

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 - REGULAR MEETING	REPORT:	24-13
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-23-0185
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100273 (1180863 BC LTD. / FLAT ARCHITECTURE INC. / 20370 AND 20392 – 73A AVENUE)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.89 hectares (2.2 acres) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments.

RECOMMENDATION SUMMARY:

That Council abandon Bylaw No. 5622, give first and second reading to Bylaws No. 5971 and 5972 subject to nine (9) development prerequisites being satisfied prior to final reading of Bylaw No. 5972 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw No. 5972 rezoning 0.89 hectares (2.2 acres) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements for the south half of 73A Avenue, the west half of 204 Street and the north half of 72B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
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. Compliance with Age-Friendly Amenity Area requirements.
6. Registration of restrictive covenants acceptable to the Township:
 - a. identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - b. restricting development until a Development Permit is issued
 - c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
7. Consolidation of Lot 83 and 84 Section 23 Township 8 New Westminster District Plan 54928.
8. Compliance with the Willoughby Arterial Road Completion Amenity Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
9. 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 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw 2020 No. 5622.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5971 and 5972.

EXECUTIVE SUMMARY:

Flat Architecture Inc. has applied on behalf of the owner to rezone approximately 0.89 hectares (2.2 acres) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments in two buildings.

In July 2020, Council gave third reading to Rezoning Bylaw No. 5622 to facilitate development of 72 apartment units and 16 townhouse units on the subject site. The proponent indicates that "based on marketing input" the proposal has been revised. Accordingly, the current proposal requires the previous rezoning bylaw to be abandoned.

The subject site is currently designated Townhouse in the Central Gordon Estate Neighbourhood Plan which allows up to 40 UPA and 4-storey height if underground parking is provided. To accommodate the proposed development, the applicant has applied to amend the Central Gordon Estate Neighbourhood Plan by redesignating the subject site to Low Density Apartment (1.4 FSR), increasing the permitted density in the designation to 1.85 FSR and increasing the permitted height to 5-storeys for a portion of one of the proposed buildings fronting 72B Avenue

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100273 (1180863 BC LTD.
/ FLAT ARCHITECTURE INC. / 20370 AND 20392 – 73A
AVENUE)
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on a site-specific basis. Additionally, the application proposes to rezone the site to Comprehensive Development Zone CD-150.

As the proposed development generally supports objectives in the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan including locating higher densities near arterial roads and transit routes, staff recommend that Council consider the neighbourhood plan amendments and rezoning request, subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5971 and Rezoning Bylaw No. 5972.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100273 (1180863 BC LTD.
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REFERENCE:

Agent:	Flat Architecture Inc. 209, 6321 King George Boulevard Surrey BC V3X 1G1
Owner:	1180863 BC Ltd. 7695 – 211B Street Langley BC V2Y 0K7
Legal Description:	Lots 83 and 84 Section 23 Township 8 New Westminster District Plan 54928
Location:	20370 and 20392 – 73A Avenue
Area:	0.89 ha (2.20 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-150
Central Gordon Estate Neighbourhood Plan (existing):	Townhouse (15 – 40 UPA);
Central Gordon Estate Neighbourhood Plan (proposed):	Low Density Apartment (1.4 FSR / four-storeys) with site- specific amendment to accommodate a 1.85 FSR and a five- storey height on a portion of a building fronting 72B Avenue

BACKGROUND/HISTORY:

- The subject site is currently zoned Suburban Residential Zone SR-2, designated Multi Family in the Willoughby Community Plan and designated Townhouse (15 – 40 UPA) in the Central Gordon Estate Neighbourhood Plan.
- In July 2020, Council gave third reading to Rezoning Bylaw No. 5622 to facilitate development of 72 apartment units and 16 townhouse units on the subject site. The proponent indicates that “based on marketing input” the proposal has been revised to include an amendment to the Central Gordon Estate Neighbourhood Plan to increase the permitted density and height to accommodate two 4-storey apartment buildings on the site, with the portion of the building fronting 72B Avenue proposed to be 5-storeys.

