

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 - REGULAR MEETING	REPORT:	23-162
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-25-0120
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100238 (1102827 BC LTD. / 1117488 BC LTD./ QUALICO MITCHELL WILLIAMS LLP / 21200 BLOCK OF 83 AVENUE)		

PROPOSAL:

On June 26, 2023, Council considered an application to amend the Williams Neighbourhood Plan and rezone approximately 4.9 ha (12.2 ac) of land located at the 21200 Block of 83 Avenue to Comprehensive Development Zone CD-183 to facilitate a townhouse development and passed the following resolution:

“That the application be referred to staff to work with the proponent to address items raised at the public hearing, including but not limited to, 83rd Avenue land use interface, traffic access issues, potential intersection upgrades at 83 Avenue and 212 Street, and proposed densities; and

That consistent with the Public Hearing submission by the proponent, staff is directed to initiate a traffic calming process pursuant to Council Policy 05-110 Neighbourhood Traffic Calming at proponent cost, as volunteered.”

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

- restricting access at the 212 Street and 80A Avenue to emergency access
- reducing the overall number of units proposed from 173 to 163
- increasing the parking ratio from 2.8 stalls per unit to three stalls per unit
- adding detached townhouse units to reflect the existing single-family interface along 83 Avenue

RECOMMENDATIONS:

That Council give third reading to the to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 201 No. 5335 Amendment (Qualico) Bylaw No. 5890 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico) Bylaw No. 5891 rezoning 4.9 ha (12.2 ac) of land located at the 21200 Block of 83 Avenue to Comprehensive Development Zone CD-183 to facilitate the development of a townhouse development, 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 community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan.
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan
4. Provision of a neighbourhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and Williams Neighborhood Plan.
5. Provision of road dedications, widenings, and necessary traffic improvements including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Williams Neighbourhood Plan.
6. Provision of a layout demonstrating the development potential of 21214 -82 Avenue (and restrictive covenant to secure an interim access condition) and incorporation of revisions and/or security as needed.
7. Dedication and construction of a 4.5 m wide street greenway on the south side of 83 Avenue.
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
9. Compliance with Age Friendly Amenity Area requirements.
10. Provision of greenways (83 Avenue), Watercourse Compensation Area, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan.
11. 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).
12. Registration of restrictive covenants acceptable to the Township:
 - a. Identifying a minimum of 5% of the townhouse units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
 - b. Prohibiting townhouse unit garages from being developed for purposes other than parking vehicles and prohibiting the development of secondary suites within individual townhouse units.
 - c. Prohibiting reliance on street parking.
 - d. Limiting the southern access on 212 Street to emergency access only.
13. Registration of statutory rights-of-way to acceptance of the Township to secure public pedestrian connections.
14. Provision of a subdivision plan to create the subject parcel.
15. Completion of road closure bylaw for 80 Avenue and 82 Avenue.
16. Provision of a \$75,000 contribution for traffic calming purposes per Council Policy 05-011.
17. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure.
18. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy.
19. 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.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100238 (1102827 BC LTD.
/ 1117488 BC LTD./ QUALICO MITCHELL WILLIAMS LLP
/ 21200 BLOCK OF 83 AVENUE)
Page 3 . . .

EXECUTIVE SUMMARY:

On June 26, 2023, Council considered third reading of Bylaws No. 5890 and 5891 and referred the application to staff to work with the proponent to address items raised at the Public Hearing, including but not limited to, 83 Avenue land use interface, traffic access issues, potential intersection upgrades at 83 Avenue and 212 Street, proposed densities and to initiate a traffic calming process pursuant to Council Policy 05-110 Neighbourhood Traffic Calming at proponent cost, as volunteered.

PURPOSE:

To provide updated information for Council consideration of Bylaws No. 5890 and 5891.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100238 (1102827 BC LTD.
 / 1117488 BC LTD./ QUALICO MITCHELL WILLIAMS LLP
 / 21200 BLOCK OF 83 AVENUE)
 Page 4 . . .

DISCUSSION/ANALYSIS:

The subject bylaws were considered by Council at the June 26, 2023 Regular Council Meeting and referred back to staff with the following motion:

“That the application be referred to staff to work with the proponent to address items raised at the public hearing, including but not limited to, 83rd Avenue land use interface, traffic access issues, potential intersection upgrades at 83 Avenue and 212 Street, and proposed densities; and

That consistent with the Public Hearing submission by the proponent, staff is directed to initiate a traffic calming process pursuant to Council Policy 05-110 Neighbourhood Traffic Calming at proponent cost, as volunteered.”

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

Proposed Density

- The applicant’s original proposal included a total of 173 units and an accompanying Williams Neighbourhood Plan land use designation amendment for 0.2 ha (0.5 ac) portion of property fronting 83 Avenue from Single Family Residential (6 – 8 units per acre (UPA)) to Rowhouse/Townhouse (8 – 15 UPA), resulting in an additional 3.5 units.
- The applicant has revised the proposal by reducing the number of units from 173 units to 163 units. Bylaw No. 5891 has been updated to reflect this change.

83 Avenue Land Use Interface

- The northerly portion of the subject site is located on the south side of 83 Avenue, across from single family lots zoned Residential Compact Zone R-CL(A).
- The applicant is proposing to reduce the number of townhouse units on the 0.2 ha (0.5 ac) portion of the site fronting 83 Avenue from three duplex-type buildings containing six units to four detached single townhouse units. Staff note that this new proposed density is consistent with the Single Family Mixed Residential designation (10 UPA), however, it continues to require a plan amendment due to the townhouse use proposed.

Parking Ratio

- The applicant’s revised proposal reduces the number of units (from 173 to 163) and adds five additional parking spaces. This results in an increase to the ratio of parking spaces to townhouse units from 2.8 per unit to 3.0 per unit.

Traffic Access

- The applicant’s revised proposal restricts the proposed southern access at 212 Street and 80A Avenue to emergency access only.

Intersection Upgrades/Traffic Calming

- The Township’s Neighbourhood Traffic Calming Policy No. 05-011 (Attachment B) defines criteria and conditions to evaluate both the installation and removal of traffic calming measures in the Township.
- Consistent with Council direction and Neighbourhood Traffic Calming Policy 05-110, Township staff will undertake a process to consider appropriate methods of traffic calming for the area.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
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 / 1117488 BC LTD./ QUALICO MITCHELL WILLIAMS LLP
 / 21200 BLOCK OF 83 AVENUE)
 Page 5 . . .

- The applicant has committed \$75,000 towards the design and installation of traffic calming measures outlined in the policy (Attachment A).

