

Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	OCTOBER 21, 2024 - REGULAR MEETING	<b>REPORT:</b>	24-212
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	08-23-0220
<b>SUBJECT:</b>	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100246 AND DEVELOPMENT PERMIT APPLICATION NO. 101460 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100156 (QUALICO COMMUNITIES / 20565, 20577, 20593, 20605 - 74B AVENUE AND 20560, 20572, 20596, 20608 - 76 AVENUE)		

### PROPOSAL:

Application to amend the Willoughby Community Plan and Yorkson Neighborhood Plan and rezone approximately 4.0 ha (9.88 ac) of land located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue to Comprehensive Development Zone CD-208, Residential Zone R-1A, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) to facilitate development of 52 lots (one townhouse lot, two single family lots, 17 rowhouse lots and 32 semi-detached lots). A Streamside Development Permit and Development Variance Permit have also been submitted.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5957 and 5958 subject to eight (8) development prerequisites being satisfied prior to final reading; that staff be authorized to schedule the required Public Hearing; and that Council authorize issuance (at time of final reading of Bylaws No. 5957 and 5958) of Development Permit No. 101460 and Development Variance Permit No. 100156.

### RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Yorkson Neighborhood Plan.

### RECOMMENDATIONS:

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Communities) Bylaw No. 5957 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Communities) Bylaw No. 5958 rezoning 4.0 ha (9.88 ac) of land located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue to Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) and Residential Zone R-1A to facilitate development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

OFFICIAL COMMUNITY PLAN AMENDMENT AND  
 REZONING APPLICATION NO. 100246 AND  
 DEVELOPMENT PERMIT APPLICATION NO. 101460  
 AND DEVELOPMENT VARIANCE PERMIT APPLICATION  
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 20593, 20605 - 74B AVENUE AND 20560, 20572, 20596,  
 20608 - 76 AVENUE)  
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1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications for 206 Street, 74B Avenue, 75 Avenue, 76 Avenue, internal lanes, pedestrian pathways and greenway on the west side of 206 Street, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. 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).
5. Registration of restrictive covenants acceptable to the Township:
  - a. restricting development of the townhouse lot, semi-detached and rowhouse lots until a Development Permit is issued
  - b. identifying the units (5% of single family, townhouse and attached residential) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
  - c. prohibiting parking on internal strata roadways of townhouse development (other than in clearly identified parking spaces)
  - d. on lands zoned Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles
  - e. as proposed by the applicant, maintaining single family uses on proposed single family lots
  - f. protection of Streamside Protection and Enhancement Areas.
6. Acceptance of the streamside enhancement plans, fencing, signage and security.
7. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Communities) Bylaw No. 5957 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

**That** Council at time of final reading of Bylaws No. 5957 and 5958 authorize the issuance of Streamside Protection Development Permit No.101460 in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

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- a. 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.
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on "Schedule B" to the acceptance of the Township.
- 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 SPEAs.
- 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.
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

**That** Council at the time of final reading of Bylaws No. 5957 and 5958 authorize the issuance of Development Variance Permit No. 100156 as follows:

- a. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line setback requirement for a detached garage abutting a lane from 1.5 m to 1.2 m on proposed Lots 31 and 32, indicated on "Schedule A".
- b. Section 401.8 – Subdivision Requirements (rear loaded lot) of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum lot depth requirement on proposed Lot 31 from 28.0 m to 26.4 m, indicated on "Schedule A".

**That** Council authorize staff to schedule the required Public Hearing for Bylaws No. 5957 and 5958 in conjunction for Development Permit No. 101460 and Development Variance Permit No. 100156.

#### **EXECUTIVE SUMMARY:**

Qualico Communities has applied to develop 4.0 ha (9.88 ac) of land located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue to facilitate development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots). Streamside Protection Development Permit No. 101460 and Development Variance Permit No. 100156 are being advanced in conjunction with this application.

A delegated Development Permit for form and character for single family and multifamily portion of the development is required prior to building permit issuance should Council elect to advance the application. As the proposal supports the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan, staff recommend that Council consider the plan amendment and rezoning request, subject to the completion of eight (8) development prerequisites.

#### **PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Yorkson Neighbourhood Plan Amendment Bylaw No. 5957, Rezoning Bylaw No. 5958, Development Permit No. 101460 and Development Variance Permit No. 100156.

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**REFERENCE:**

**Owner:** 1316082 BC Ltd.  
 Qualico Developments (Vancouver) Inc.  
 201, 6525 - 177B Street  
 Surrey, BC V3S 5N4

**Agent:** Qualico Communities  
 201, 6525 - 177B Street  
 Surrey, BC V3S 5N4

**Legal Description:** Lots 49 and 50 Section 23 Township 8 New Westminster  
 District Plan 39118  
 Lots 117 and 118 Section 23 Township 8 New Westminster  
 District Plan 65728  
 Lots 113 and 114 Section 23 Township 8 New Westminster  
 District Plan 64586  
 Lots 111 and 112 Section 23 Township 8 New Westminster  
 District Plan 63606

**Location:** 20565, 20577, 20593, 20605 - 74B Avenue  
 20572, 20596, 20560, 20608, - 76 Avenue

**Area:** 0.5 ha (1.2 ac) 20608 76 Avenue  
 0.5 ha (1.2 ac) 20596 76 Avenue  
 0.5 ha (1.2 ac) 20572 76 Avenue  
 0.5 ha (1.2 ac) 20560 76 Avenue  
 0.5 ha (1.2 ac) 20565 74B Avenue  
 0.5 ha (1.2 ac) 20577 74B Avenue  
 0.5 ha (1.2 ac) 20593 74B Avenue  
0.5 ha (1.2 ac) 20605 74B Avenue  
 4.0 ha (9.88 ac)

**Existing Zoning:** Suburban Residential Zone SR-2

**Proposed Zoning:** Comprehensive Development Zone CD-208  
 Residential Zone R-1A  
 Residential Compact Lot Zones R-CL(SD) and R-CL(RH)

**Willoughby Community Plan (existing)** Mixed Residential

**Willoughby Community Plan: (proposed for the northwest portion of the site)** Multi Family

**Yorkson Neighbourhood Plan:** Single Family Mixed Residential (10 UPA)

**Yorkson Neighbourhood Plan: (proposed)** Townhouse (22 UPA)

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**BACKGROUND/HISTORY:**

The subject site is zoned Suburban Residential Zone SR-2, designated Mixed Residential in the Willoughby Community Plan and Single Family Mixed Residential in the Yorkson Neighborhood Plan (NP).

