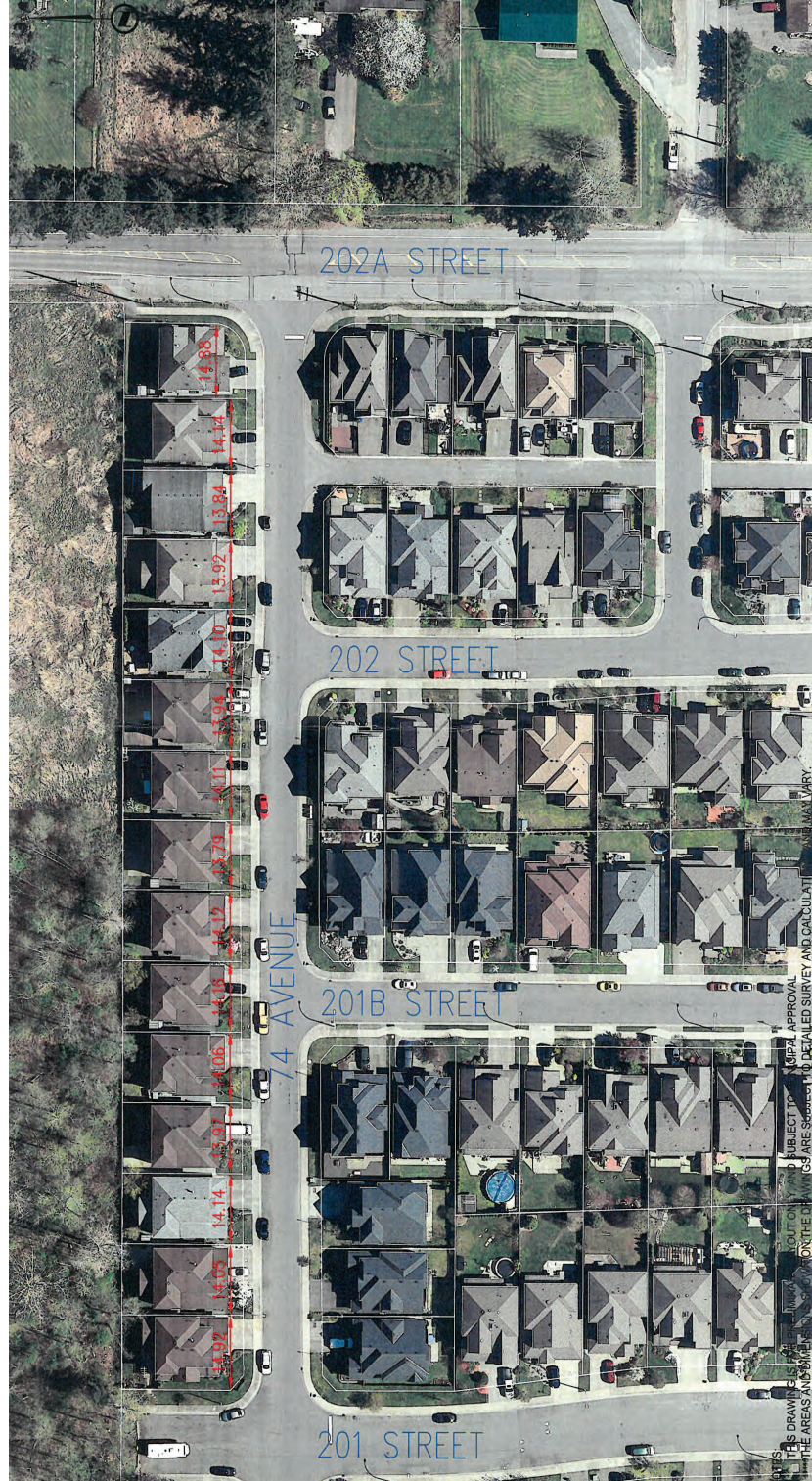


PARKING

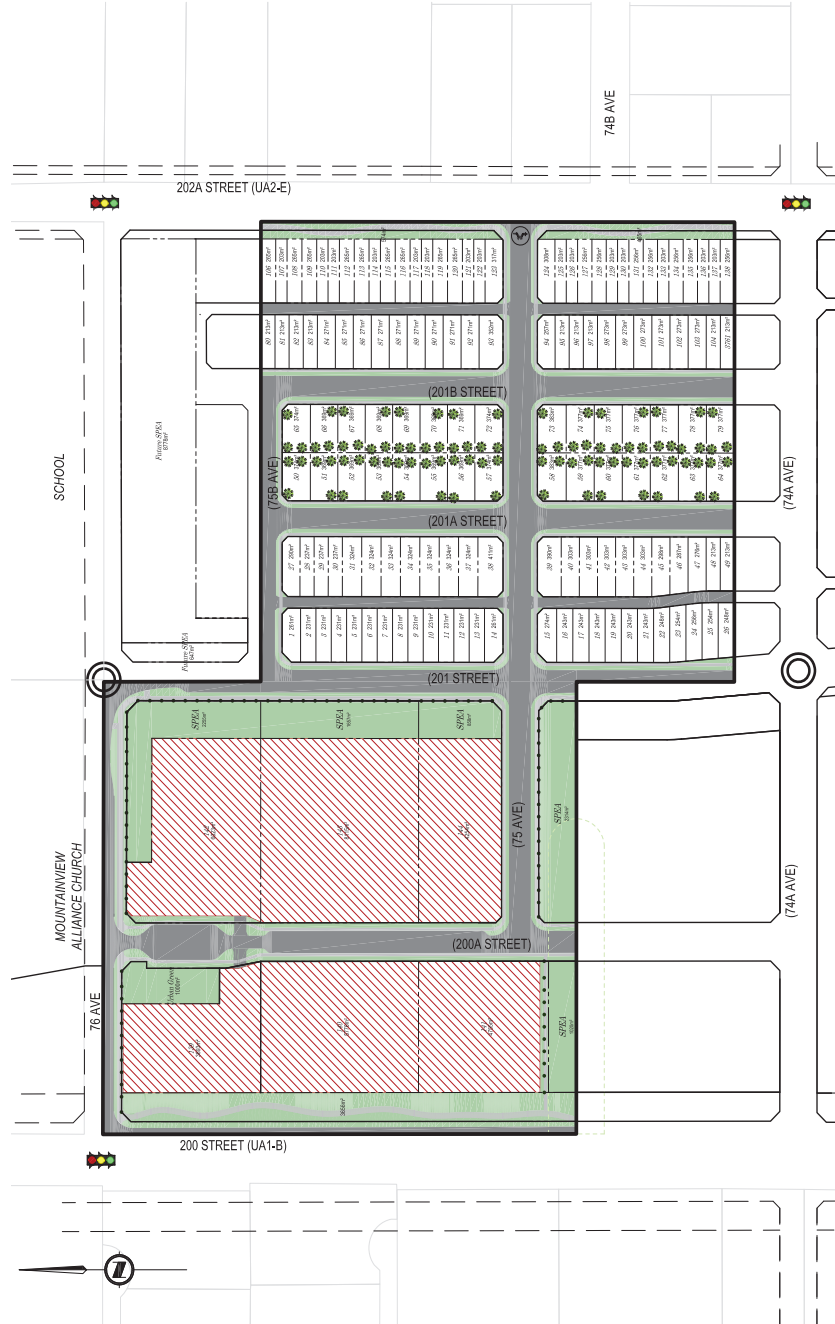
- Parking**
- At least 1 on-street parking for each front-loaded lot
 - Angled parking or Urban Green and Live-Work Townhouses
 - Parking in rear for lots with lanes
 - At least four on-lot parking for each rowhouse fronting 202A St
 - Additional on-street parking on local roads