Community Amenity Contributions

- Section 5.2.f of the Community Amenity Policy outlines where an application includes an increase in residential density beyond that established in the plan, an additional \$20,000 per Townhouse unit achievable is applicable. Staff note although a land use designation change from single family to townhouse is required, no additional units are proposed.
- As a result, the proposed Community Amenity Contributions for this project have been revised as follows:

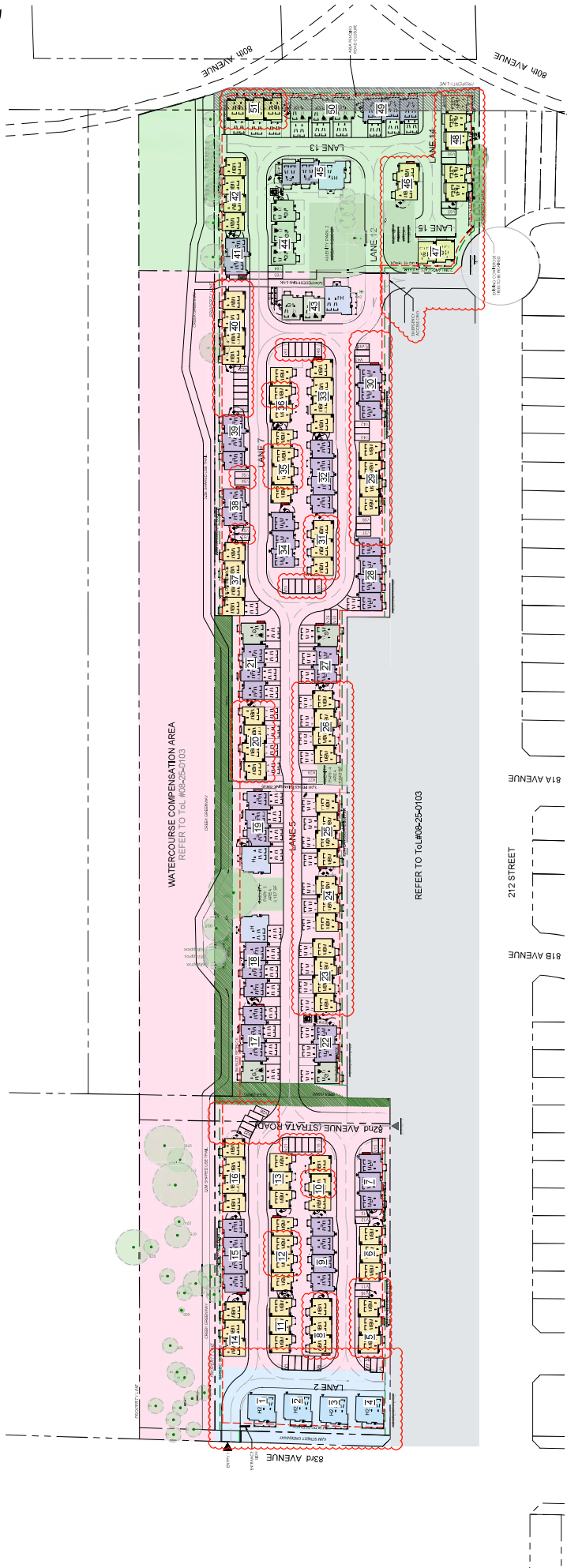
	Unit Count	Rate per unit	Total
Townhouse	163	\$14,400	\$2,347,200
Total			\$2,347,200

Respectfully submitted,

Ruby Sandher
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Revised and Previous Proposals
ATTACHMENT B	Applicant Response to June 26, 2023 Council Resolution
ATTACHMENT C	Neighbourhood Traffic Calming Policy 05-011
ATTACHMENT D	Report to Council May 29, 2023

REVISED TOWNHOUSE SITE PLAN



LEGEND:

- AREA 1 [SINGLE FAMILY MIXED RES]
- AREA 2 [ROWHOUSE/TOWNHOUSE]
- AREA 3 [TOWNHOUSE STRATA]
- TOTAL: 327,076 SF (12.10 ACRES)
- NET AREA: 327,076 SF (11.66 ACRES)
- RETAINED TREE, SEE ARBORIST REPORT
- SPEA AREA

UNIT B1
3 STOREY
3 BEDROOM
3 BATH
SIDE BY SIDE GARAGE
AREA: 1,326 SF X 5
TOTAL: 6,630 SF

UNIT B2
3 STOREY
3 BEDROOM
3 BATH
SIDE BY SIDE GARAGE
AREA: 1,326 SF X 5
TOTAL: 6,630 SF

UNIT C1
3 STOREY
3 BEDROOM + DEN
SIDE BY SIDE GARAGE
AREA: 1,553 SF X 5
TOTAL: 7,765 SF

UNIT C2
3 STOREY (ADAPTABLE)
SIDE BY SIDE GARAGE
AREA: 1,808 SF X 4
TOTAL: 7,232 SF

UNIT D1
3 STOREY
3 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,557 SF X 2
TOTAL: 3,114 SF

UNIT D2
3 STOREY
3 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,557 SF X 2
TOTAL: 3,114 SF

UNIT E1
3 STOREY
3 BEDROOM + DEN
SIDE BY SIDE GARAGE
AREA: 1,575 SF X 4B
TOTAL: 75,600 SF

UNIT E2
3 STOREY (ADAPTABLE)
SIDE BY SIDE GARAGE
AREA: 1,808 SF X 8
TOTAL: 14,464 SF

UNIT G1
3 STOREY (ADAPTABLE)
SIDE BY SIDE GARAGE
AREA: 1,808 SF X 8
TOTAL: 14,464 SF

UNIT G2
3 STOREY (ADAPTABLE)
SIDE BY SIDE GARAGE
AREA: 1,808 SF X 4
TOTAL: 7,232 SF

UNIT H1
2 STOREY
2 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,657 SF X 2
TOTAL: 3,314 SF

UNIT H2
2 STOREY
2 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,657 SF X 2
TOTAL: 3,314 SF

PROJECT STATISTICS:

LOT SIZE
AREA 1: 0.51 ACRES (SINGLE FAMILY)
AREA 2: 1.007 ACRES (TOWNHOUSE)
AREA 3: 2.09 ACRES (TOWNHOUSE STRATA)
TOTAL: 12.17 ACRES

MAX PERMITTED DENSITY
AREA 1: 15 UPA @ 100 ACRES = 150 UNITS
AREA 2: 22 UPA @ 209 ACRES = 45 UNITS
TOTAL UNITS TOTAL: 202 UNITS TOTAL

NUMBER OF UNITS:
-UNIT B (3 BED) = 90 UNITS (45%)
-UNIT C (3 BED + DEN) = 53 UNITS (26%)
-UNIT D (2 BED) = 12 UNITS (6%) (ADAPTABLE)
-UNIT H (2 BED) = 6 UNITS (3%)
TOTAL UNITS = 161 UNITS
PROPOSED NET DENSITY = 13.39 UPA

AREA 1: SINGLE FAMILY MIXED RES PARKING:

REQUIRED: 4 UNITS @ 2 STALLS PER UNIT = 8 STALLS
PROVIDED: 8 STALLS

AREA 2: ROWHOUSE/TOWNHOUSE PARKING:

REQUIRED: 125 UNITS @ 4 STALLS PER UNIT = 500 STALLS
PROVIDED: 45 UNITS @ 4 STALLS PER UNIT = 172 STALLS
82 UNITS @ 2 STALLS PER UNIT = 164 STALLS
336 STALLS

AREA 3: TOWNHOUSE STRATA PARKING:

REQUIRED: 21 UNITS @ 2 STALLS PER UNIT = 42 STALLS
9 UNITS @ 4 STALLS PER UNIT = 36 STALLS
78 STALLS
21 UNITS @ 2 STALLS PER UNIT = 42 STALLS
9 UNITS @ 4 STALLS PER UNIT = 36 STALLS
78 STALLS

VISITOR PARKING:

REQUIRED: 1 PER FIVE UNITS = 163 / 5 = 33 STALLS
PROVIDED: 60 STALLS

TOTAL 490 STALLS PROVIDED

PARKING RATIO:
490 STALLS / 163 UNITS = 3.0 STALLS/UNIT

OUTDOOR AMENITY SPACE
REQUIRED - 86 SF/UNIT
163 UNITS * 86 SF/UNIT = 14,018 SF (1,302 sqm)

OUTDOOR AMENITY PROVIDED
AREA 1: 3,790 SF
AREA 2: 2,790 SF
AREA 3: 3,167 SF
AREA 4: 1,400 SF
TOTAL: 11,147 SF (1,019 sqm)

July 11, 2023

Our Number: 2111-03859-01

ToL Number: 08-25-0120

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

Attention: Ruby Sandher, MCIP, RPP
Planner

Proposed Solutions to Address Concerns Raised by Neighbourhood

Portion of Lot 1, Section 25, TWP 8, NWD, PL EPP86150 in Langley, BC

BACKGROUND

This letter provides rationale based on revisions proposed for the development application received by Council on May 29. This proposal included a rezoning, Development Permit and two (2) amendments to the Williams Neighbourhood Plan to facilitate the development of 173 townhouse units and 1.75 hectares (4.3ac) of SPEA.

The project was presented at Public Hearing on June 12, 2023. Several delegates made presentations to Council, expressing a range of concerns regarding the following issues:

ISSUE/CONCERN

- A) Existing traffic conditions on 212 Street, 83rd Avenue and on local lanes on the west side of 212th Street,
- B) Further concern regarding increases to traffic on adjacent road systems due to proposed development,
- C) Pedestrian safety, notably on 83rd Avenue,
- D) Pressure on local schools already at or over capacity,
- E) Not supportive of the proposed Townhouse built-form interface on 83rd Avenue.

Noting the concerns expressed by the neighbouring residents, the applicant is proposing a number of revisions to the project design. These revisions involve both changes on the Townhouse site plan and the implementation of off-site traffic management features at the developers cost as outlined below.

PROPOSED SOLUTIONS TO ADDRESS CONCERNS RAISED

As the concerns expressed by neighbours involved aspects of the Townhouse site itself as well as traffic, pedestrian and school capacity issues affecting the broader neighbourhood area. The following schedule of project revisions to address neighbourhood concern are set out below.

Onsite Improvements (Townhouse Site Plan)

- Townhouse vehicular access originally proposed at the southern end of 212 Street at 80A Avenue has been deleted and replaced with emergency access only. Refer to Issue A and Attachment 1.
- Pedestrian access located at the closed 80A Avenue will be retained to accommodate access to the north/south Multi-Use pathway system planned for along the western side of the 30m to 37m wide Environmental corridor (SPEA). Refer to Issues A and C and Attachment 1.
- The number of Townhouse units has been reduced from 173 units to 163 units. Refer to Issue B and D and Attachment 1. As a result, the supply of on-site, parking has been increased from 485 stalls to 490 stalls, increasing the parking ratio from 2.8 stalls/ unit to 3 stalls/unit. Refer to Issue B and Attachment 1.
- To address the interface situation along 83rd Avenue, the townhouse units will be designed as detached units with house fronts facing 83rd Avenue. The 4 dwelling units proposed will have parking accessed from the back via strata 'lane' to match the pattern of development existing to the north. Refer to Issue E and Attachment 1.

Offsite Improvements (Traffic Concerns)

- Among the issues raised at Public Hearing, neighbours in the existing neighbourhood to the west pointed out vehicle speeds within the lane, north of 80 Avenue, 212 Street and 83rd Avenue.
- Potential 'traffic calming' measures may include such elements as 'speed humps' in lanes to lower speed and reduce cut-through traffic, and/or curb extensions at intersections which slow speeds via a narrower road in order to help reduce vehicle speed and improve driving behavior. Further discussions would be necessary with Township staff to determine design details. Refer to Issue A, B and C.

As stated at the June 12, 2023.Public Hearing, the applicant agreed to commit \$75,000 toward the design and installation of the above 'traffic calming' measures.

Delivery Timeline for Proposed Offsite Improvements

The developer, working with Township staff proposes that the Off-site improvements be linked to the servicing works being considered for the Single-Family project (TOL # 08-25-0103) which will proceed to construction well in advance of the proposed Townhouse portion. This project is currently at detailed servicing design stage and targeting final adoption in the Fall, with construction to follow shortly after. The intent is to establish these traffic calming measure as soon as possible.

CONCLUSION

The project is compliant with the Land Use expectations and related policies identified with the Williams Neighbourhood Plan (NP) approved by Township in 2018. The process to reach a final Williams NP involved a significant level of community engagement undertaken by Township Planning staff.

Nevertheless, the concerns expressed by the adjacent neighbourhood are important to consider for both existing neighbours and the future neighbours this project will create. The improved site plans, better urban interface and traffic management measures now proposed, help to address present and future issues.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

McElhanney Ltd.



James Pernu M.Sc.
Division Manager
jpernu@mcelhanney.com

Attachments:

- 1) Revised Townhouse site plan (Wensley Architecture, July 10, 2023)
- 2) Proposed Townhouse Site Plan (Wensley Architecture March 7, 2023)

Copies:

- Joint Venture Clients (via email)
- Wensley Architecture (via email)

Township of
Langley

Est. 1873

COUNCIL POLICY**Subject: Neighbourhood Traffic Calming**

Policy No:	05-110
Previous Policy No:	05-763
Approved by Council:	1999-02-15
Revised by Council:	2004-04-05
Revised by Council:	2009-10-19
Revised by Council:	2012-09-17
Revised by Council:	2016-05-30
Revised by Council:	2019-09-09

1. Purpose

- 1.1. To define the criteria and conditions to evaluate the installation and removal of traffic calming measures in neighbourhoods.

2. Background

- 2.1. The Township regularly receives requests for the implementation and the removal of traffic calming measures in neighbourhood areas. This policy will set the criteria for the review, implementation and monitoring of traffic calming measures.

3. Related Policy

- 3.1. Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 in conjunction with the Master Transportation Plan Road Classifications Map.
- 3.2. Highway and Traffic Bylaw 2010 No. 4758 and amendments thereto.
- 3.3. Motor Vehicle Act (1996 c.318) of the B.C. Motor Vehicle Traffic Legislation Manual and amendments thereto.