**DISCUSSION/ANALYSIS:**

- Qualico Communities has applied to amend the Willoughby Community and Yorkson NP on a site specific basis and rezone the 4.0 ha (9.88 ac) site to Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) and Residential Zone R-1A.
- The proposal will facilitate the development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots).
- In order to accommodate the townhouse development at the northwestern portion of the site, the application includes amendments to the Willoughby Community Plan and Yorkson NP.
- The application also includes a proposed increase in density within the “Single Family Mixed Residential” designation from 10 UPA to 10.67 UPA.
- Streamside Development Permit and Development Variance Permit application have also been submitted.
- The proposal will complete the road network in the area by finishing 206 Street, 76 Avenue, 75 Avenue and 74B Avenue.

**Adjacent Uses:**

	Existing Use	Yorkson Neighbourhood Plan Designation	Existing Zoning
<b>North:</b>	Intersection of 206 Street and 76 Avenue, one suburban residential property, four semi-detached lots, three rowhouse lots approved under application (ToL Project No. 08-23-0180) and one habitat lot	Single Family Mixed Residential (10 UPA)	Suburban Residential Zone SR -2 and Residential Compact Lot Zones R-CL(SD) and R-CL(RH)
<b>South:</b>	74B Avenue and four suburban residential properties	Special Study Area in Smith Neighbourhood Plan	Suburban Residential Zone SR-2
<b>East:</b>	A property under application (ToL Project: 08-24-0191) at third reading for townhouse and mixed residential development	Single Family Mixed Residential (10 UPA) and Townhouse (22 UPA)	Suburban Residential Zone SR-2

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<b>West:</b>	11 single family lots, one manor home lot and one rowhouse lot approved under development application 08-23-0181.	Single Family Mixed Residential (10 UPA)	Residential Zone R-1A Residential Compact Zones R-CL(A), R-CL(B) R-CL(MH) and R-CL(RH)
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**Community / Neighborhood Plan Amendments:**

- The subject lands are designated Mixed Residential in the Willoughby Community Plan and Single Family Mixed Residential (10 UPA) in the Yorkson NP.
- Bylaw No. 5957 proposes to amend the Willoughby Community Plan to designate a portion of the site “Multi Family”. The proposal also includes amendments to the Yorkson NP to designate the northwest portion of the site to Townhouse (22 UPA) and to amend Table 4.1 requirements for the remaining portion of the site designated Single Family Mixed Residential.
- The intent of the Single Family Mixed Residential land use designation is to provide a mixture of housing types within individual developments. Table 4.1 of the Yorkson NP includes specific requirements with respect to unit typology and quantity.
- The applicant proposes the following amendments to Table 4.1 of the Yorkson NP:
  - a) Column C (Type Mix): Minimum of two (2) attached residential types from column A with no type to exceed 60% of the total required attached residential unit mix. The proposal includes 65% R-CL(SD) lots and 35% R-CL(RH) lots.
  - b) Column C (Type Mix): Minimum of three (3) detached residential types from column A with no type providing less than 10% and more than 40% of the single family units. The proposal includes one (1) single family unit type at 4%.
  - c) Column D (Gross Density): Overall mixed residential density of 20 minimum and 25 maximum units per hectare (8 – 10 units per acre). The proposed density is 35 uph (10.67 upa).
  - d) Column E (Proportion): 60% minimum to 75% maximum of single family units. The proposal includes 4% single family units.
  - e) Column E (Proportion): 25% minimum to 40% maximum attached residential units. The proposal includes 96% of the units to be attached residential units.
- The applicant indicates that, *“in the light of current market conditions, denser and smaller forms of housing provide more attainable options for individuals and families desiring to live in the Township of Langley. The proposed development will also contribute in completing the road network in the area.”*
- Staff do not object the proposed Neighbourhood Plan amendment as it is consistent with the overall objectives of the Willoughby Community Plan and Yorkson NP, results in a variety of housing forms, more functional site layout and completes the road network in the area.

**Zoning Amendment:**

- Bylaw No. 5958 proposes to rezone the site to Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) and Residential Zone R-1A to facilitate development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots).

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- The project complies with the provisions of the proposed zoning in terms of site coverage, height and use with the exception of the proposed siting and lot depth variances.

#### **Development Permits:**

- The subject site is located in Development Permit Areas 'B' – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated applications are being processed concurrently for consideration by a delegated staff official.

#### **Development Variance Permit:**

- The proposal includes two single family lots proposed to be zoned Residential Zone R-1A fronting 206 Street and flanked by proposed lanes.
- The applicant is proposing the following variances:
  - a) Varying side lot line setback abutting a lane for accessory detached garage from 1.5 m to 1.2 m for Lots 31 and 32.
  - b) Reduction in lot depth for Lot 31 from 28.0m to 26.4m
- Staff do not object to the proposed siting variance as they will result in achieving more functional building envelopes and lot configuration.

#### **Streamside Protection and Enhancement Area (SPEA) Development Permit:**

- There are five (5) watercourses on the site: Class B watercourse along 76 Avenue, Class B watercourse along the west property line, Class B watercourse that transitions to class C watercourse between the subject site and adjacent development proposal to the east (ToL Project No. 08-23-0191), Class C watercourse along 74B Avenue and Class C watercourse isolated onsite.
- Proposed works include realigning the Class B watercourse along 76 Avenue to support road widening, infilling the Class B watercourse along a section of the east property boundary and the Class C watercourses. The watercourse along the west property line will remain onsite.
- Proposed works include impacting 3,352m<sup>2</sup> (36,087 sq. ft) of riparian area associated with the Class B watercourses and reconstructing 3,353m<sup>2</sup> (36,091 sq. ft) of riparian and 105m<sup>2</sup> (1,130 sq. ft) of wetted area.
- The SPEA will be restored with native vegetation, protected in a restrictive covenant and will be subject to a 5-year monitoring and maintenance program.
- The proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Development Permit No.101460 is Attachment B to this report.

#### **Community Amenity Contributions:**

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

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As a result of the proposed NP amendment, the number of permitted units on the site has increased from 93 to 117. As such, the proponent has volunteered to provide additional Community Amenity Contributions for these additional 24 units to address changes in built form.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per Unit	Total
Townhouses	66	\$14,400	\$950,400
Rowhouses	17	\$14,400	\$244,800
Duplexes	32	\$14,400	\$460,800
Single family	2	\$16,900	\$33,800
Units exceeding the maximum permitted density (single family)	2	\$25,000	\$50,000
Units exceeding the maximum permitted density (townhouses, rowhouse, duplex)	22	\$20,000	\$440,000
	117		
<b>Total</b>			<b>\$2,179,800</b>

**Tree Protection / Replacement:**

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
19	0	163	163	65	228

**Policy Considerations:**

The proposed Willoughby Community Plan and Yorkson NP amendments and rezoning will facilitate the development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots).