PARKING CONTEXT



TREE MANAGEMENT PLAN



THANK YOU !

for your questions and comments on the proposed development in the Latimer Neighbourhood within the Willoughby Community Plan Area

Please return your comment sheet to the registration table.

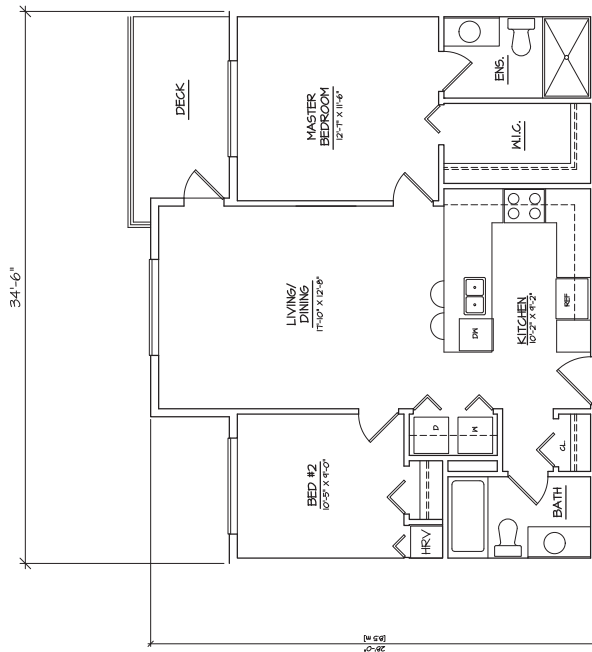
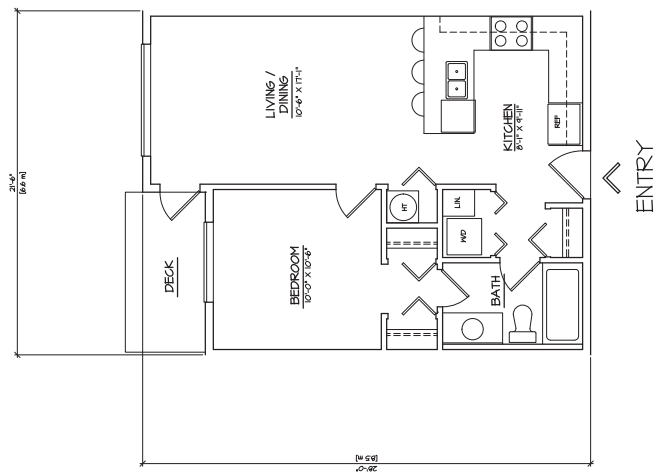
You may also send your comments by email
prior to December 12, 2018 to: kyamashita@mcelhanney.com
All comment sheets and sign-in sheets will be submitted to the Township of Langley





SITE COVERAGE :	32.8%	216114 M2	TOTAL:	1184 SPACES
SITE AREA :	32.8%	216114 M2		
F.S.R.	1.05	45446 S.F.	PROVIDED:	178 SPACES TOTAL
AGE FRIENDLY PLAY AREA :		45446 S.F.		35 SPACES @ GRADE
REQUIRED :				144 SPACES BELOW
OUTDOOR :	4.0 M2 PER APARTMENT = 336 M2		UNIT BREAKDOWN :	
PROVIDED:			LOFT APARTMENTS	6 UNITS
OUTDOOR :	6500 S.F.	603 M2	1 BEDROOM	23 UNITS
INDOOR :	1450 S.F.	134.7 M2	2 BEDROOM	20 UNITS
BUILDING HEIGHT :	6 FLOORS		3 BEDROOM	5 UNITS
COMMERCIAL GROSS PLAY AREA :	11414 S.F.	1060.4 M2	TOTAL	54 UNITS





1 BED
UNIT TYPE 'A'
SCALE: 1/4" = 1'-0" 557 S.F.

2 BED
UNIT TYPE "B"
SCALE: 1/4" = 1'-0"
Ø55 S.F.

CLIENT : POLYTECO GROUP OF COMPANIES DESIGN : MTL DRAWN :	PROJECT : APARTMENT & MIXED USE DEVELOPMENT 1604, 1605 & 1710 200 517 LAKSHYER	SHEET CONTENTS :	
		UNIT PLANS	DATE : PWD : 4 10 SCALE : I/P = 1/20

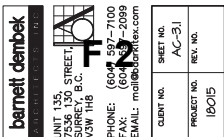
barnett dembek

UNIT 135,
74346 750 STREET,
SURREY, B.C.
V3W 1H8

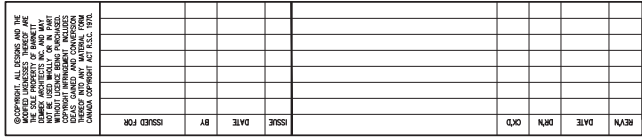
PHONE: (604) 597-7100
FAX: (604) 593-2099
EMAIL: mail@barnettex.com