4. Policy**4.1. Suitable Locations:**

- 4.1.1. Traffic calming will not be considered on arterial roads.
- 4.1.2. Traffic calming will not be considered on collector roads except as outlined in the table in section 4.1.5.
- 4.1.3. Traffic calming requests may be considered on local roads or lanes at the discretion of the Municipal Engineer subject to the criteria outlined in this policy.
- 4.1.4. Study area will depend on the location and extent of the traffic calming measures proposed and must include a review of adjacent roads that may be impacted by a shift of traffic.
- 4.1.5 Allowable forms of traffic calming are outlined in the following table:

Traffic Calming Device	Road Classification				
	Major Collector	Major collector by School or Park	Minor Collector	Minor Collector by School or park	Local/Lane
Vertical Deflection					
Raised Crosswalk		✓	✓	✓	✓
Raised Intersection		✓	✓	✓	✓
Rumble Strip	✓	✓	✓	✓	✓
Sidewalk Extension					✓
Textured Crosswalk	✓	✓	✓	✓	✓
Speed Hump		✓	✓	✓	✓
Horizontal Deflection					
Chicane					✓
Curb Extension	✓	✓	✓	✓	✓
Curb Radius Reduction			✓	✓	✓
On Street Parking	✓		✓		✓
Raised Median Island	✓	✓	✓	✓	✓
Traffic Circle		✓	✓	✓	✓
Obstruction					
Directional Closure					✓
Diverter					✓
Full Closure					✓
Intersection Channelization		✓		✓	✓
Raised Median through Intersection	✓	✓	✓	✓	✓
Right-In/Right-out Island	✓	✓	✓	✓	✓
Signage¹					
Right (Left) Turn Prohibited	✓	✓	✓	✓	✓
One Way	✓	✓	✓	✓	✓
Traffic Calmed Neighborhood	✓	✓	✓	✓	✓
¹ Signage must follow guidance of the Manual of Uniform Traffic Control Devices for Canada Key ✓ May be considered					

4.2. Initiation:

4.2.1. Requests for the installation or removal of traffic calming will be initiated by written request(s) from resident(s) or business owner(s) or by Township initiative.

4.3. Review Process

- 4.3.1. The eligibility of the road for traffic calming will be assessed by the Municipal Engineer.
- 4.3.2. If the location is eligible for consideration for traffic calming the study area will be defined and the person(s) requesting traffic calming contacted. The person(s) requesting traffic calming will be provided with a plan showing the proposed affected area, and appropriate forms, and requested to contact the property owners within the study area for their support.
- 4.3.3. Community Support in the form of a minimum of 67% of the total number of respondents to a ballot of the study area is required to proceed to a detailed evaluation of the request, with the exception of roads fronting schools or playgrounds zones, which shall not be subject to these requirements.
- 4.3.4. Upon receipt of and verification of sufficiency of community support a Public Review Process will be undertaken to consider appropriate methods of traffic calming for an area and to determine support for the options identified. As a minimum, this process will included advertisements in local papers outlining the proposed traffic calming measure(s). Roads fronting schools or playground zones are not subject to these requirements.
- 4.3.5. Council will be informed of the installation of the traffic calming measures.

4.4. Criteria:

- 4.4.1. Road Classification
- 4.4.2. Traffic volume.
- 4.4.3. Non-local traffic short cutting through a neighbourhood.
- 4.4.4. The 85 percentile speed.
- 4.4.5. Accident history.
- 4.4.6. Pedestrian activity.
- 4.4.7. Land Use.
- 4.4.8. Proximity to schools and parks
- 4.4.9. Traffic calming measures must not have a negative effect on overall traffic safety or emergency vehicle access
- 4.4.10. Cycling routes and proximity to transit routes
- 4.4.11. Routes to schools
- 4.4.12. Presence of sidewalks
- 4.1.13. Nearby arterial road improvements
- 4.1.14. Traffic diversion potential

- 4.5. If appropriate, approved traffic calming measures shall be installed on a temporary basis and be subject to a six month trial basis to determine the effectiveness and allow time for evaluation by staff, emergency service providers and residents.
- 4.6. Installation will be subject to availability of funding.
- 4.7. Priorities for installations will be determined by a comparison of the criteria in section 4.4.

4.8. Removal of traffic calming:

- 4.8.1. The eligibility for removal of a traffic calming, will be assessed by the Municipal Engineer.
- 4.8.2. If the location is considered eligible for the removal of traffic calming, the study area will be defined and the person(s) requesting the removal of traffic calming contacted. The person(s) requesting removal traffic calming will be provided with a plan showing the proposed affected area, and appropriate forms, and requested to contact the property owners within the study area for their support.
- 4.8.3. Community support in the form of a minimum of 67% of the total number of respondents to a ballot of the study area is required to proceed to a detailed evaluation of the request.
- 4.8.4. Upon receipt of and verification of sufficiency of community support, a Public Review Process will be undertaken to consider appropriate methods of removal of traffic calming for the area and to determine support for the option(s) identified.
- 4.8.5. Council will be informed of the removal of the traffic calming measures.
- 4.8.6. The Municipal Engineer, at his discretion, may remove any traffic calming measure that is deemed to be inappropriate or poses a threat to the safety of the traveling public. Council will be informed of the removal of the traffic calming measure.

Township of
Langley



Est. 1873

ATTACHMENT D

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	REPORT:	23-98
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-25-0120
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100238 (1102827 BC LTD. / 1117488 BC LTD. / QUALICO MITCHELL WILLIAMS LLP / 21200 BLOCK OF 83 AVENUE)		

PROPOSAL:

Application to amend the Williams Neighbourhood Plan and rezone approximately 4.9 ha (12.2 ac) of land located at the 21200 Block of 83 Avenue to Comprehensive Development Zone CD-183 to facilitate a townhouse development.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5890 and 5891 subject to 18 development prerequisites being satisfied prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Williams Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico) Bylaw No. 5890 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico) Bylaw No. 5891 rezoning 4.9 ha (12.2 ac) of land located at the 21200 Block of 83 Avenue to Comprehensive Development Zone CD-183 to facilitate the development of a townhouse development, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

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 Page 2 . . .

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7. Dedication and construction of a 4.5 m wide street greenway on the south side of 83 Avenue;
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
9. Compliance with Age Friendly Amenity Area requirements;
10. Provision of greenways (83 Avenue), Watercourse Compensation Area, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
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12. Registration of restrictive covenants acceptable to the Township:
 - a. Identifying a minimum of 5% of the townhouse units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
 - b. Prohibiting townhouse unit garages from being developed for purposes other than parking vehicles and prohibiting the development of secondary suites within individual townhouse units;
 - c. Prohibiting reliance on street parking;
13. Registration of statutory rights-of-way to acceptance of the Township to secure public pedestrian connections;
14. Provision of a subdivision plan to create the subject parcel;
15. Completion of a road closure bylaw for 80 Avenue;
16. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure (MOTI);
17. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy;
18. 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;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico) Bylaw No. 5890 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 authorize staff to schedule the required Public Hearing for Bylaws No. 5890 and 5891.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100238 (1102827 BC LTD.
/ 1117488 BC LTD. / QUALICO MITCHELL WILLIAMS LLP /
21200 BLOCK OF 83 AVENUE)
Page 3 . . .