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Yorkson NP. Staff recommend that Council give first and second reading to Bylaws No. 5957 and 5958 (subject to eight (8) development prerequisites) and authorize staff to schedule the required Public Hearing for Amendment Bylaw No. 5957 and Rezoning Bylaw No. 5958.

Respectfully submitted,

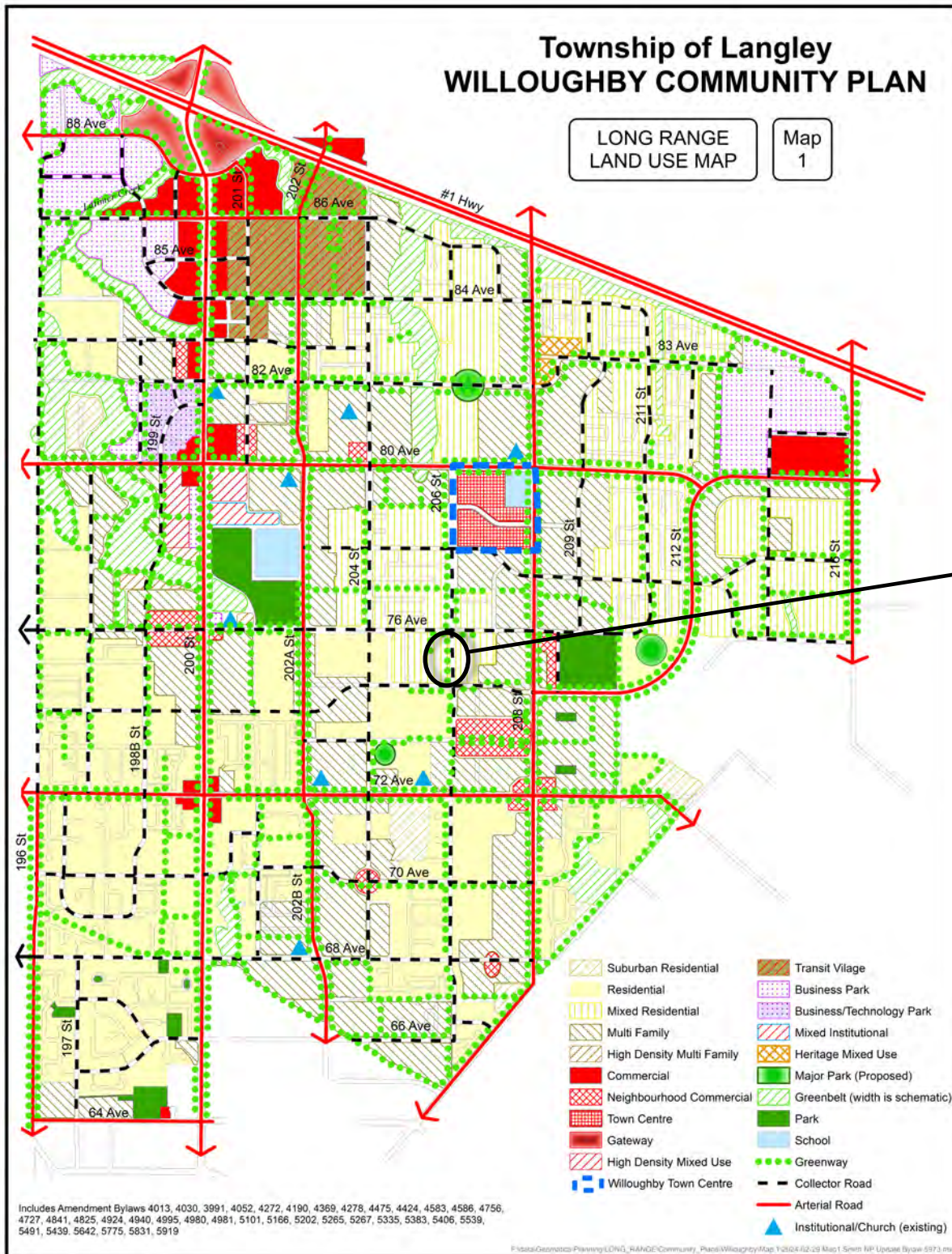
Zorica Andjelic  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

- ATTACHMENT A     Maps and Graphics
- ATTACHMENT B     Streamside Development Permit No. 101460
- ATTACHMENT C     Development Variance Permit No. 100156