DISCUSSION/ANALYSIS:

- The application proposes two apartment buildings comprising 205 units and a density of 1.85 FSR.
- To facilitate the development, the applicant has applied to amend the Central Gordon Estate Neighbourhood Plan by increasing the permitted density (from 40 UPA to 1.85 FSR) and height (from 4-storeys to 5-storeys) on the subject site.
- Staff do not object to the proposed amendments as the current designation permits apartments and the increase in height is limited to one street frontage.

Adjacent Uses:

	Existing Use	Latimer / Central Gordon Estate / Smith Neighbourhood Plan Designation	Existing Zoning
North:	73A Avenue, beyond which are suburban single-family lots	Single Family (8 UPA)	Suburban Residential Zone SR-2
South:	Unopened road dedication (72B Avenue) beyond which is an apartment site currently under construction	Low Density Apartment (1.4 FSR)	Comprehensive Development Zone CD-132
East:	Metro Vancouver water reservoir	Smith View Park	Suburban Residential Zone SR-2
West:	A townhouse site	Townhouse (15 – 40 UPA)	Comprehensive Development Zone CD-124

Central Gordon Estate Neighbourhood Plan Amendments:

- The subject site is currently designated Townhouse in the Central Gordon Estate Neighbourhood Plan which allows up to 40 UPA and 4-storey height if underground parking is provided.
- The proponent has applied to amend the land use to Low Density Apartment (1.4 FSR) with a site-specific provision to permit up to 1.85 FSR (noting 1,346 m² of road dedication along the east portion of the site) and a height of 5-storeys for a portion of one of the proposed buildings fronting 72B Avenue.
- The proposed amendments to the Central Gordon Estate Neighbourhood Plan take into account the proposed form, required road dedications and provision of design flexibility for a future development permit application.

Zoning Amendment:

- Bylaw No. 5972 proposes to rezone the site to new Comprehensive Development Zone CD-150, which permits apartment uses at 1.85 FSR with a maximum height of 4- and 5-storeys.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-150 zoning in terms of siting, site coverage, height, use and density.

Development Permits:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan. At this time, the proponent is not electing to advance a development permit with the application.
- Should Council advance the plan amendment and rezoning application, a future form and character development permit application that will further inform the final proposed density will be processed for Council consideration for the proposal.

Community Amenity Contributions:

- Recognizing that major OCP land use amendments for residential developments may result in potential increases in land value, Council adopted amendments to the CAC policy in December 2022 and February 2023.
- Section 5.2.(g) of the Community Amenity Policy indicates that for an application that includes an increase in the residential density beyond that established in the plan, an additional \$25 / ft² target contribution for apartment uses (6-storeys or less) is applicable, in addition to the base contribution. The proposed plan amendment results in an additional 25,022.33 ft² of achievable floor space, resulting in a total contribution of \$2,880,558.25 as outlined in the below table.

	Count	Rate	Total
Low Rise Apartments (6 storeys or less)	205	\$11,000.00	\$2,255,000.00
ft ² exceeding Central Gordon Estate Neighbourhood Plan	25,022.33 ft ²	\$25 / ft ²	\$625,558.25
Total			\$2,880,558.25

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
1	0	66	66	15	81

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

Policy Considerations:

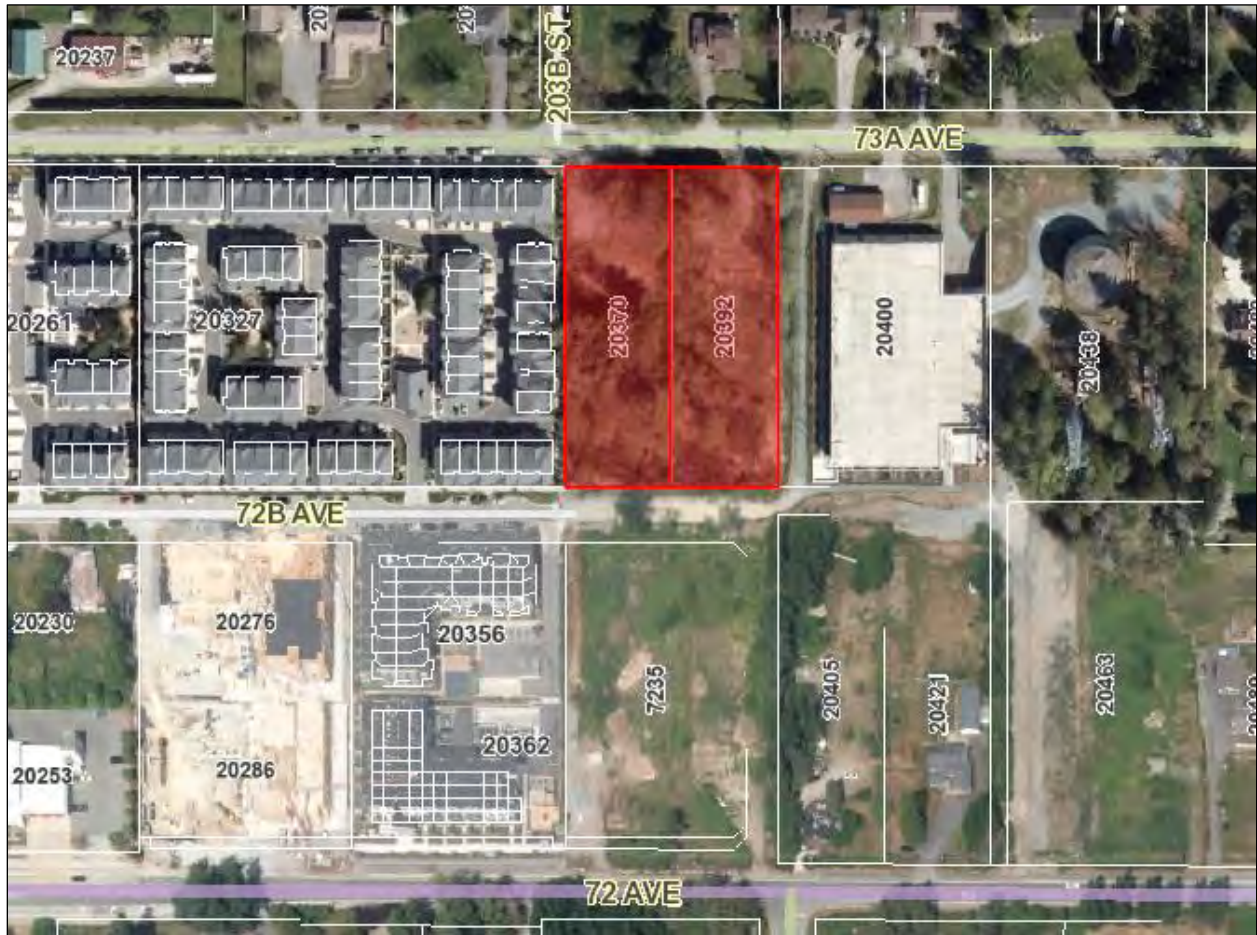
The proposed Central Gordon Estate Neighbourhood Plan amendment and rezoning application facilitate the development of approximately 205 apartment units.

In staff's opinion, the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5971 and 5972 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing for Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5971 and Rezoning Bylaw No. 5972.