EXECUTIVE SUMMARY:

Qualico, on behalf of the owners, has applied to develop 4.9 ha (12.2 ac) of land located at the 21200 Block of 83 Avenue to a new Comprehensive Development Zone. To facilitate the development, the applicant proposes to amend the Williams Neighbourhood Plan (NP) to change the land use designation for an approximately 0.2 ha (0.51 ac) portion of the property from Single Family Residential (6 – 8 units per acre (UPA)) to Rowhouse/Townhouse and remove parking requirements specific to the site. Additionally, the application proposes to rezone the site to Comprehensive Development Zone CD-183 to accommodate the proposal.

A delegated development permit for form and character is being processed concurrently.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Williams Neighbourhood Plan, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of 18 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Williams Neighbourhood Plan Amendment Bylaw No. 5890 and Rezoning Bylaw No. 5891.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100238 (1102827 BC LTD.
 / 1117488 BC LTD. / QUALICO MITCHELL WILLIAMS LLP /
 21200 BLOCK OF 83 AVENUE)
 Page 4 . . .

REFERENCE:

Owner:	1102827 BC Ltd. 117488 BC Ltd. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Agent:	Qualico Mitchell Williams LLP 201, 6525 – 177B Street Surrey, BC V3S 5N4
Legal Description:	Portion of Lot 1 Section 23 Township 8 New Westminster District Plan EPP86150
Location:	21200 Block of 83 Avenue
Area:	4.9 ha (12.2 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-183
Willoughby Community Plan:	Multi-family
Williams Neighbourhood Plan:	Single Family Residential (6 – 10 UPA) Rowhouse/Townhouse (8 – 15 UPA) Townhouse Strata (8 – 22 UPA) Watercourse Compensation Area

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Single Family Residential (6 – 10 UPA), Rowhouse/Townhouse (8 – 15 UPA), Townhouse Strata (8 – 22 UPA) and Watercourse Compensation Area in the Williams Neighbourhood Plan.
- During the adoption of the Williams NP, a requirement for increased off-street parking was included for the Rowhouse/Townhouse. The subject site is the only such designation in the Plan.

DISCUSSION/ANALYSIS:

- Qualico, on behalf of the owners, has applied to rezone the property to Comprehensive Development Zone CD-183 to facilitate a townhouse development.
- The applicant also proposes to amend the land use designation for a 0.2 ha (0.5 ac) northerly portion of the subject site designated for Single Family Residential to Rowhouse/Townhouse.
- Approximately 4.1 ha (10.1 ac) of the site is designated as Rowhouse/Townhouse. Per Section 5.5.1.4.b of the Williams NP a minimum of four non-tandem off-street parking spaces is required for all Rowhouse/Townhouse units.
- Additionally, Section 5.5.2.3b of the Williams NP requires a minimum of four non-tandem off-street parking spaces for all units fronting 80 Avenue and 83 Avenue, designated as Townhouse Strata.

- The applicant is requesting to reduce the required parking to eliminate the requirement for four non-tandem parking spaces except for units that front an arterial road.
- Based on the combined density of the site (15.4 UPA), a maximum of 196 townhouses is achievable. Provision of a finalized site plan is subject to resolution of parking requirements.
- As the subject parcel is located within 800 m of the TransCanada Highway interchange, MOTI approval of the Bylaws is required.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	83 Avenue, beyond which are multiple single family properties.	Mixed Residential (Yorkson NP)	Residential Compact Zones R-CL and R-CL(A)
South:	80 Avenue, beyond which is a single family property	Public Art Townhouse Strata (8 – 22 UPA) (Williams NP)	Suburban Residential SR-2
East:	Two properties that form part of a larger land assembly, currently under application (TOL Project No. 08-25-0098) for the development of a film studio, office, and warehouse uses	Business Park (Williams NP)	Suburban Residential SR-2
West:	212 Street, beyond which are multiple single family properties	Mixed Residential (Yorkson NP)	Residential Compact Lot Zone R-CL, R-CL(B), R-2 and R-CL(RH)

Community / Neighbourhood Plan Amendment:

- The site is split-designated in the Williams Neighbourhood Plan Single Family Residential (6 – 8 UPA), Rowhouse/Townhouse (8-15 UPA), Townhouse Strata (8-22 UPA), and Watercourse Compensation Area.
- Amendments to the Williams Neighbourhood Plan include:
 - Amending the land use designation for an approximately 0.2 ha (0.5 ac) northern portion of the property fronting 83 Avenue from Single Family Residential (6 – 8 UPA) to Rowhouse/Townhouse (8 – 15 UPA). Staff note that given the limited extent of the modification to the land use designation, it results in a modest increase in permitted density and an additional 3.5 units.
 - Removing Section 5.5.1.4b requiring four non-tandem parking spaces for all townhouse and rowhouse units for this specific site.

Zoning Amendment:

- Bylaw No. 5891 proposes to rezone the site to a new Comprehensive Development Zone CD-183 to facilitate a maximum 196 units (15.4 UPA).
- Staff note achievable number of units is dependant on a number of factors including but not limited to the project’s parking amendment request, Zoning Bylaw provisions, and provision of a development permit consistent with the applicable Development Permit Area guidelines.
- A conceptual site plan (subject to review) is included as Attachment E.
- The CD-183 zone will include a requirement for units fronting arterial roads to provide a minimum of four off-street parking spaces per unit.
- Proposed Comprehensive Development Zone CD-183 has been drafted to accommodate the proposed townhouse use.

Development Permit:

- The subject site is located in Development Permit Area ‘B’ – Residential (for form and character) 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 application is being processed concurrently for consideration by a delegated staff official

Community Amenity Contributions:

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

Section 5.2.f of the Community Amenity Policy outlines where an application that includes an increase in the residential density beyond that established in the plan, an additional \$20,000 per Townhouse unit achievable is due. Staff note from the proposed changes in land use, an additional 3.5 units are achievable.

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

	Unit Count	Rate per unit	Total
Townhouse	196	\$14,400	\$2,822,400
Density Bonus	4	\$20,000	\$80,000
Total			\$2,902,400

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
16	4	244	244	26	274

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100238 (1102827 BC LTD.
/ 1117488 BC LTD. / QUALICO MITCHELL WILLIAMS LLP /
21200 BLOCK OF 83 AVENUE)

Page 7 . . .

- Detailed Tree Management and Landscape plans will be reviewed as part of the concurrent development permit application.
- The Williams NP includes pedestrian links throughout the middle and southern portion of the site. Securing these via right-of-ways has been included as a rezoning prerequisite.