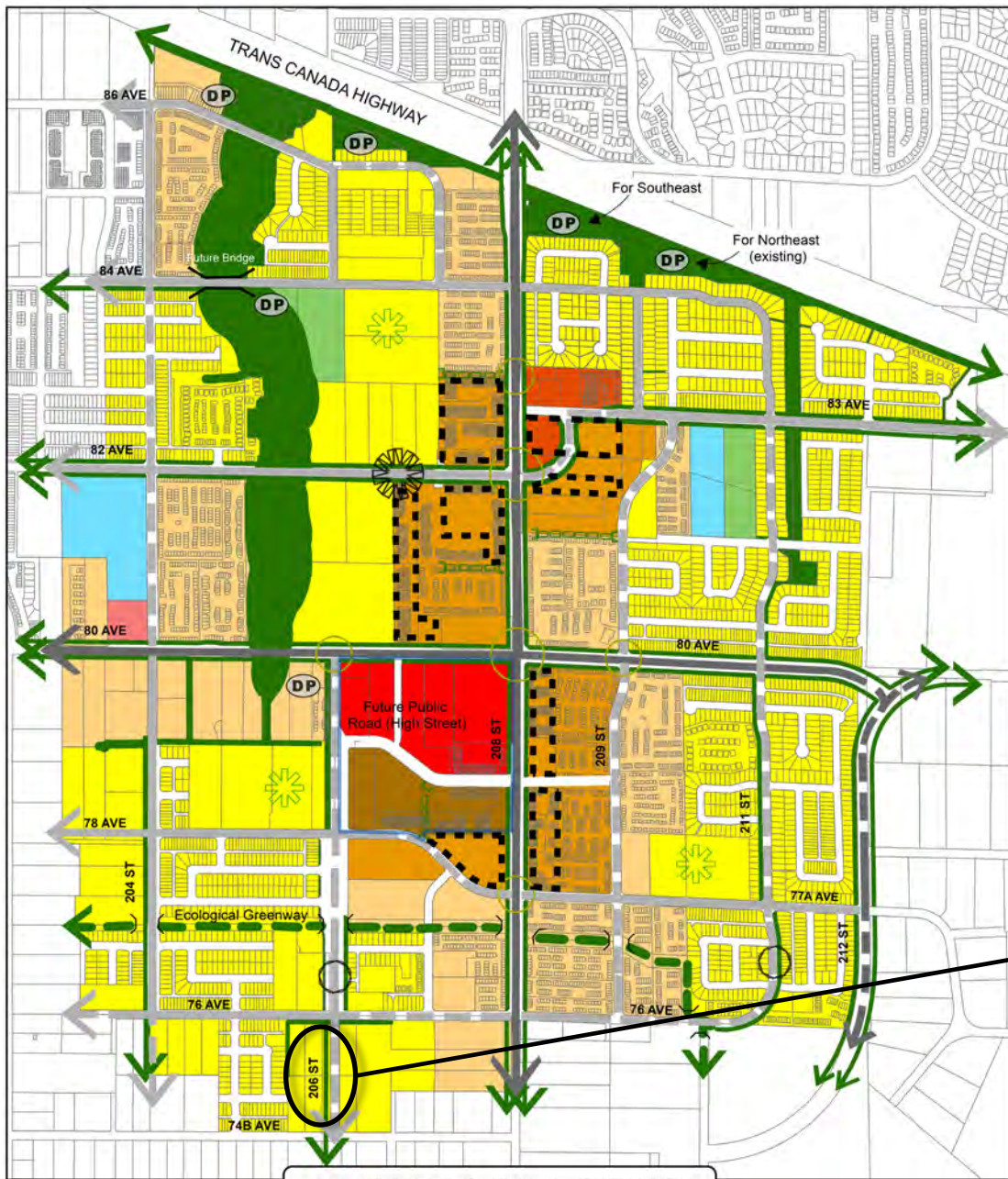
ATTACHMENT A



AERIAL CONTEXT MAP



SUBJECT



SUBJECT

Last Amended by Bylaw No. 5831 Sept. 26, 2023

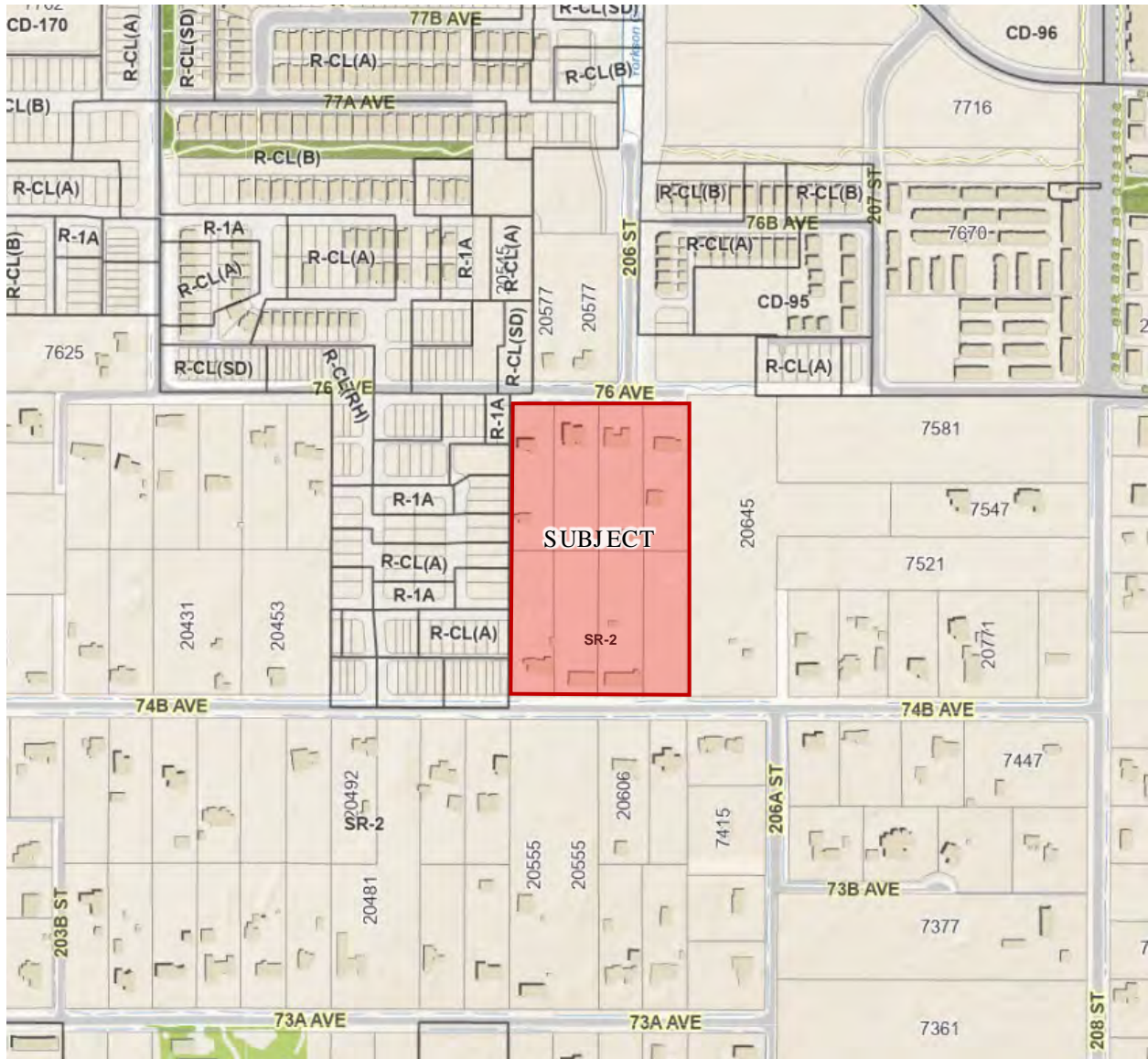
**YORKSON NEIGHBOURHOOD PLAN  
MAP 1 - LAND USE CONCEPT**

- Town Market Commercial (FSR 2.85)
- Town Market Mixed Use (FSR 2.85)
- Low Density Mixed Use (FSR 0.95 FSR)
- Neighbourhood Commercial
- Medium Density Apartment (FSR 1.9)
- Townhouse (22 UPA)
- Single Family Mixed Residential (10 UPA)
- Institutional
- Park
- Greenway