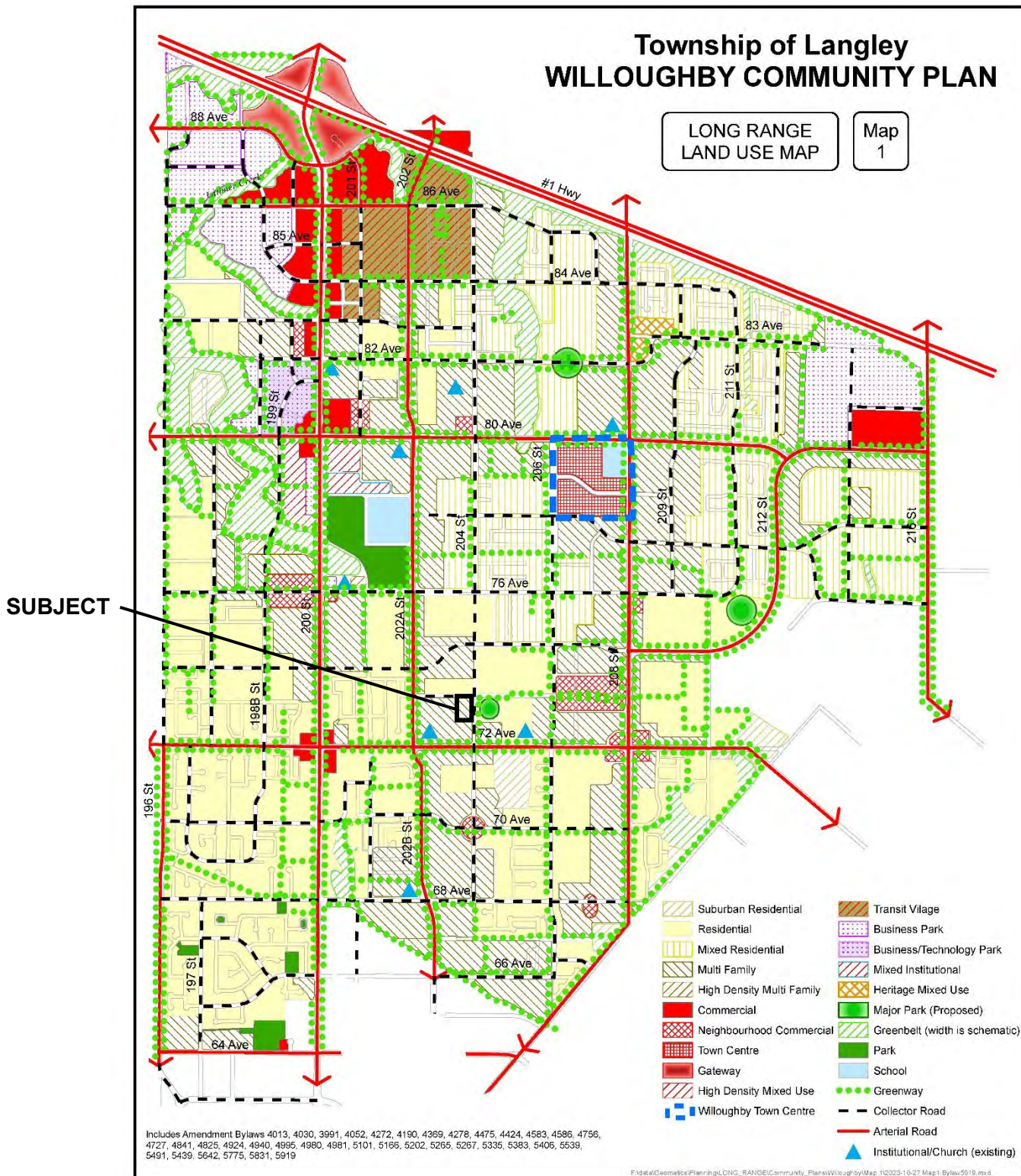
Respectfully submitted,

Joel Nagtegaal
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A



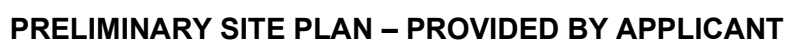
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ZONING BYLAW NO. 2500



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012

NO. 4924 AMENDMENT (1180863 BC LTD.) BYLAW NO. 5971

EXPLANATORY NOTE

Bylaw No. 5971 amends the Central Gordon Estate Neighbourhood Plan by redesignating properties at 20370 and 20392 – 73A Avenue to Low Density Apartment (1.4 FSR), increasing the permitted density to 1.85 FSR and increasing the permitted height to five storeys to facilitate development of two apartment buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012

NO. 4924 AMENDMENT (1180863 BC LTD.) BYLAW NO. 5971

A Bylaw to amend Central Gordon Estate Neighbourhood Plan Bylaw No. 4924.