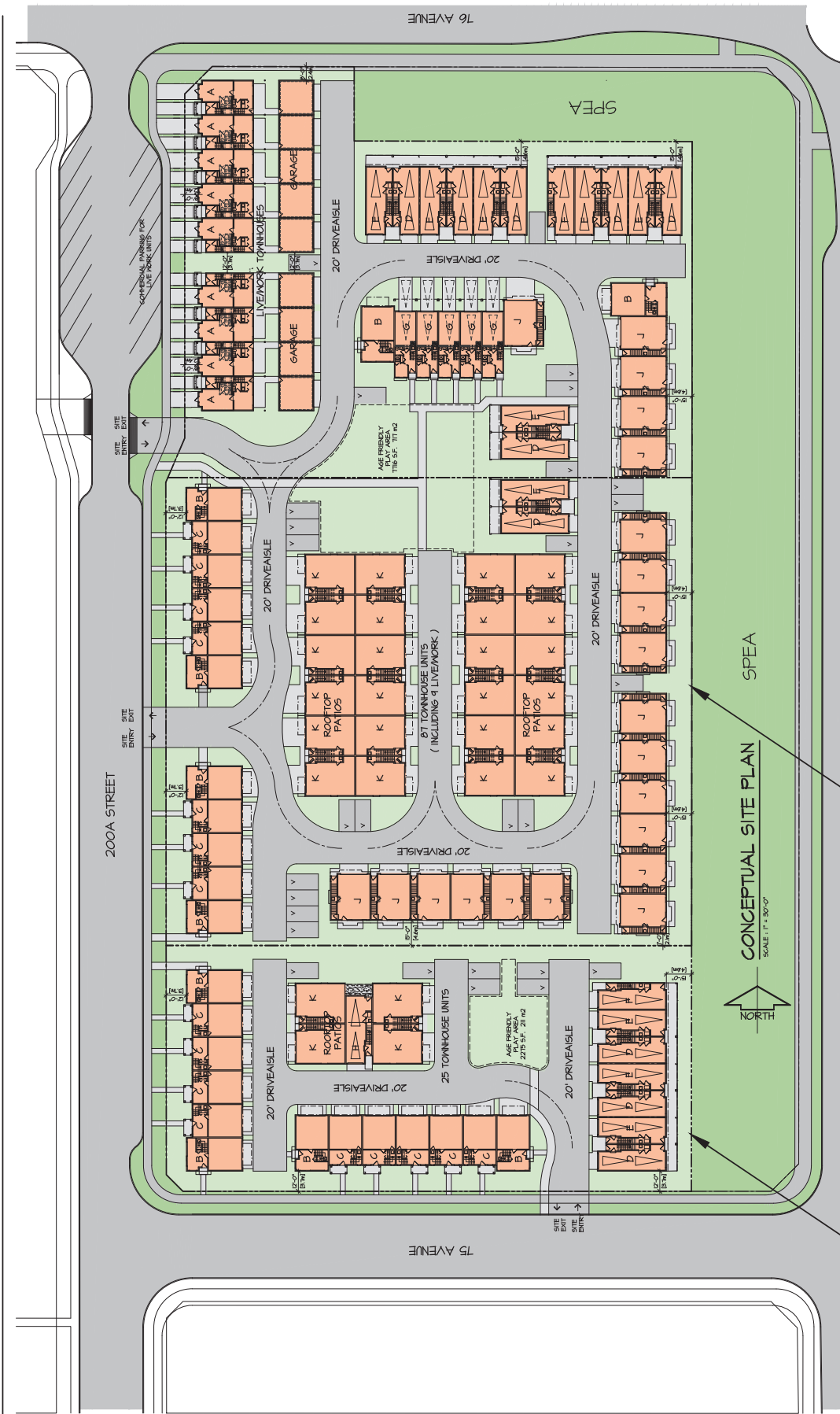
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
10015	AC-2.01

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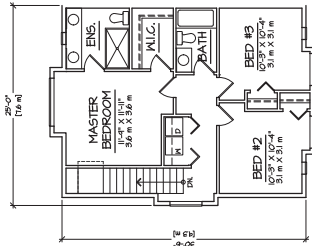
DEVELOPMENT DATA		DEVELOPMENT DATA	
BASED ON GROSS SITE AREA		BASED ON GROSS SITE AREA	
ZONING :	2281 AC	1454.6 M2	1.146 Ha
GROSS SITE AREA :	123271 S.F.	4239.2 M2	0.425 Ha
(NET SITE AREA :	45714 S.F.	1051 AC	
DENSITY :	6.8 U.P.A.	21.8 UPHA	25 UNITS
F.S.R.	31%	3170.4 S.F.	
SITE COVERAGE :	15%	18358 S.F.	
AGE FRIENDLY PLAY AREA :			
REQUIRED :	8.0 M2 PER UNIT = 200 M2		
PROVIDED :			
OUTDOOR :	2275 S.F.	211 m2	
OUTDOOR :	3 STOREY	11.4m	
BUILDING HEIGHT :			
PARKING :	2.3 SPACES PER TANDEM UNIT = 16.4 SPACES		
REQUIRED :	2.2 SPACES PER UNIT = 97.4 SPACES		
TOTAL	55.8 SPACES		
PROVIDED :	51 SPACES		

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REVISIONS	DATE	BY	ISSUED FOR
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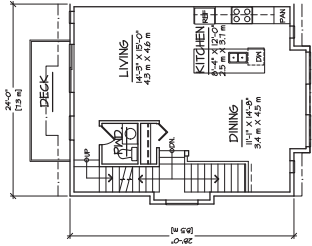
CLIENT :	POLLYCO GROUP OF COMPANIES
PROJECT :	LIVE/WORK AND TOWNHOUSE DEVELOPMENT
SHEET COUNTS :	74/84, 75/86 & 75/10 200 ST. LANGLEY
DATE :	5/10
SCALE :	1/8" = 1'-0"
DESIGN :	KLJ
DRAWN :	

UNIT 135	7456 130 STREET, SURREY, B.C. V3W 1H8
PHONE :	(604) 597-7100
FAX :	(604) 597-2099
EMAIL :	info@barnett-dembek.com
CLIENT NO.	AC-2.03
PROJECT NO.	18044
REV. NO.	