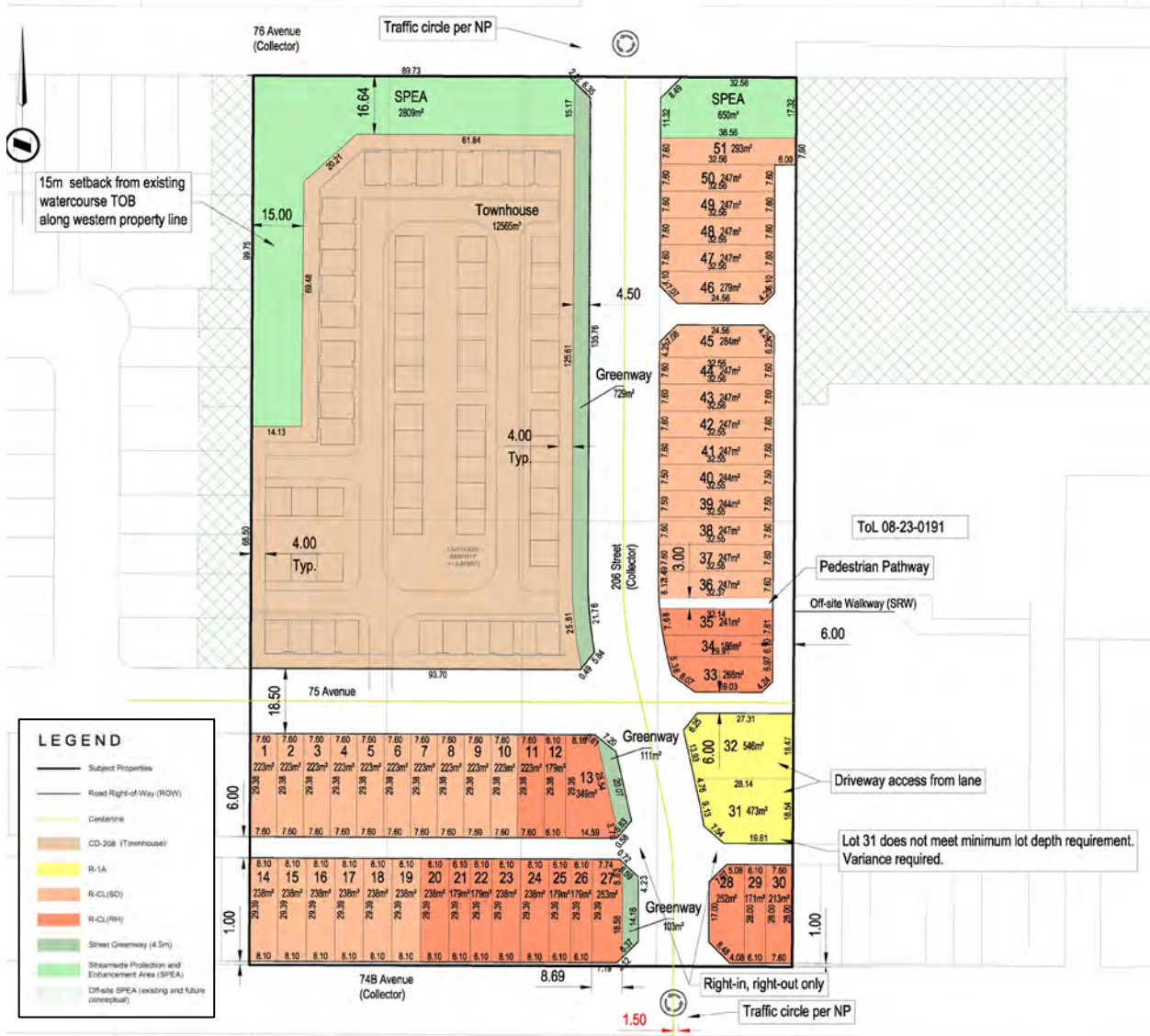
- DP There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
- There is need for a Community Park and Secondary School to serve Yorkson. The size, location and design of each site is yet to be determined.
- There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
- There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.

- Greenway
- Greenlink and Commons
- Willoughby Town Centre
- Arterial Road
- Collector Road
- Wildlife Tunnel
- Gateways
- Permitted Maximum Building Height of 6 storeys

Yorkson\_Map1\_LandUseConcept\_Bylaw\_5831-Sept 25-2023



**ZONING BYLAW NO. 2500**



**SITE PLAN – SUBMITTED BY APPLICANT**

## ATTACHMENT B

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101460

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2024 to:

1. NAME: 1316082 BC Ltd.  
Qualico Developments (Vancouver) Ltd.  
  
ADDRESS: 201, 6525 - 177B Street  
Surrey, BC V3S 5N4
  
2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:
 

LEGAL DESCRIPTION: Lots 117 and 118, Section 23, Township 8, New Westminster District, Plan 65728; Lot 113 and 114; Section 23, Township 8, New Westminster District, Plan 64586; Lots 111 and 112, Section 23, Township 8, New Westminster District, Plan 63606; and Lots 49 and 50, Section 23, Township 8, New Westminster District, Plan 39118.

CIVIC ADDRESS: 20577, 20593, 20605 & 20565 - 74B Avenue and  
20560, 20572, 20596 & 20608 - 76 Avenue
  
3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
  - a. 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.
  - b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on "Schedule B" to the acceptance of the Township.
  - 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 SPEAs.
  - 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.
  - e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.
  
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

DEVELOPMENT PERMIT NO. 101460

(QUALICO DEVELOPMENTS (VANCOUVER) INC. / 1316082 BC LTD. / 20577, 20593, 20605 & 20565 - 74B AVENUE AND 20560, 20572, 20596 & 20608 - 76 AVENUE)

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This permit shall have the force and effect of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