Policy Considerations:

The proposed Williams Neighbourhood Plan amendment, rezoning and development permit application facilitates:

- development of a maximum 196 townhouse units;
- amending the land use designation for an approximately 0.2 ha (0.5 ac) of the property from Single Family Residential (6 – 8 UPA) to Rowhouse/Townhouse (8 – 15 UPA); and
- removing the requirement for four non-tandem parking spaces from the Williams Neighborhood Plan for this specific site for townhouse and rowhouse units not fronting an arterial road.

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Williams Neighbourhood Plan. Though the project seeks to reduce the requirement for parking for this particular site, the requested parking rate of two spaces per unit, except for those fronting an arterial street, is consistent with the parking requirements for similar projects throughout the Willoughby Community Plan area. Staff recommend that Council give first and second reading to Bylaws No. 5890 and 5891 (subject to 18 development prerequisites); and authorize staff to schedule the required Public Hearing for Willoughby Community Plan and Williams Neighbourhood Plan Amendment Bylaw No. 5890 and Rezoning Bylaw No. 5891.

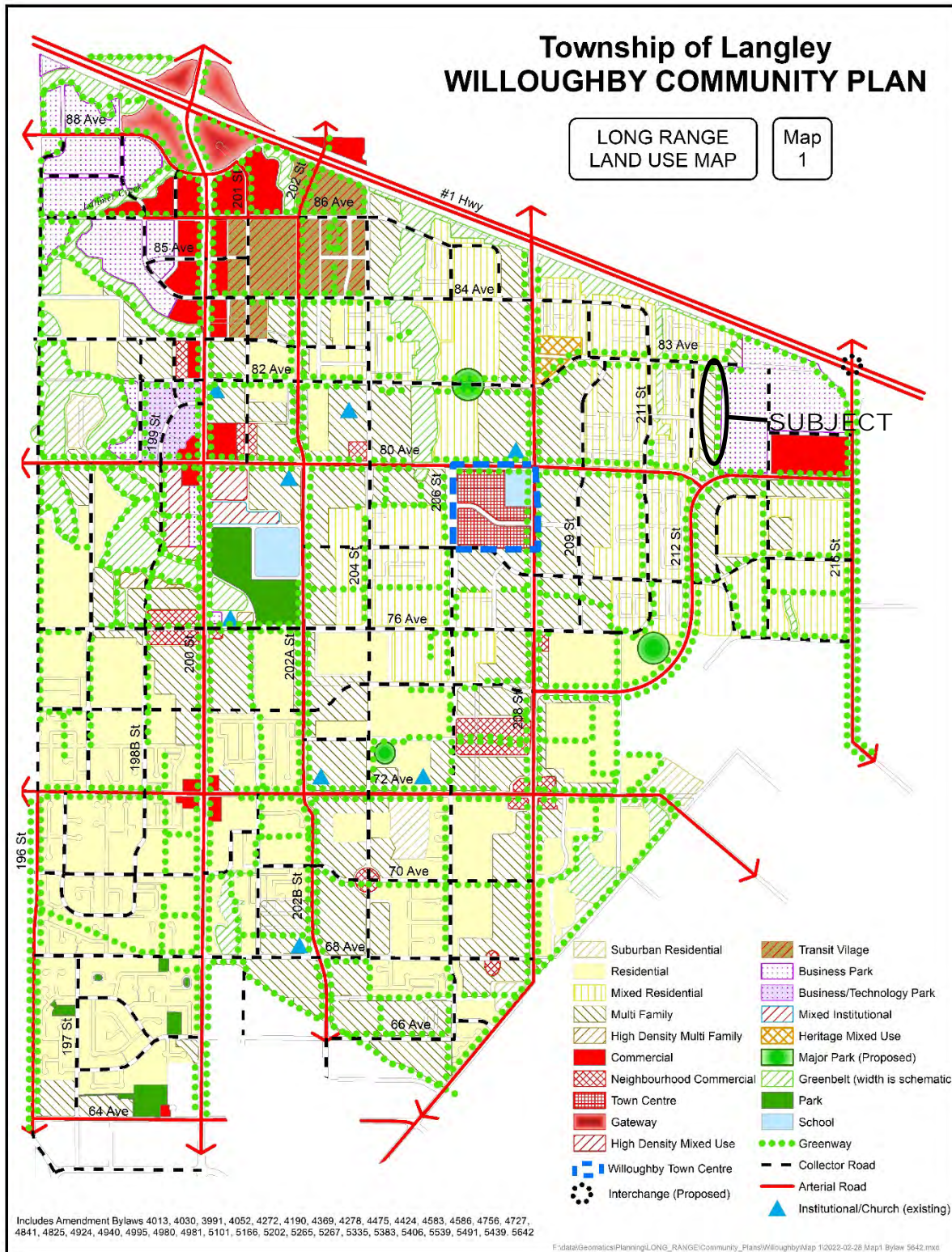
Respectfully submitted,

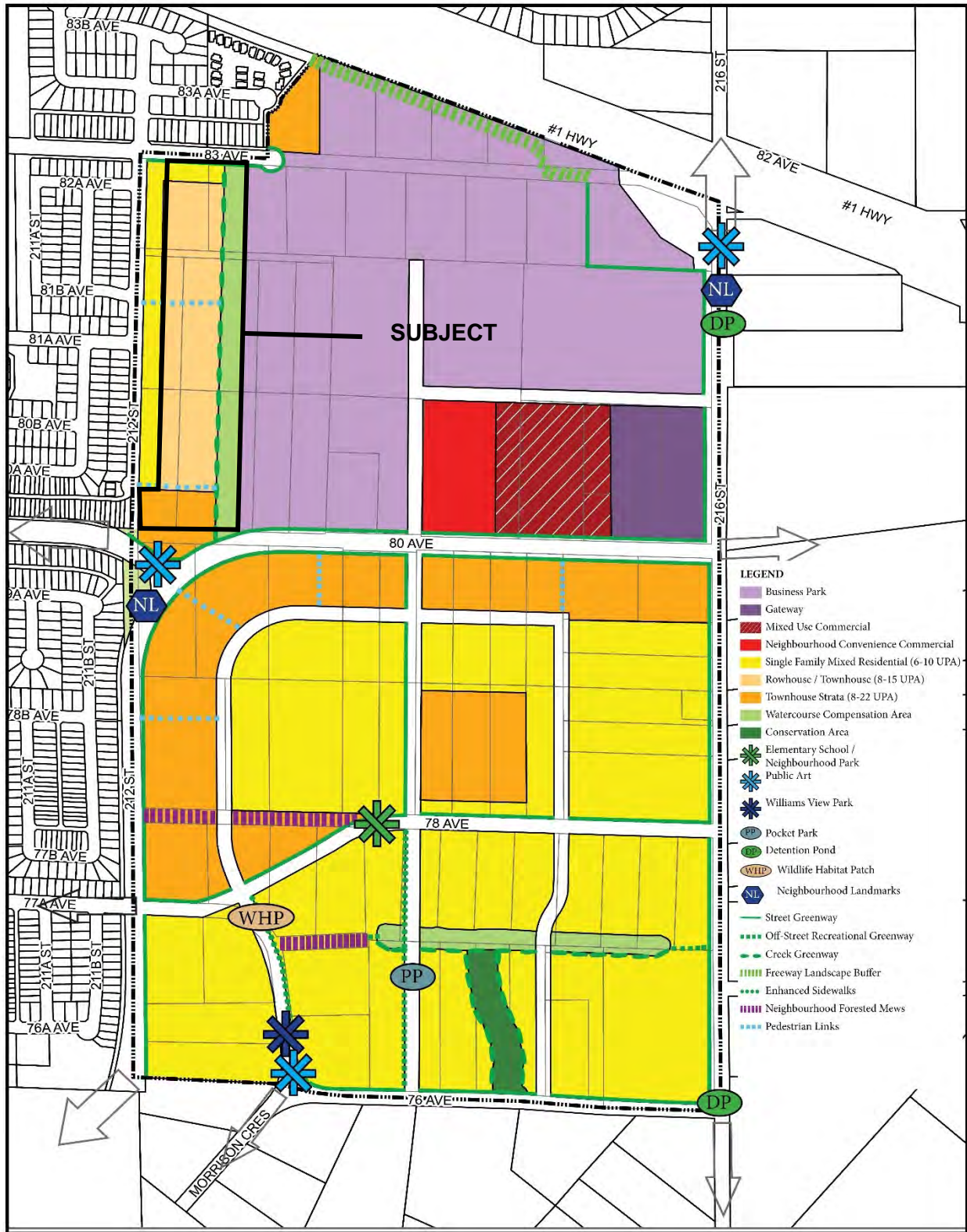
Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

