

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 17, 2023 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100614 AND
DEVELOPMENT PERMIT APPLICATION NO. 101308
(QUALICO DEVELOPMENTS (VANCOUVER) INC. /
2542 - 267 STREET)

REPORT: 23-62
FILE: 13-19-0346

PROPOSAL:

Application to rezone approximately 0.97 ha (2.4 ac) of land located at 2542 – 267 Street to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate development of 15 single family lots and issue Streamside Protection Development Permit No.101308.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5873 subject to nine (9) development prerequisites and that Council authorize issuance (at time of final reading of Bylaw No. 5873) of Development Permit No. 101308.

RATIONALE:

The proposed development complies with the Aldergrove Community Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5873 rezoning 0.97 ha (2.4 ac) of land located at 2542 – 267 Street to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate the development of 15 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Secure design and construction of a municipal sanitary sewer lift station at 26603 – 24 Avenue;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedications for 268 Street, 267 Street and 25A Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of restrictive covenants acceptable to the Township;

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- a. Identifying the units (5% of single family) required in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
- b. An Exterior Design Control Agreement on all lots;
- c. Protection of Streamside Protection and Enhancement Areas;
- 7. Acceptance of the streamside enhancement plans, fencing, signage, and security;
- 8. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy;
- 9. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and

That Council at time of final reading of Bylaw No. 5873 authorize the issuance of Development Permit No. 101308, in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- 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 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; and
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

EXECUTIVE SUMMARY:

Qualico Developments (Vancouver) Inc. has applied to rezone the subject site to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate development of 15 single family lots.

As the proposal is consistent with the Aldergrove Community Plan, staff recommend that Council consider the rezoning request, subject to the completion of nine (9) development prerequisites.

Streamside Protection Development Permit No. 101308 is also being proposed in conjunction with the rezoning application in accordance with Section 4.20 of Schedule 3 of the Official Community Plan (OCP).

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5873 and Development Permit No. 101308.

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REFERENCE:

Owner / Agent:	Qualico Developments (Vancouver) Inc. 201, 6525 177B Street Surrey, BC V3S 5N4
Location:	2542 – 267 Street
Legal Description:	Lot 16 Section 19 Township 13 New Westminster District Plan 37802
Area:	0.97 ha (2.4 ac) 2542 – 267 Street
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A and Residential Compact Lot Zone R-CL(A)
Aldergrove Community Plan:	Low Density Residential (up to 9 units per acre (upa))

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated “Low Density Residential” in the Aldergrove Community Plan, which accommodates ‘Conventional Single Family’ uses at a net density of up to 9 upa (22 units per hectare (uph)).

DISCUSSION/ANALYSIS:

- Qualico Developments (Vancouver) Inc. applied to rezone the site to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A).
- The proposal will facilitate development of 15 single family lots.
- Three lots fronting 268 Street are proposed to be zoned Residential Zone R-1A with a minimum lot frontage of 12 m (39.3 ft) to acknowledge the streetscape on the east side of 268 Street.
- A Class B (yellow-coded) roadside watercourse is proposed to be reconstructed onsite to support required widening of 267 Street within the associated the Streamside Protection and Enhancement Area (SPEA) protected by a restrictive covenant.

Adjacent Uses:

	Existing Use	Aldergrove and Rural Plan Community Plan Designation	Existing Zoning
North:	Suburban residential lot with a single family dwelling and accessory buildings	Low Density Residential (up to 9 upa)	Suburban Residential Zone SR-2
South:	Suburban residential lot with a single family dwelling and accessory buildings	Low Density Residential (up to 9 upa)	Suburban Residential Zone SR-2

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East:	268 Street, beyond which are single family houses	Low Density Residential (up to 9 upa)	Residential Zone R-1D
West:	267 Street, beyond which is a suburban residential lot with a single family dwelling and accessory buildings	Low Density Residential (up to 9 upa)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5873 proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate development of 15 single family lots at a net density of 8.5 upa, consistent with the Aldergrove Community Plan.
- The project complies with the provisions of the site's proposed Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) in terms of lot areas, lot widths and depths.

Streamside Development Permit:

- A Streamside Protection and Enhancement Development Permit is required for this project under Section 4.20 of Schedule 3 of the OCP.
- A Class B (yellow-coded) roadside watercourse is proposed to be infilled and reconstructed onsite to support required widening of 267 Street.
- Proposed works include impacting 154 m² of riparian area, enhancing 304 m² of riparian habitat, and reconstructing 100m² of instream area.
- The SPEA will be restored with native vegetation protected via a covenant and subject to a 3-year monitoring and maintenance program.
- Proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.