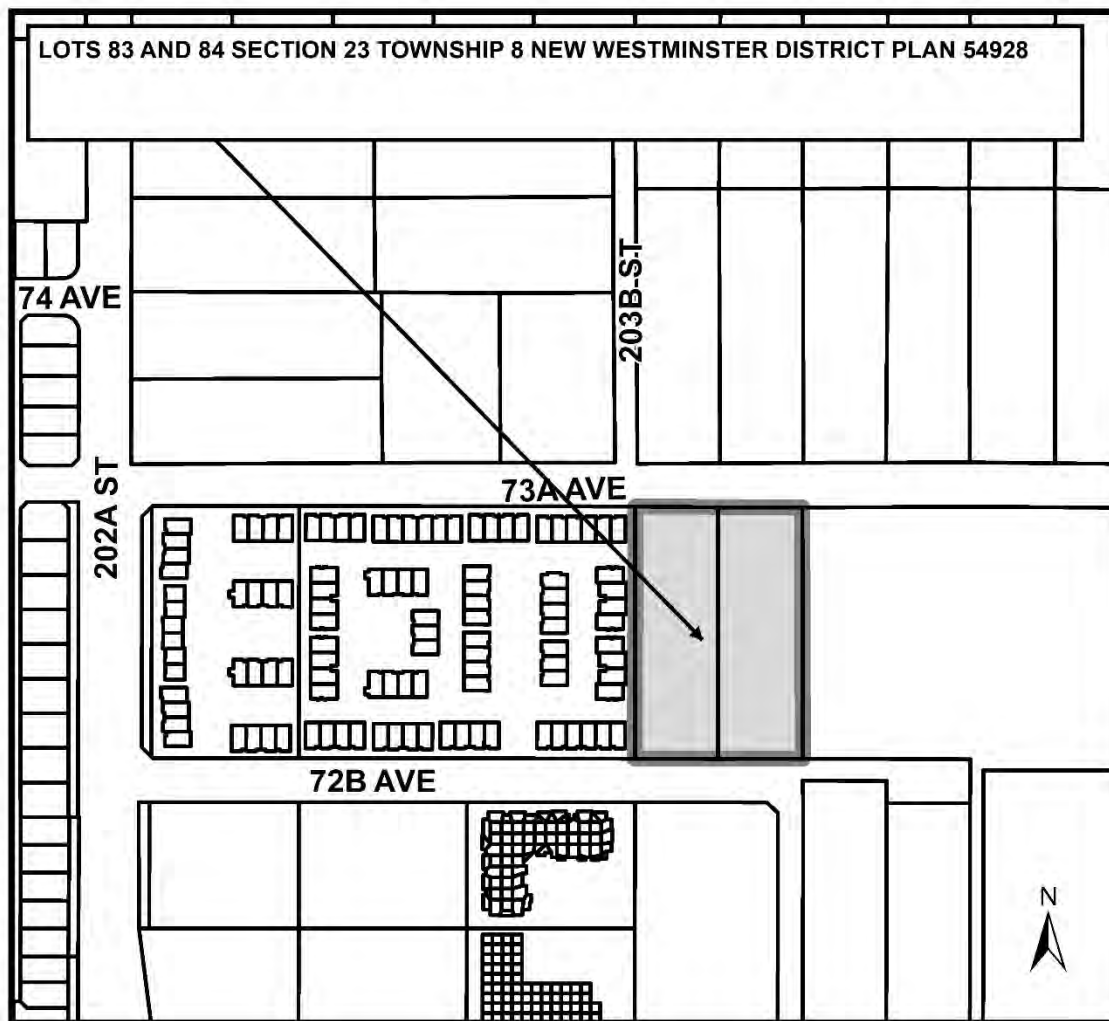
The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924” as amended is further amended by:
 - a) Adding the following bullet point after the last bullet point in Section 3.4.1.7:
 - Notwithstanding the above, the maximum permitted residential density for lands legally described as Lots 83 and 84 Section 23 Township 8 New Westminster District Plan 54928 shall be 1.85 FSR and the maximum permitted height shall be five storeys.
 - b) By amending Map 1 to change the land use designation for the lands to “Low Density Apartment (1.4 FSR)” for the areas shown on Schedule “A” attached to and forming part of this Bylaw.

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. 5971



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1180863 BC LTD.) BYLAW NO. 5972

EXPLANATORY NOTE

Bylaw No. 5972 rezones approximately 0.89 ha (2.2 ac) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (1180863 BC LTD.) BYLAW NO. 5972

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 (1180863 BC Ltd.) Bylaw No. 5972”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
 - a. Adding to the Table of Contents and to Section 104.1 – Zones the words “Comprehensive Development Zone CD- 150” after the words “Comprehensive Development Zone CD-149”
 - b. Adding to Section 110 after the words “CD-149” the words “CD-150 – 6000 m²”
 - c. By adding after Sections 1049 “Comprehensive Zone CD-149” the following as Section 1050 “Comprehensive Development Zone CD-150”

1050 **COMPREHENSIVE DEVELOPMENT ZONE CD-150**

Uses Permitted

- 1050.1 In the CD-150 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) *apartments*

Density

- 1050.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-150 shall not exceed 1.85 FSR.