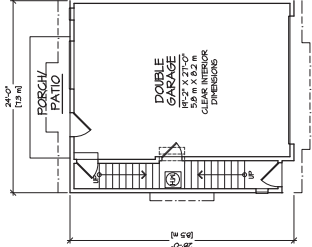


THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" 766 S.F.

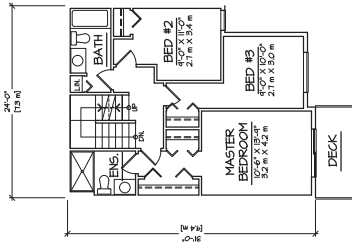
UNIT TYPE J
TOTAL FLOOR AREA:
1594 S.F. (GARAGE EXCLUDED)



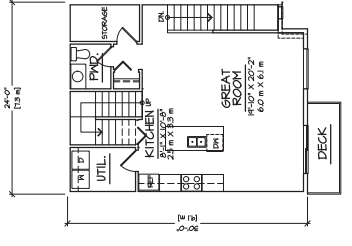
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 701 S.F.



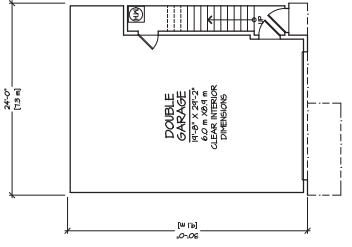
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0" 116 S.F.



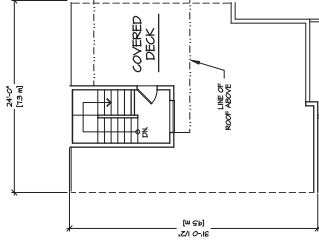
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" 641 S.F.



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 701 S.F.



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0" 85 S.F.



TOP FLOOR PLAN
SCALE: 1/8" = 1'-0" 100 S.F.

UNIT TYPE K
TOTAL FLOOR AREA:
1594 S.F. (GARAGE EXCLUDED)



CLIENT NO.	SHEET NO. AC-3.01
PROJECT NO. 18044	REV. NO.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barkitex.com



barnett dembek

CLIENT :	POLLYCO GROUP OF COMPANIES
DESIGN :	M.P.
DRAWN :	
DATE :	7404, 1536 & 7510 200 ST. LANLEY
SCALE :	BUILDING I - 3D RENDERING
INCH = 1'-0"	

[illegible]

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UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barkitex.com

CLIENT : POLLTACO GROUP OF COMPANIES
PROJECT : TOWNHOUSE DEVELOPMENT
7484, 7536 & 7570 200 ST. LA
SHEET CONTENTS :
BUILDING 16 - 3D RENDERING

[illegible]

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Attachment 4
Project Information sheet

PROJECT INFORMATION SHEET

Public Information Meeting for Proposed Development Application Township of Langley (TOL) Project No. 08-23-0172

5:30pm-7:30pm Wednesday December 5, 2018
Mountainview Alliance Church (7640 200 St, Langley BC)

The development proposal, located at 7570 200 St, 7536 200 St, 7484 200 St, 7541 202A St, 7495 202A St, and 7441 202A St Langley, BC, proposes to rezone from Suburban Residential Zone SR-2 to facilitate the development of:

- 138 fee-simple residential lots [R-CL(A) Rear, R-CL(B) Front, R-CL(SD), R-CL(RH)]
- 2 apartment lots (CD zone)
- 1 mixed use apartment lot (CD zone)
- 3 strata townhouse lots (with live-work portion) (CD zone)

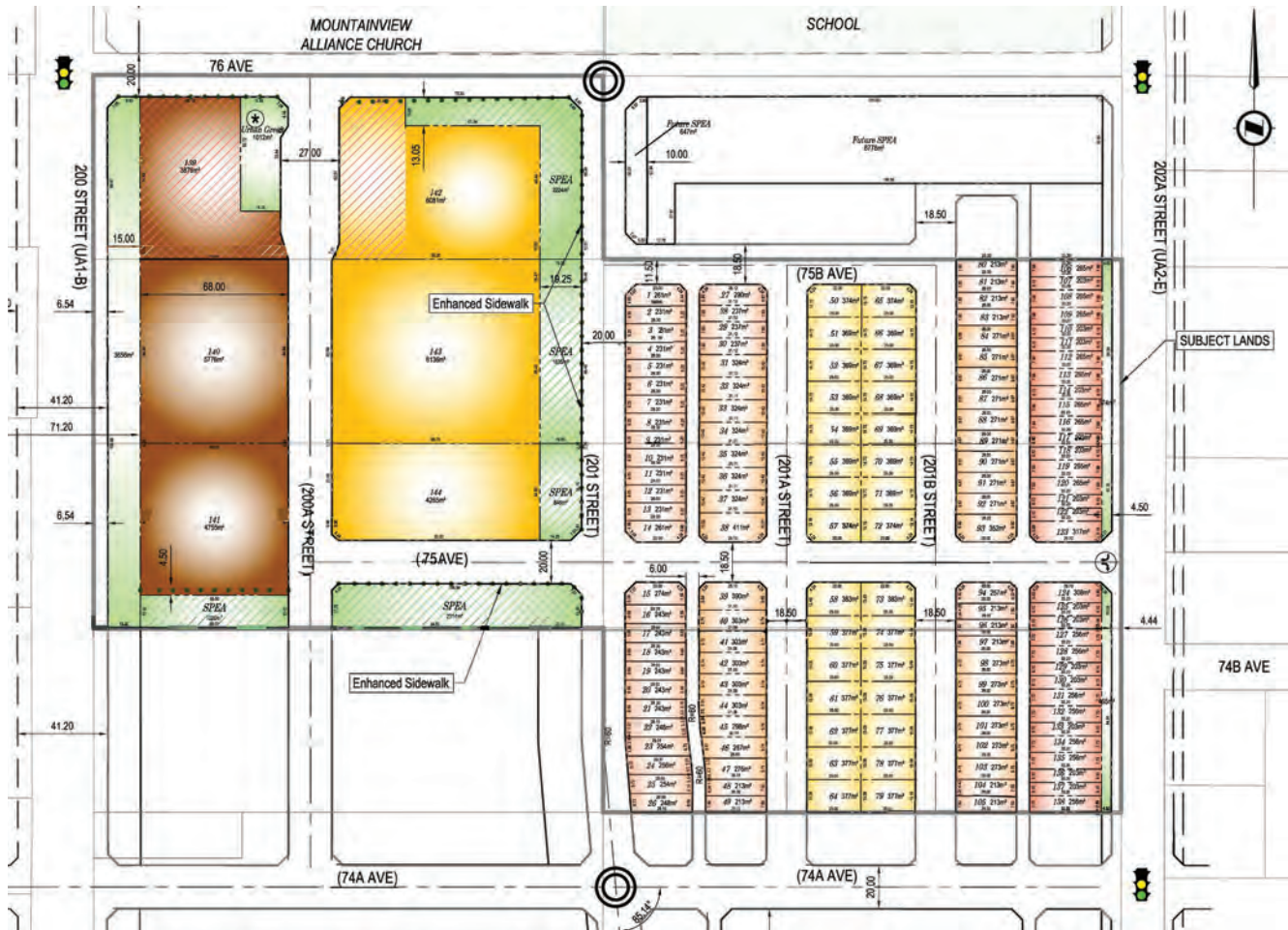
The rezoning and subdivision proposals are supported by a minor neighbourhood plan amendment to land use.