Community Amenity Contributions:

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

	Unit Count	Rate per unit	Total
Single Family Residential	15	11,854.00	177,810.00

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Trees proposed for retention	Replacement Trees Required	Street Trees Provided	Total Trees Post Development
36	30	0	30	60

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Policy Considerations:

The proposal is consistent with the Aldergrove Community Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5873 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5873) of accompanying Streamside Development Permit No. 101308.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101308
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Aldergrove Community Plan
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant

ATTACHMENT A THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101308

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

1. NAME: Qualico Developments (Vancouver) Inc. No. A0026101

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 16, Section 19, Township 13, New Westminster District,
Plan NWP37802

CIVIC ADDRESS: 2542 - 267 Street, Langley, BC

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 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; and
- 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.

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.

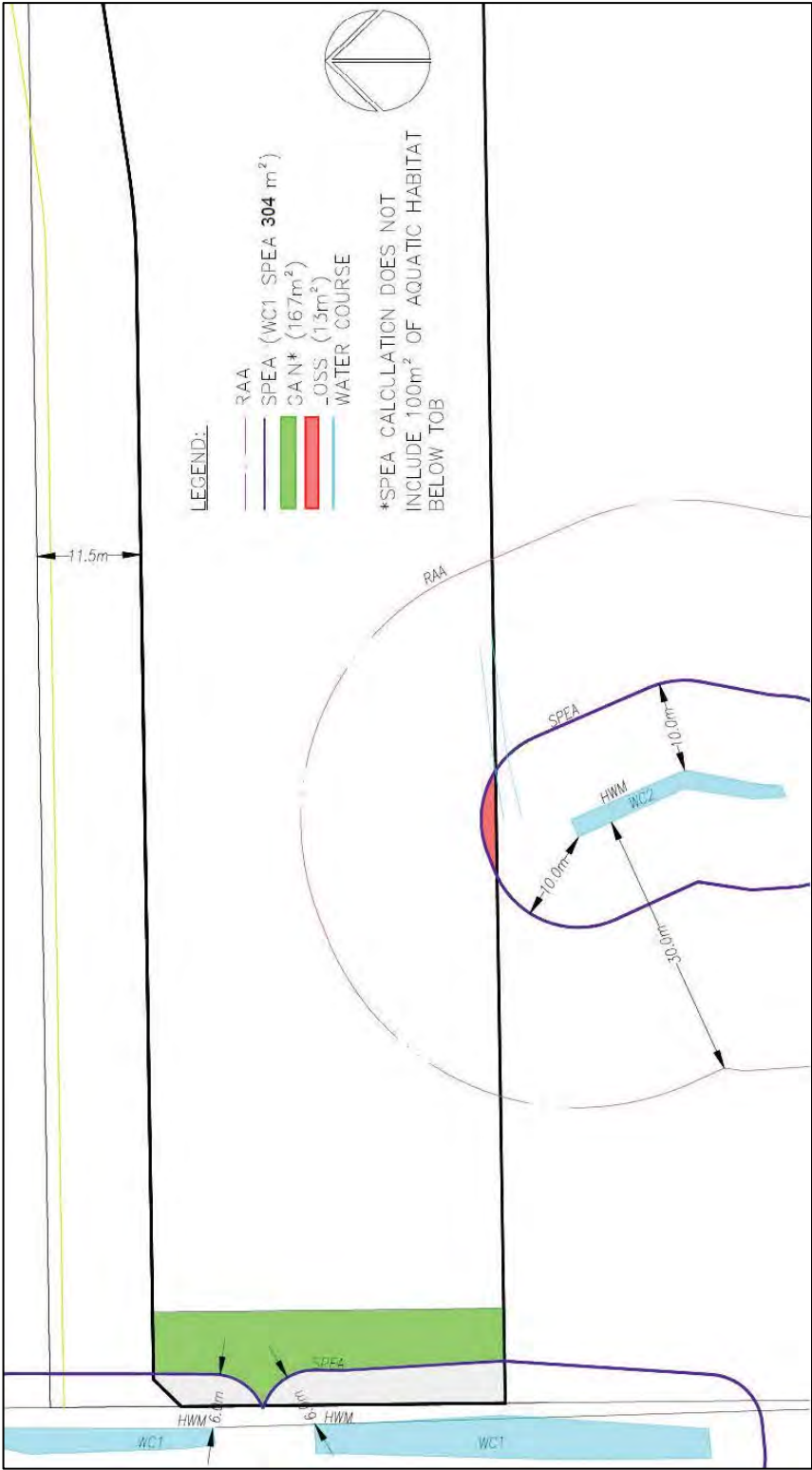
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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 ____, 2023.