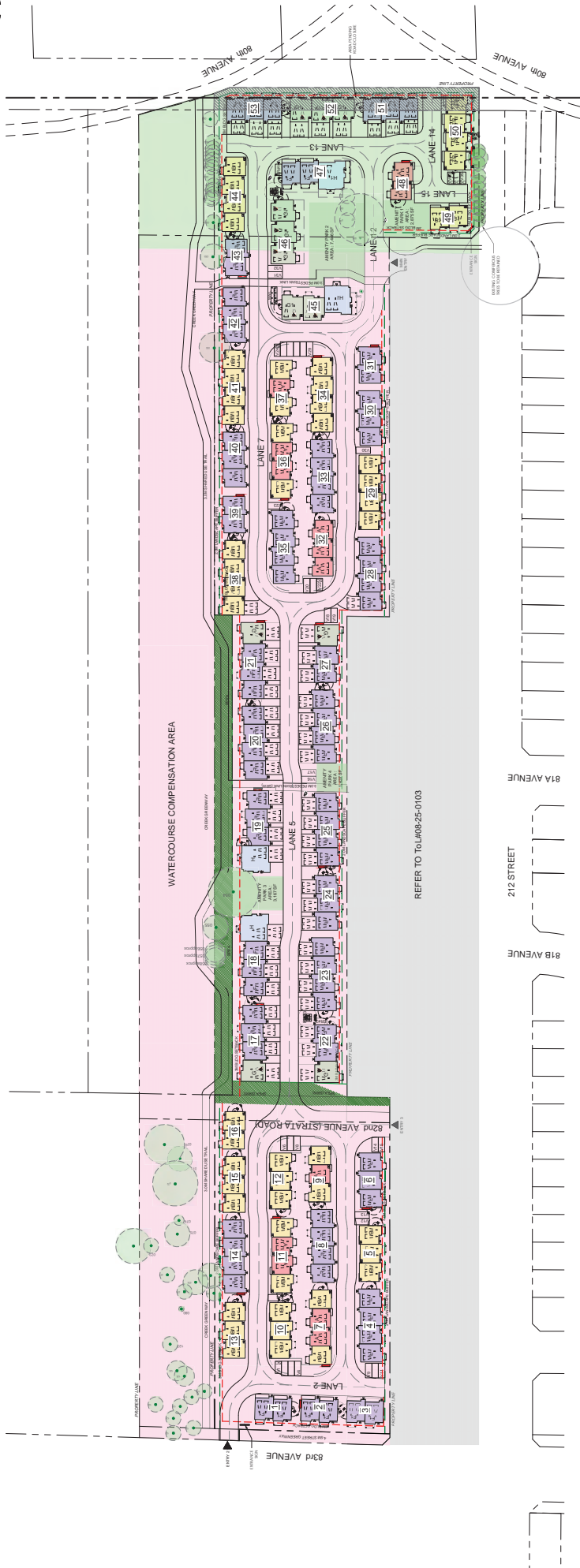
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Williams Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Conceptual Site Plan



AERIAL PHOTO







REFER TO TOL#08-25-0103

LEGEND:

- AREA A: (ROWHOUSE/TOWNHOUSE)
- AREA B: (TOWNHOUSE STRATA)
- NET DEVELOPABLE AREA: 12.17 Acres
- RETAINED TREE SEE ARBORIST REPORT
- SPDA AREA

PROJECT STATISTICS:

LOT SIZE:
 10.12 ACRES (ROWHOUSE/TOWNHOUSE)
 2.05 ACRES (TOWNHOUSE STRATA)
 12.17 ACRES TOTAL

MAX PERMITTED DENSITY:
 15 UPA X 10.12 ACRES = 152 UNITS
 197 UNITS TOTAL

NUMBER OF UNITS:
 - UNIT A (2 BED) = 13 UNITS (7.5%)
 - UNIT B (3 BED) = 51 UNITS (30.8%)
 - UNIT C (3 BED) = 66 UNITS (40.6%)
 - UNIT D (4 BED) = 12 UNITS (7%) (ADAPTABLE)
 - UNIT E (4 BED) = 4 UNITS (2.3%)
 TOTAL UNITS = 173 UNITS

REQUIRED:
 147 UNITS @ 4 STALLS PER UNIT = 588 STALLS
 PROVIDED:
 43 UNITS @ 4 STALLS PER UNIT = 172 STALLS
 130 UNITS @ 2 STALLS PER UNIT = 260 STALLS
 4.6 SMALL CAR STALLS (17%)
 35 STALLS

TOTAL 485 STALLS PROVIDED

PARKING RATIO:
 PROVIDED:
 485 STALLS / 173 UNITS = 2.8 STALLS / UNIT

PARKING STALLS:
 • SMALL CAR: 2.44 M (8 FT) X 5.8 M (19 FT)
 • SMALL CAR: 2.44 M (8 FT) X 4.88 M (16 FT)

REQUIRED:
 147 UNITS @ 4 STALLS PER UNIT = 588 STALLS
 PROVIDED:
 43 UNITS @ 4 STALLS PER UNIT = 172 STALLS
 130 UNITS @ 2 STALLS PER UNIT = 260 STALLS
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 485 STALLS / 173 UNITS = 2.8 STALLS / UNIT