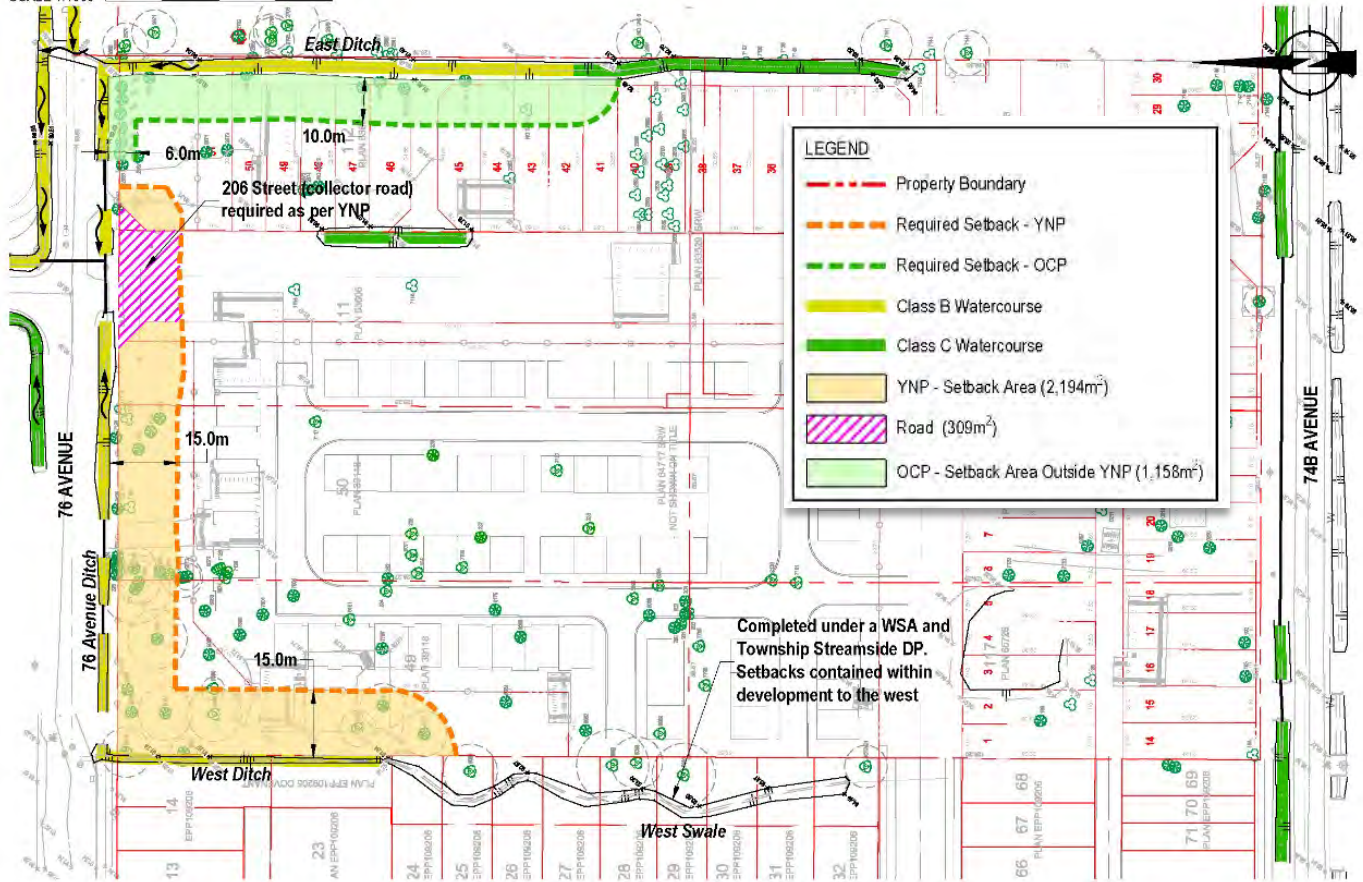
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

Attachments:

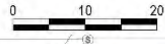
- SCHEDULE A            Required Streamside Protection Area
- SCHEDULE B            Proposed Streamside Protection Area

PLAN  
SCALE 1:1000

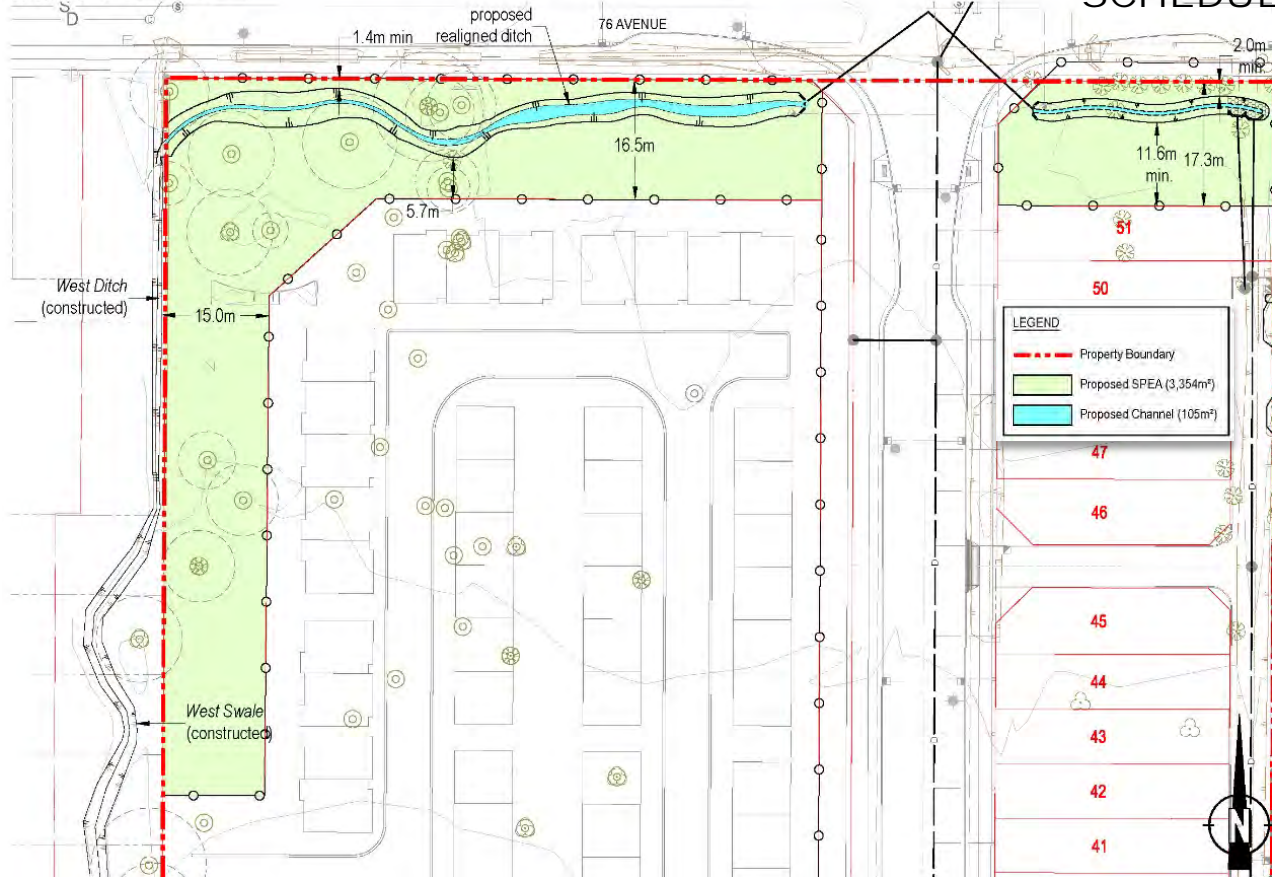


# REQUIRED STREAMSIDE PROTECTION AREA

PLAN  
SCALE 1:600



SCHEDULE B



PROPOSED STREAMSIDE PROTECTION AREA

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT C

Development Variance Permit No. 100156

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2024

1. Name: 1316082 BC Ltd.  
Qualico Developments (Vancouver) Inc.

Address: 201, 6525 - 177B Street  
Surrey, BC V3S 5N4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 114 Section 23 Township 8 New Westminster District Plan 64586