PROJECT SPECIFICATIONS

- Overall Site Area: 20,406m² (29.75 ac.)
- Permitted Yield: 429-712 units
- Proposed Yield: Estimated 589 units
- Proposed Streamside Protection Areas: 8,039m² (1.99 ac.)

	Proposed Density (Sketch 46 rev 3)	
	# units (assumed)	upa net of below TOB
Apartment Mixed-Use	100	48.01
Apartment	240	58.05
Live-Work (Townhouse) Site	33	12.17
Rowhouse / Townhouse B (West 201)	78	14.00
Single Family Residential 3	105	8.63
Rowhouse / Townhouse B (East 202A)	33	11.61
TOTAL	589	

Proposed Subdivision Layout



LEGEND

—	EXISTING PROPERTY LINES
	STREET GREENWAY
•	ENHANCED SIDEWALK
	STREAMSIDE PROTECTION AND ENHANCEMENT AREA (8039m ² - PER ENVIROWEST MAY 29, 2018)
	APARTMENT (40-60 upa)
	MIXED USE APARTMENT (40-60 upa)
	TOWNHOUSE (8-22 upa)
	LIVE-WORK TOWNHOUSE
	R-CL(RH) YIELD: 33 AREA: 2.84ac DENSITY: 11.6upa
	PUBLIC ART
	TRAFFIC LIGHT
RES 3 (8-8 upa)	
	R-CL(A) REAR 33 31%
	R-CL(B) FRONT 30 29%
	R-CL (SD) 42 40%
TOTAL 105	

* Proposed layout and future development concept are subject to Township of Langley Approval

Attachment 5

Completed Questionnaire / Comment Sheets



December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)
FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

- With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

☒ Support

☐ Somewhat Support

☐ Neutral

☐ Somewhat
Oppose

☐ Oppose

Please use the space below for any additional comments:

I SUPPORT THE PROJECT AND DENSITY.

PLEASE CONSIDER SEPARATED BICYCLE LANES, AND CYCLING.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892



December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

Consider dedicated separated bike lane on west side of 702A St.

Support the land use.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

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December 5, 2018
Our File: 2111-03598-00

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FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

[Redacted area with handwritten signature "Langley" and "son"]

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

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Surrey BC, V3T 5X3
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December 5, 2018
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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

Well balanced, thoughtful and
a mix of product types. Very
well done.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

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December 5, 2018
Our File: 2111-03598-00

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Phone/ Email

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

- GREAT mixture of housing to compliment The community
- WONDERFUL That STOP light where implemented in The right AREAS
- Happy to see all The side walks & greenways
- Happy to also see The densification & where it was located

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

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FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

[Redacted] *Langley*

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

I EXPECT MORE FUN, ARTISTIC SCULPTURE AND CULTURAL OBJECTS TO ENRICH THE STANDARD OF THE LIVING STYLE. I PREFER A NORTH-SOUTH ROAD CONNECTING TO THE SOUTHERN NEIGHBOURHOOD. THE EAST-WEST ORIENTATION OF THE ROW HOMES, LOW-RISE CONDO WOULD WELCOME MORE YOUNGER GENERATION FAMILIES.

THANK YOU!!

Please return your comment sheet to the registration table.

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FOIPPA s.22(1)

Name _____

Residential Address _____

Phone/ Email _____

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☒ Support ☐ Somewhat Support ☐ Neutral ☐ Somewhat Oppose ☐ Oppose

Please use the space below for any additional comments:

I like the east-west orientation of the single family/row homes

Proposed housing type have a nice variety.

Having the mixed use on 200st is a good choice

Like the north-south road alignment to connect the neighborhood to the south and school to the north

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

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Phone/ Email

Langley

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Support ✓

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

I like the mix of housing types as this will provide affordability for different households. The green space in the middle will provide a great amenity for the neighbourhood.

I like the North-south road alignment connecting the residential neighbourhood to the south and the school and church to the North.

I like the east-west orientation of the ~~sga~~ single family & row homes.

THANK YOU!!

Please return your comment sheet to the registration table.