Attachments:

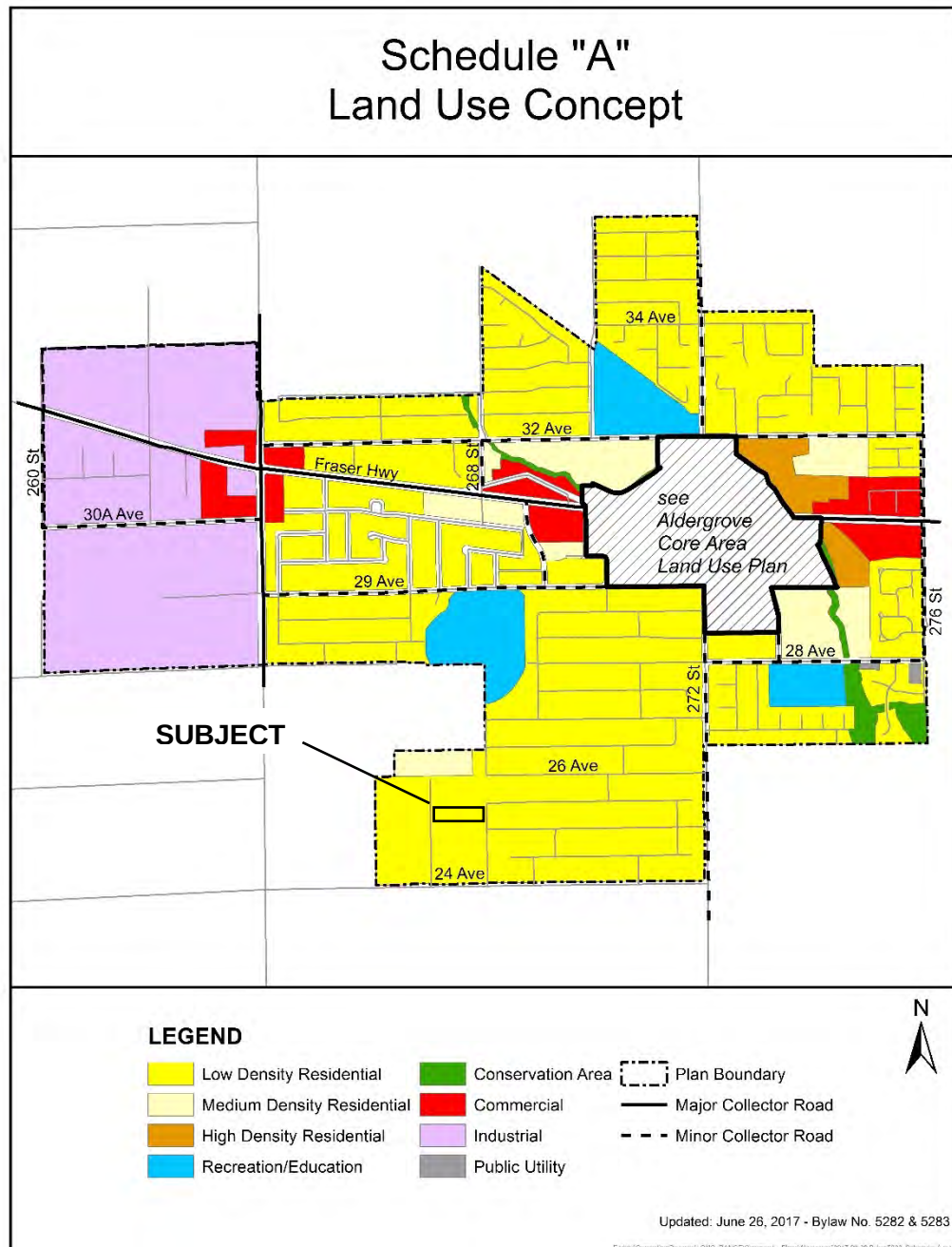
SCHEDULE A Required and Proposed Streamside Protection Area