CIVIC ADDRESS: 20605 - 74B Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

- a. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line setback requirement for a detached garage abutting a lane from 1.5 m to 1.2 m on proposed Lots 31 and 32, indicated on Schedule “A”.
- b. Section 401.8 - Subdivision Requirements (rear loaded lot) of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum lot depth requirement on proposed Lot 31 from 28.0 m to 26.4 m, indicated on Schedule “A”.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit. All developments forming part of this Development Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

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

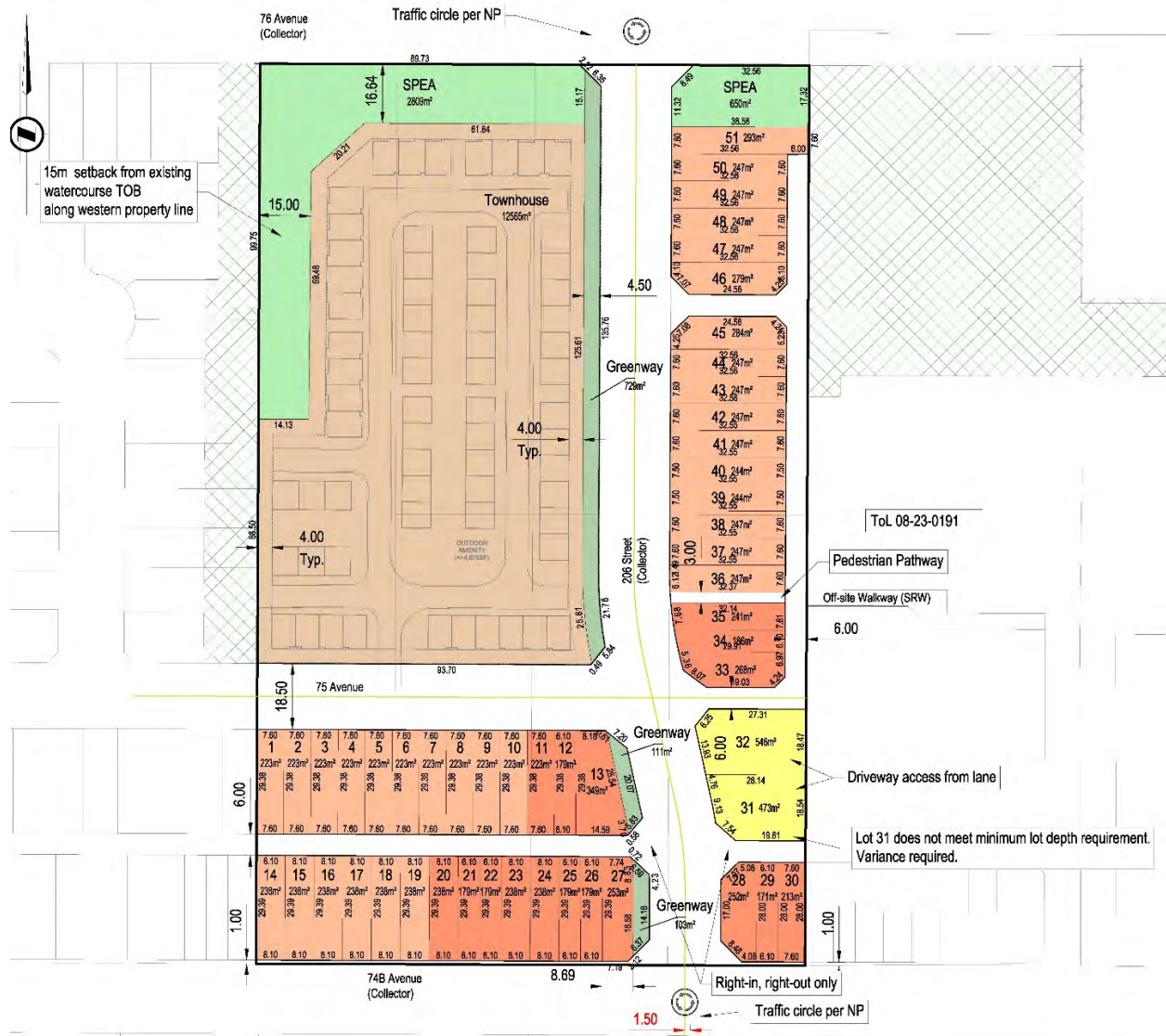
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

Attachments:  
SCHEDULE A Preliminary Subdivision Plan

# SCHEDULE A



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842  
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800  
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030  
AMENDMENT (QUALICO COMMUNITIES) BYLAW NO. 5957**

**EXPLANATORY NOTE**

Bylaw No. 5957 amends the Willoughby Community Plan for land located at 20565, 20577, 20593 - 74B Avenue and 20572, 20596, 20560 - 76 Avenue to change the land use designation from Mixed Residential to Multi Family.

Bylaw No. 5957 also amends the Yorkson Neighbourhood Plan to designate the northwest portion of the site to Townhouse (22 UPA) and to amend Table 4.1 requirements for Single Family Mixed Residential.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**

**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800**

**AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030**

**AMENDMENT (QUALICO COMMUNITIES) BYLAW NO. 5957**

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Yorkson Neighbourhood Plan Bylaw 2001 No. 4030.

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 (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Communities) Bylaw No. 5957”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800” as amended is further amended by amending Map 1 to change the land use designation for the lands from “Mixed Residential” to “Multi Family” as shown on Schedule “A” attached to and forming part of this Bylaw.
3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030” as amended is further amended by amending Map 1 to change the land use designation of the lands from “Single Family Mixed Residential (10 UPA) to “Townhouse (22 UPA)” for the area shown on Schedule “A” attached to and forming part of this Bylaw.
4. Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 as amended is further amended by:
  - a) In Table 4.1 – Residential Housing Mix and Densities in column one after Single Family Mixed Residential, inserting “c” after † and inserting the following as a footnote at the bottom of Table 4.1:
 

“For lands legally described as Portions of Lots 117 and 118 Section 23 Township 8 NWD Plan 65728, Portions of Lots 113 and 114 Section 23 Township 8 NWD Plan 64586, and Portions of Lots 111 and 112 Section 23 Township 8 NWD Plan 63606 and designated Single Family Mixed Residential (10 UPA)”, Table 4.1 may be modified by:

    - a) Changing the ratio of the permitted percentage for attached residential types (Column C) to 65% R-CL(SD) lots and 35% R-CL(RH) lots.
    - b) Reducing the ratio and percentage of detached residential types to one (1) single family unit type at 4%.
    - c) Increasing the maximum permitted density within the Single Family Residential designation (Column D) from 10 UPA to 10.67 UPA.