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☒ Support

☐ Somewhat Support

☐ Neutral

☐ Somewhat
Oppose

☐ Oppose

Please use the space below for any additional comments:

- ① I like the North-South road alignment connecting the residential neighbourhood to the South and the school and church to the North.
- ② I like the proposed Urban Plaza with public art.
- ③ The walkability is great with the sidewalk and greenways throughout the neighbourhood.
- ④ I like the ~~east~~ - West Orientation of the single family & row homes.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

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Surrey BC, V3T 5X3
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Residential Address

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

- will provide for Affordability
- Good Amenity
- Good mixed use

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

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Phone/ Email

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☒ Support

☐ Somewhat Support

☐ Neutral

☐ Somewhat
Oppose

☐ Oppose

Please use the space below for any additional comments:

In support of community growth vibrant area.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

Great to see this development moving forward.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892



December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)
FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

1. With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

- GOOD TO HAVE LIGHT AT 200 & 760
- GREEN SPACE GOOD FOR COMMUNITY
- MIX OF HOUSE TYPES GOOD FOR AFFORDABILITY
- LIKE IDEA OF URBAN PLAZA VERY COOL!
- LOVE THE ~~NORTH~~ WEST DESIGN OF ROADS.

THANK YOU!!

Please return your comment sheet to the registration table.

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Mountainview Alliance Church (7840 200 St. Langley BC)

FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

- DIRECTION OF THE ROW HOMES IS NICE
 - I LIKE THE MIX OF APTS + HOUSES - MORE SELECTION FOR ^{LOTS OF} MULTIPLE FAMILIES
 - PROPOSED URBAN PLAZA WITH PUBLIC ART WILL BE A GOOD ADDITION.
 - WALKABILITY IS GREAT WITH THE SIDEWALK/GREENWAY THROUGHOUT THE NEIGHBOURHOOD
 - LIGHT AT 200 + 76 IS A DEFINITE MUST WITH THE SCHOOL GOING IN.
- THANK YOU!!

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

*Looks good to me. I wonder if we really
need so much density in this area. The roads are
not adequate to handle the traffic.*

THANK YOU!!

Please return your comment sheet to the registration table.

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

- I support this proposal because it has all type of housing and will provide affordability for household. Proposed Urban Plaza with public art will be a good addition. We like the north-south road alignment as well. I completely support this project.

[Signature]

THANK YOU!!

Please return your comment sheet to the registration table.

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Support Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

different house types will provide affordability for different households,
green space in at the perfect spot will provide good amenity for neighbourhood
like the road network north-south connecting the residential neighbourhood
and church to the north, the apartments and mixed use building on
200 st make sense, traffic signal at 200 and 76 ave is a must,
the overall layout is great with sidewalks and greenways throughout
we support this project.

THANK YOU!!

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FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

LANGLEY

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

- Good mix of housing
- Traffic light at 76th & 200th is needed
- I like urban mix - use condo as there is not much commercial in the area.

THANK YOU!!

Please return your comment sheet to the registration table.

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Name

Residential Address

Phone/ Email

Langley, B.C.
comp

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☒ Support

☐ Somewhat Support

☐ Neutral

☐ Somewhat
Oppose

☐ Oppose

Please use the space below for any additional comments:

- Great variety of layouts

THANK YOU!!

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Residential Address

FOIPPA s.22(1)

Langley

Phone/ Email

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

Master on the main is great for a wide
range of target groups.

THANK YOU!!

Please return your comment sheet to the registration table.

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Name

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Phone/ Email

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☒ Support

☐ Somewhat Support

☐ Neutral

☐ Somewhat
Oppose

☐ Oppose

Please use the space below for any additional comments:

like the concept, like the Master
on mains.

Good for area / Future Great sites.
Great development team.

THANK YOU!!

Please return your comment sheet to the registration table.

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Name

Residential Address

Phone/ Email

autar@cam 2012 e hat
mail. cam

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✓
Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

Very good Plan
we liked & provide full
support to move forward.

THANK YOU!!

Please return your comment sheet to the registration table.

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

Please get going on this project
Waiting for services for a while

THANK YOU!!

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

Waiting a long time for services

THANK YOU!!

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Residential Address

Langley City

FOIPPA s.22(1)

Phone/ Email

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

Somewhat concerned about parking (especially for guests) It doesn't seem like there's much in the plan.

THANK YOU!!

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

The variety of housing options is
fresh and will be desirable to a wide
variety. The greenways throughout is
a great esthetic, along with the urban
green space.

THANK YOU!!

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☒ Support

☐ Somewhat Support

☐ Neutral

☐ Somewhat
Oppose

☐ Oppose

Please use the space below for any additional comments:

*Staff were very knowledgeable,
explain properly.*

THANK YOU!!

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Residential Address

FOIPPA s.22(1)

LANGLEY

Phone/ Email

FOIPPA s.22(1)

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☒ Support

☐ Somewhat Support

☐ Neutral

☐ Somewhat
Oppose

☐ Oppose

Please use the space below for any additional comments:

WE SUPPORT THE DEVELOPMENT PROPOSAL AND
ARE IMPRESSED WITH THE HOUSING MIX +
OVERALL LAYOUT AND SCALE OF THE PROPOSED
DEVELOPMENT INCLUDING THE NORTH/SOUTH
ROAD ALIGNMENT. WE LOOK FORWARD TO
SEEING THIS DEVELOPMENT MOVE FORWARD.

THANK YOU!!

Please return your comment sheet to the registration table.

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☒ Support

☐ Somewhat Support

☐ Neutral

☐ Somewhat
Oppose

☐ Oppose

Please use the space below for any additional comments:

*There mix of different housing types is good for
a variety of people being able to afford places, the
street layout works well to help the traffic flow,
walkable greenways are good for the residents*

THANK YOU!!

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☒ Support

☐ Somewhat Support

☐ Neutral

☐ Somewhat
Oppose

☐ Oppose

Please use the space below for any additional comments:

Very good land use.
Support higher density in apartment
site as it is beside 200st.
Raise height limit to 6 story.

THANK YOU!!

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

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Name

Residential Address

Phone/ Email

LANGLEY.

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Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

THANK YOU!!