1050.3 **Lot Coverage**

Buildings and structures shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

- 1050.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building or structure* shall be sited less than 4 metres from any *lot line*.

Height of Buildings and Structures

- 1050.5 Except as provided for in Section 104.5 the *height* of principal *buildings and structures* shall be in accordance with a Development Permit and not exceed four

storeys except for the portion of the *building* fronting 72B Avenue where the maximum *height* shall be five *storeys* as shown in Section 1050.11. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

- 1050.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1050.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

- 1050.8 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

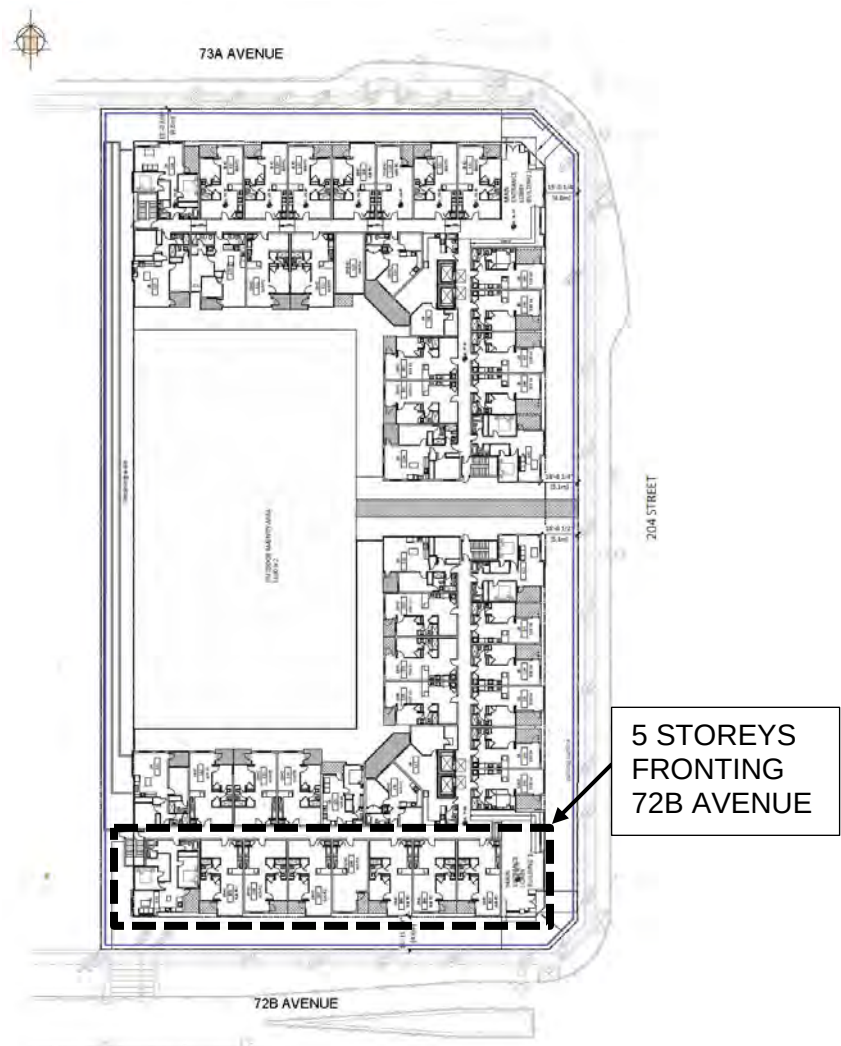
- 1050.9 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

1050.10 **Development Permit Requirements**

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

1050.11 **Overall Development Plan**

Development in this zone shall conform substantially to the site plan as shown below:



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

Lots 83 and 84 Section 23 Township 8 New Westminster District Plan 54928

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-150.

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. 5972