ATTACHMENT B

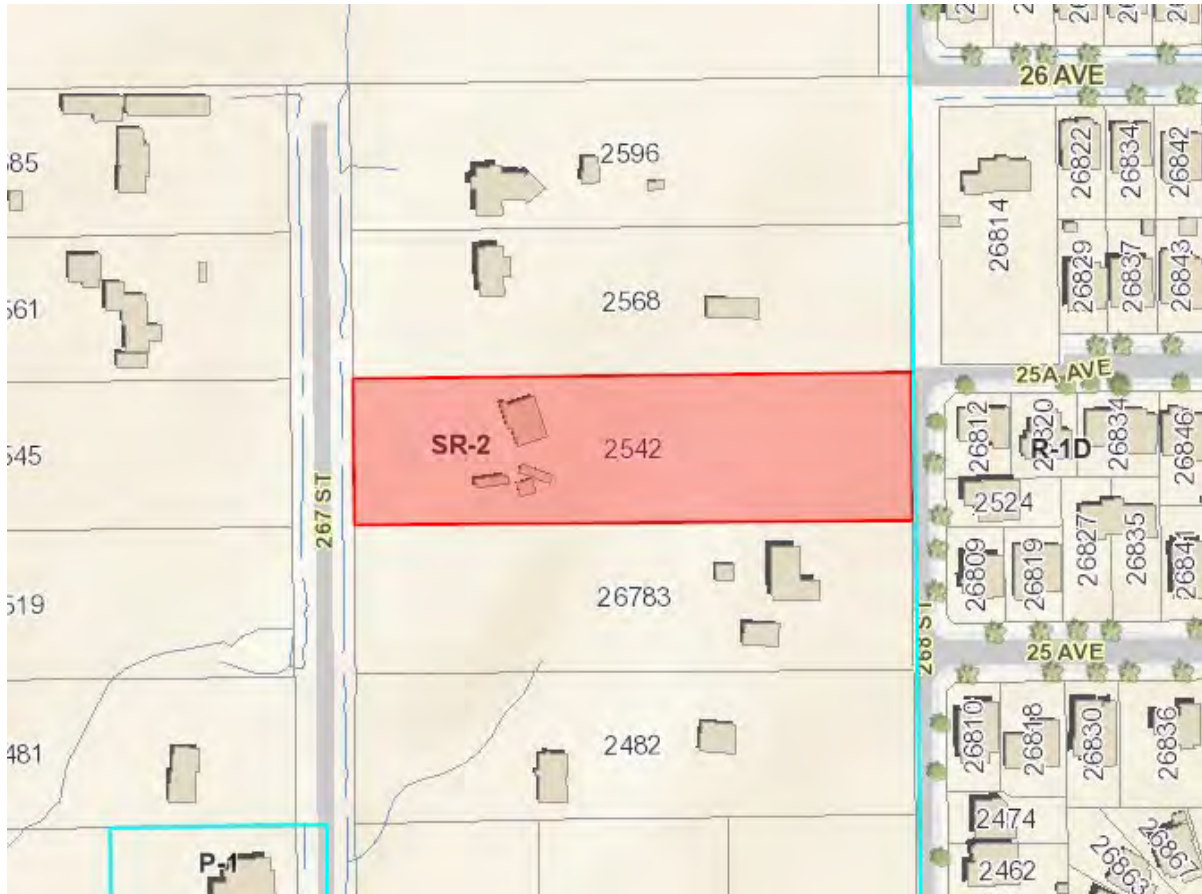


AERIAL CONTEXT MAP



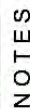
ALDERGROVE COMMUNITY PLAN

ATTACHMENT D



ZONING BYLAW NO. 2500 MAP

McElhanney
 Suite 2300 13450 - 102 Avenue Surrey
 Tel 604 596 0391 - Fax 604 594 5050



1. Base map and off-site existing watercourses from Township of Langley Open Data
2. Subject property and on-site watercourse from survey dated June 30, 2021.
3. Assume 20m road width for all proposed roads
4. Existing watercourse classification and setback shown follows OCP guidelines
 - 4.1. 30m setback for Class A watercourse
 - 4.2. 7.5m setback for Class A Roadside watercourse
 - 4.3. 15m setback for Class B Constructed watercourse (assumes more than 0.5m wide)
- 4.5. On setback for Class C watercourse
5. Watercourse relocation and compensation for area lost within road dedication per OCP report dated July 28, 2022.

LEGEND

Subject Size

Proposed Road Right of Way

— Off-site Road Right-of-Way

Class A Watercourse (Open)

Class B Watercourse / Open

Class C | Incisified Waterco

(Opell Data),

K-12X

R-CLIA

Specialized Protection and Enhancement Area (SPEA)

 Existing watercourse

Adaptable Housing

SITE STATISTICS

PID

[illegible]

110

Total Gross Site Area	2.38	9,639
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Road Dedication	0.61	2.462
Not Deductible	0.46	

Max. Net Density Allowed 9

lication, SPEA Area is included in Net Site Area.

6m Setback Area*	0.16	848
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Proposed 10.5m SPEA	0.10	404
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setback area includes setback area up to the road (10m) point of 267 St

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
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2.12.12	2	Revised part is in review continue to Apr 28, 2022. add. off-site SRW note	CM
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NOTES

1.5m SPEA Option

1
Township of Langley, BC

CCC CREDIT ADV

PREPARED FOR: Qualico
SCALE: 1" = 1000' @ 11" X 17"

UN. PROJECT>

McElhenny

9.11a 2300 13450 - 102 AVENUE SURREY BC C6 4X4 5X3

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17

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW NO. 5873**

EXPLANATORY NOTE

Bylaw No. 5873 rezones 0.97 ha (2.4 ac) of land at 2542 – 267 Street to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to accommodate a residential development consisting of 15 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW NO. 5873

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 Developments (Vancouver) Inc.) Bylaw No. 5873.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 16 Section 19 Township 13 New Westminster District Plan 37802

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A)

NOTICE WAS ADVERTISED the	6 & 13	day of	April	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 202

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5873