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Name

Willoughby Residents Association

Residential Address

Phone/ Email

willoughby.residents.assn@gmail.com

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

1. With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

no opinion →

Support

Somewhat Support

Neutral

Somewhat
Oppose

Oppose

Please use the space below for any additional comments:

Sidewalks a bike lanes from
corner to corner. We object to just
doing the minimum. If Polygon can
exceed infrastructure on the 86th project
so can you.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at
kyamashita@mcelhanney.com prior to December 12, 2018.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892



December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name

Willoughby Residents Association

Residential Address

Phone/ Email

willoughby.residents.assn@gmail.com

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

1. With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

no opinion → Support Somewhat Support Neutral Somewhat Oppose Oppose

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Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

From: FOIPPA s.22(1)
To: [Kasel Yamashita](#)
Cc: [James Pernu](#); [srichardson@tol.ca](#); "[Wendy Bauer](#)"; "[Colin Moore](#)"; [hugh@pollycogroup.com](#)
Subject: Public Information Meeting - ToL Proj. No. 08-23-0172
Date: Friday, November 30, 2018 7:00:06 PM
Attachments: [McElhanney Nov 21, 2018 Invitation.pdf](#)

Dear Mr. Yamashita, Project Planner
McElhanney

We look forward to meeting you next week.

In the interim, we bring to your attention the following statement by
FOIPPA s.22(1) on Friday, July 28, 2017 5:25 PM:

- “Locating the combination of one-half of the Proposed 76th Ave. Collector, an Enhanced Sidewalk, plus all of what should be a shared Streamside Enhancement and Protection Area (SPEA) on the subject property is neither fair, reasonable nor attainable.”

We are seriously concerned about the prospects for your client’s proposal without this matter first being addressed to avoid the clear burden that Pollyco views as untenable for our neighbour. As neighbours, the manner for which your client’s proposal proceeds will have widespread implications for all of us, and is worthy of more than just one PIM, and possibly a structured dialogue with the Township to examine a broader OCP assessment of various land-use issues. As McElhanney is certainly aware, we view the current Latimer/Yorkson NP as flawed with respect to the Ecological Greenway, and the inability for this feature to proceed in its current alignment with respect to recent information that has come to light with regards to Metro Vancouver infrastructure on 204th Street, and of course the serious life-safety conflict that would emerge should the Wildlife Tunnel currently identified for under 202a to open directly into the new High School

parking lot.

In addition, Mr. Pernu will be aware from another McElhanney client that we have provided a substantive body of Township Records that have significant bearing on the interface between your client's site, our neighbour that is severely affected by the streamside setbacks, and the potential opportunities that the new High School may create by shifting the existing land-use pattern. Should Mr. Pernu NOT have a copy of the Township DVD sent to Mr. Jones at Qualico, then please advise and we can bring a copy with us to the PIM.

Until Wednesday, best regards,

Joe Sulmona

Dr. Luigi G (Joe) Sulmona
Managing Director
Sulmona Holdings Ltd.

T: +1 604 781 2095

E: Sulmona_Holdings_Ltd@telus.net

From: [Willoughby Residents Association](#)
To: [Kasel Yamashita](#)
Subject: Public information meeting in Willoughby: 08-23-0172
Date: Monday, December 3, 2018 11:23:10 AM

Dear Sir:

We note that there is an upcoming meeting for the development at 7500 block 200 st & 7500 block 202A Street . We also note that this is on the same night as the highly contentious Quality Inn development Public Hearing at the Township Council chambers.

We certainly hope this was a mere oversight on your part and not intentionally scheduled so as to deter participants. Although we are sure you sent us notice of this development, we did not receive it.

As our representation will be at the TOL Public Hearing, we would ask that you forward a pdf of the boards so we can review and comment. However, in advance of any comments, we would ask that you ensure that sidewalks and bike lanes are installed on 200th street from where they come from the north from the park, and down to 72nd Avenue. Please ensure they are consistent with what has already been installed.

Please keep in mind that your neighbouring developers have all agreed to go above and beyond and have put in sidewalks beyond their "minimum" requirement. We really have to protest this idea that developers provide the minimum. A good corporate neighbour goes beyond the minimum to ensure the safety and well-being of the residents.

Thank you and we look forward to receiving the boards, or the date of an alternate public information meeting. We would also welcome a meeting regarding our concerns as we know everyone strives to ensure the safety and well-being of the residents in Willoughby.

Respectfully sent from:
 Cynthia Hamilton

 Willoughby Residents Association
www.willoughbyresidents.org
 604.888.6606
 c/o PO Box 32095 RPO WG, Langley, BC V1M 2M3

Please add your name to our member /mailing list at: <http://eepurl.com/cqDLjz>



Virus-free. www.avg.com

From: joel@elevationrealestate.ca on behalf of Joel Schacter <joel@elevationrealestate.ca>

Sent: Wednesday, December 12, 2018 12:28 PM

To: Kasel Yamashita; jnagtegall@tol.ca; Robert Knall; Stephen Richardson

Cc: FOIPPA s.22(1)

Subject: regarding open house for the property rezones of Polyco in Latimer plan of Willoughby Langley

To whom it may concern:

Please accept this email as our formal response to the open house held a few days ago in regards to the above properties. My client, FOIPPA s.22(1) is not in favour of the layout proposed at this time. He and his engineer do not feel the road patterns etc are designed in such a manner as to equitably share the response of access and egress to this area as well as the unit yield potential for his property.

Thanks and best regards,

Joel Schacter

Personal Real Estate Consultant

T 604-533-3491 **C** 604-290-2939

[101-6337 198th Street, Langley, BC V2Y 2E3](#)



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 (ISLE OF MANN) BYLAW NO. 5814

EXPLANATORY NOTE

Bylaw No. 5814 amends the Latimer Neighbourhood Plan to increase the permitted height, density, and extent of the Apartment land use designation and reallocate Streamside Protection and Enhancement Areas to accommodate the development of 425 units (390 apartments and 35 single-family, semi-detached and rowhouses) on lands located at 7536 – 200 Street and 7541 and 7591 – 202A Street.