- d) Changing the proportion between single family units and attached residential units (Column E) to 4% single family units and 96% of the attached residential units.”

READ A FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

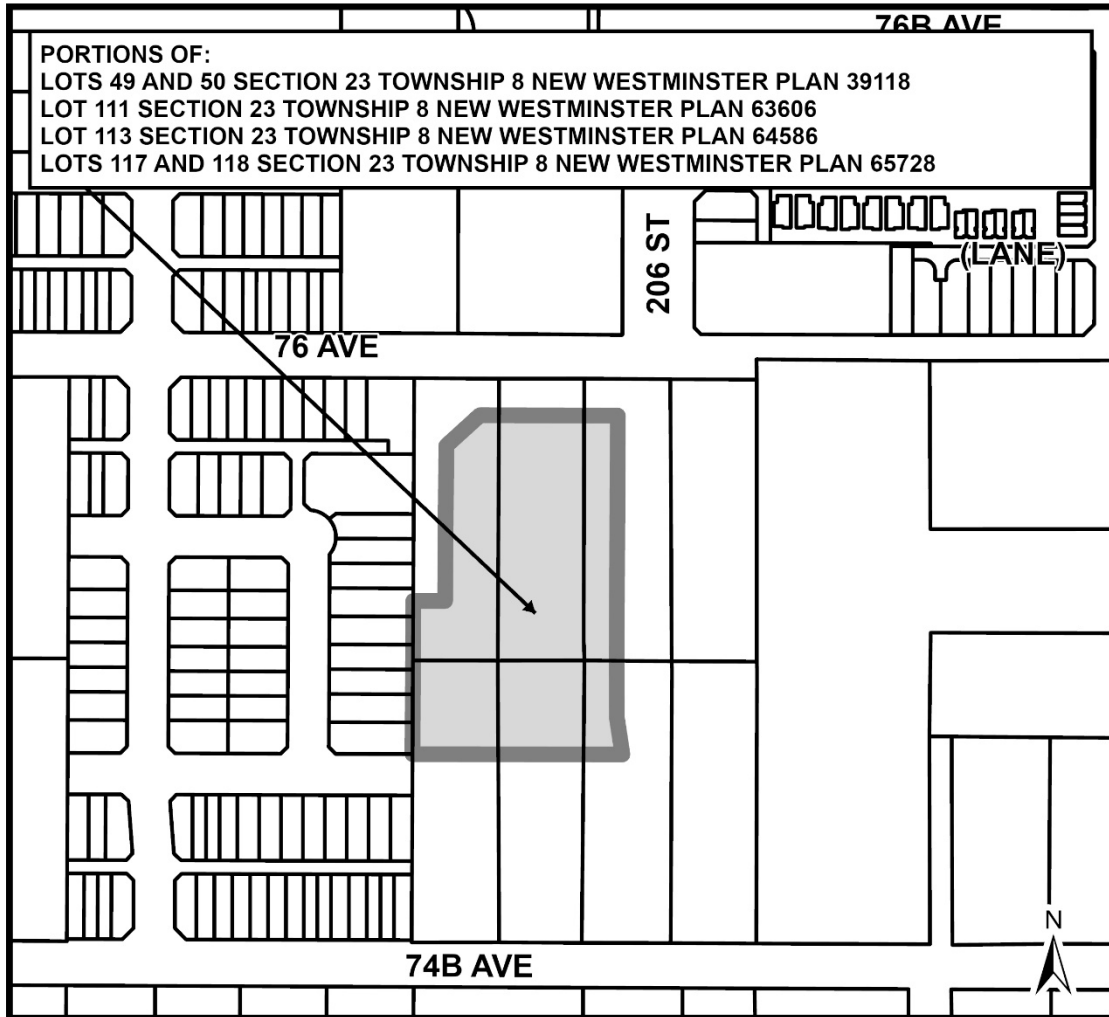
READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ Mayor \_\_\_\_\_

Township Clerk

# SCHEDULE 'A' BYLAW NO. 5957



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

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

**AMENDMENT (QUALICO COMMUNITIES) BYLAW NO. 5958**

**EXPLANATORY NOTE**

Bylaw No. 5958 rezones a 4.0 ha (9.6 ac) site located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596 and 20608 - 76 Avenue to Comprehensive Development Zone CD-208, Residential Zone R-1A, and Residential Compact Lot Zones R-CL(SD) and R-CL(RH) to facilitate development of approximately 52 lots (one townhouse lot, two single family lots, 17 rowhouse lots and 32 semi-detached lots).

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (QUALICO COMMUNITIES) BYLAW NO. 5958**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500.

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Communities) Bylaw No. 5958”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
  - a. Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-208” after the words “Comprehensive Development Zone CD-207”
  - b. Adding to Section 110.1 after the words “CD-207” the words “CD-208 – 1.0 ha”
  - c. Adding after Section 1107 “Comprehensive Development Zone CD-207” the following as Section 1108 “Comprehensive Development Zone CD-208”

**1108 COMPREHENSIVE DEVELOPMENT ZONE CD-208**

**Uses Permitted**

- 1108.1 In the CD-208 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
  - 2) *accessory home occupations* subject to Section 104.3
  - 3) *townhouses*

**Density**

- 1108.2 The density permitted shall be no less than 32.5 units per hectare (13 units per acre) and no greater than 45 units per hectare (18 units per acre).

**Lot Coverage**

- 1108.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 40% of the *lot area*.

**Siting of Buildings and Structures**

- 1108.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

**Height of Buildings and Structures**

1108.5 The *height of buildings and structures* shall not exceed three (3) *storeys*.

**Parking and Loading**

1108.6 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

1108.7 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**

1108.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

**Age-Friendly Amenity**

1108.9 *Age-Friendly Amenity areas* shall be provided in accordance with Section 111.5.

**Development Permit Requirements**

1108.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

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

- Portion of Lots 49 and 50 Section 23 Township 8 New Westminster District Plan 39118
- Portion of Lots 111 and 112 Section 23 Township 8 New Westminster District Plan 63606
- Lots 117 and 118 Section 23 Township 8 New Westminster District Plan 65728
- Lots 113 and 114 Section 23 Township 8 New Westminster District Plan 64586

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-208, Residential Zone R-1A and Residential Compact Lot Zones R-CL(SD) and R-CL(RH).

READ A FIRST TIME the	day of	, 2024.
READ A SECOND TIME the	day of	, 2024.
PUBLIC HEARDING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A' BYLAW NO. 5958