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 (ISLE OF MANN) BYLAW NO. 5814**

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

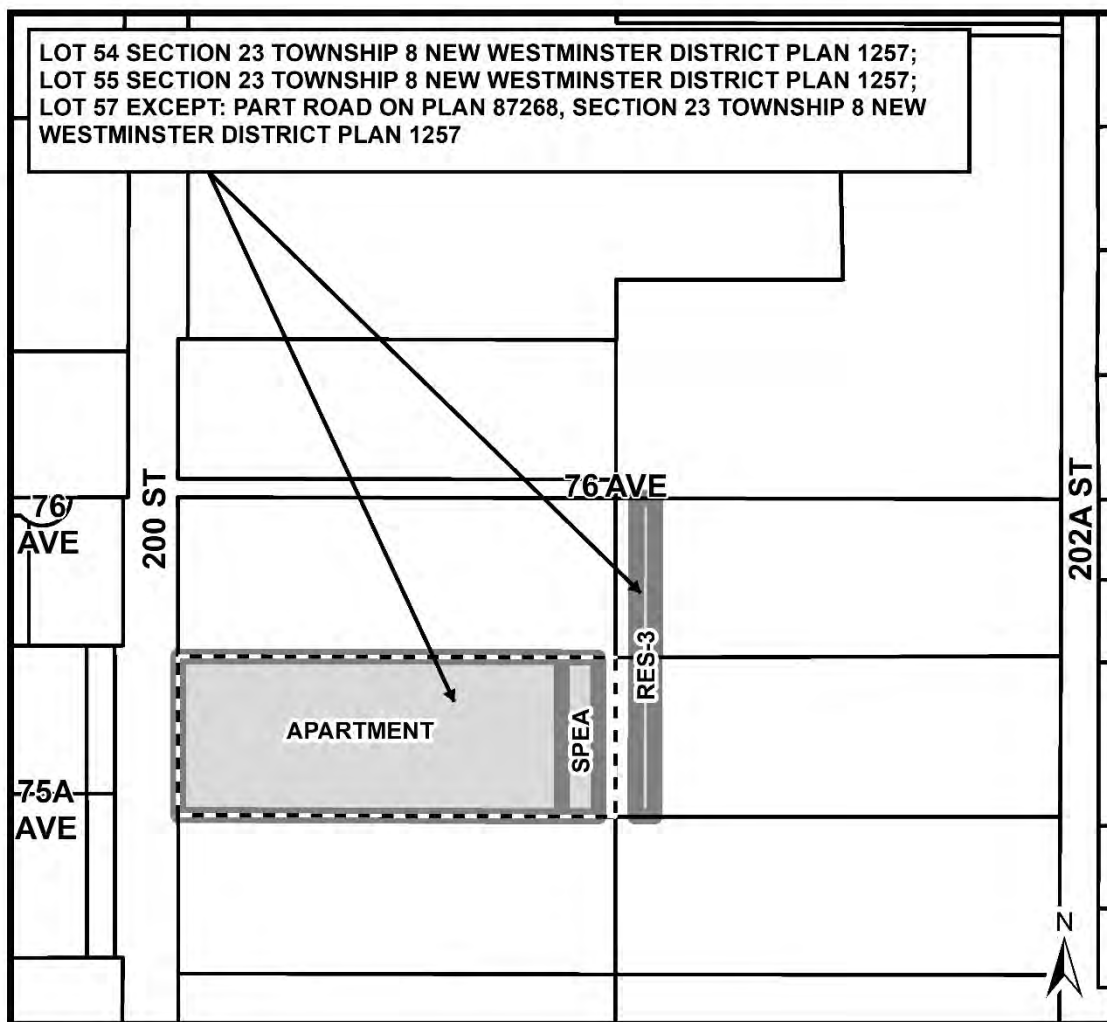
The Municipal Council of the Corporation of the Township of Langley, in Open Meeting
Assembled, ENACTS AS FOLLOWS:

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 (Isle of Mann) Bylaw No. 5814”.
2. 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:
 - a) amending Map 1 to reflect land use designations and a dashed line around the property indicating a maximum permitted building height of six storeys as shown on Schedule “A” attached to and forming part of this Bylaw.
 - b) inserting a new sub-bullet point after the first bullet point in Section 5.2.4 “Notwithstanding the above densities up to 78 units per acre may be accommodated on lands legally described as Lot 57 Except: Part Road on Plan Section 23 Township 8 New Westminster District Plan 1257.”

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5814



 Permitted Maximum
Building Height of 6
Storeys

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ISLE OF MANN)

BYLAW NO. 5815

EXPLANATORY NOTE

Bylaw No. 5815 rezones land located at 7536 – 200 Street and 7541 and 7591 – 202A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), and R-CL(RH); and Comprehensive Development Zone CD-173 to permit a comprehensive development consisting of 425 units (390 apartments and 35 single-family, semi-detached, and rowhouses).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ISLE OF MANN) BYLAW NO. 5815**

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) Bylaw No. 5815".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-173" after the words "Comprehensive Development Zone CD-172"
 - (2) Adding to Section 110.1 after the words "CD-172" the words "CD-173 – 1,270 m²"
 - (3) Adding after Section 1072 "Comprehensive Development Zone CD-172" the following as Section 1073 "Comprehensive Development Zone CD-173"

1073 COMPREHENSIVE DEVELOPMENT ZONE CD-173

Uses Permitted

- 1073.1 In the CD-173 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) *residential uses* subject to Section 1073.2

Residential Uses

- 1073.2 *Residential uses* shall consist of *apartments* on lands zoned Comprehensive Development Zone CD-173 and are only permitted to be located as shown in Section 1073.12. Overall density shall be in accordance with the following table.

Area ⁽¹⁾	Maximum Number of Residential Units
1	200
2	120
3	70 Not for Profit Dwelling Units as defined in Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw 5462
Total	390

⁽¹⁾ As indicated in Section 1073.12

Lot Coverage

- 1073.4 The maximum permitted *lot coverage* of *buildings* and structures shall not exceed 55 % of the *lot area*.

Siting of Buildings and Structures

- 1073.5 *Buildings* and *structures* shall not be sited less than 4.5 m from a *lot line*.

Height of Buildings and Structures

- 1073.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with and not exceed Section 1073.12. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

- 1073.7 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

- 1073.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

- 1073.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

- 1073.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1073.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

- 1073.12 Development in this zone shall conform substantially with the following plan:



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

Lot 54 Section 23 Township 8 New Westminster District Plan 1257

Lot 55 Section 23 Township 8 New Westminster District Plan 1257

Lot 57 Except: Part Road on Plan 87268, Section 23 Township 8 New Westminster District Plan 1257

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH); and Comprehensive Development Zone CD-173.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

Mayor

Township Clerk

SCHEDULE 'A' BYLAW NO. 5815