PARKING STALLS:
 • SMALL CAR: 2.44 M (8 FT) X 5.8 M (19 FT)
 • SMALL CAR: 2.44 M (8 FT) X 4.88 M (16 FT)

UNIT BZ
 3 STOREY
 3 BEDROOM
 SIDE BY SIDE GARAGE
 AREA: 1,375 SF X 4
 TOTAL: 5,500 SF

UNIT G1
 3 STOREY (ADAPTABLE)
 3 BEDROOM
 SIDE BY SIDE GARAGE
 AREA: 1,808 SF X 8
 TOTAL: 14,464 SF

UNIT E1
 3 STOREY
 3 BEDROOM
 SIDE BY SIDE GARAGE
 AREA: 1,375 SF X 2
 TOTAL: 2,750 SF

UNIT G
 3 STOREY (ADAPTABLE)
 3 BEDROOM
 SIDE BY SIDE GARAGE
 AREA: 1,808 SF X 4
 TOTAL: 7,232 SF

UNIT B
 3 STOREY
 3 BEDROOM
 SIDE BY SIDE GARAGE
 AREA: 1,375 SF X 4
 TOTAL: 5,500 SF

UNIT F1
 3 STOREY
 3 BEDROOM + DEN
 SIDE BY SIDE GARAGE
 AREA: 1,553 SF X 14
 TOTAL: 21,742 SF

UNIT H1
 3 STOREY
 4 BEDROOM
 SIDE BY SIDE GARAGE
 AREA: 1,657 SF X 2
 TOTAL: 3,314 SF

UNIT A
 3 STOREY
 2 BEDROOM + DEN
 SIDE BY SIDE GARAGE
 AREA: 1,325 SF X 13
 TOTAL: 17,225 SF

UNIT F
 3 STOREY
 3 BEDROOM + DEN
 SIDE BY SIDE GARAGE
 AREA: 1,575 SF X 7.7
 TOTAL: 121,275 SF

UNIT I
 3 STOREY
 4 BEDROOM
 SIDE BY SIDE GARAGE
 AREA: 1,657 SF X 2
 TOTAL: 3,314 SF

ATTACHMENT E

1" = 1'-0"
 1/28

WILLIAMS NEIGHBORHOOD PHASE 1
 21213-80 AVENUE, TOWNSHIP OF LANGLEY, BC

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO.3800
AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW 2018 NO. 5335
AMENDMENT (QUALICO) BYLAW NO. 5890**

EXPLANATORY NOTE

Bylaw No. 5890 amends the Williams Neighbourhood Plan to add additional area to the Rowhouse/Townhouse designation and to remove additional parking requirements from this designation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO.3800
AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW 2018 NO. 5335
AMENDMENT (QUALICO) BYLAW NO. 5890

A Bylaw to amend Williams Neighbourhood Plan No.5335

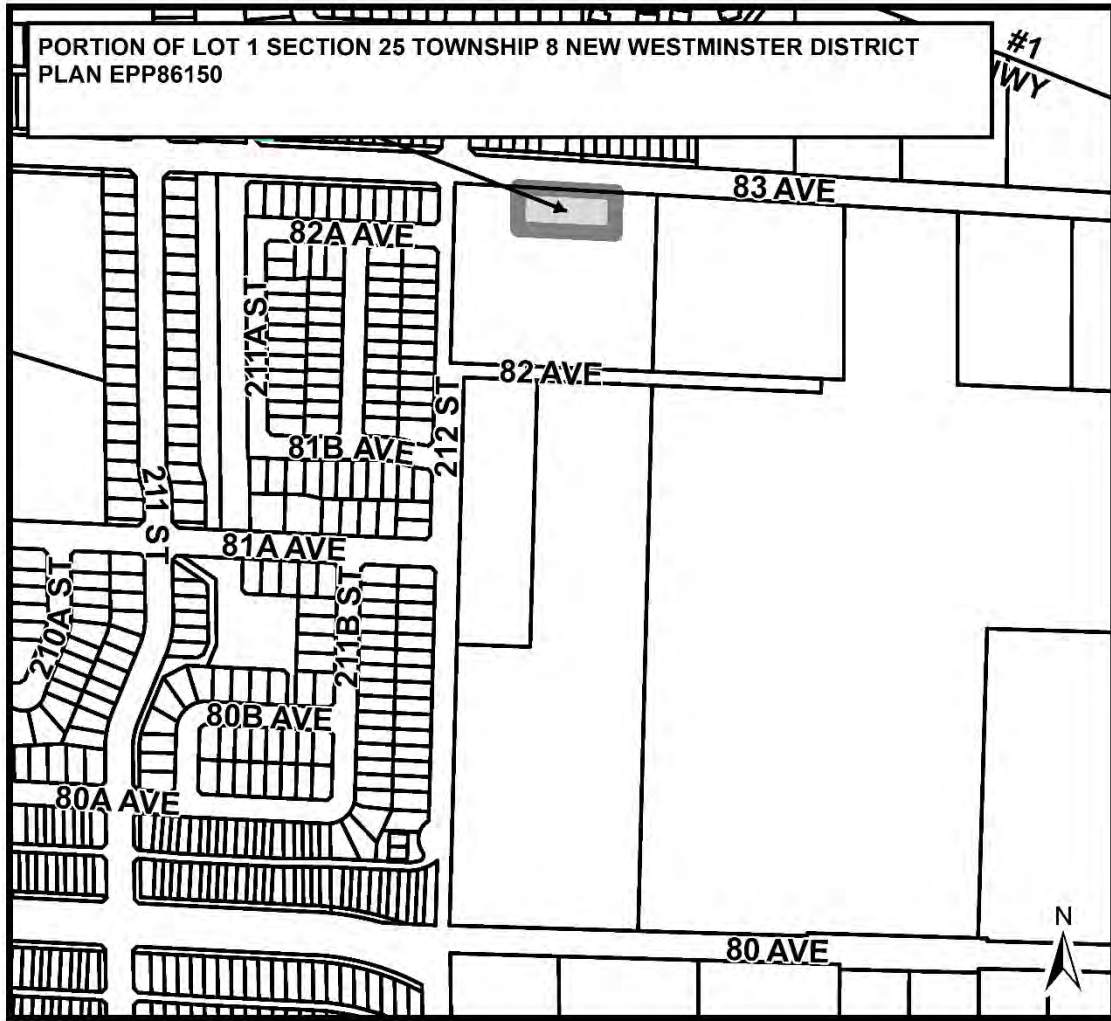
The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

- 1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 (Williams Neighbourhood Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico) Bylaw No. 5890
- 2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 as amended is further amended by:
 - a. Amending Map 1 to redesignate lands shown in Schedule “A” to Rowhouse/Townhouse (8-15 UPA)
 - b. Removing the following from Section 5.5.1 4. b. “Provide a minimum of four (4) off-street parking spaces for these dwelling units. All parking spaces within a building shall be non-tandem.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023.
PUBLIC HEARING HELD the	day of	, 2023.
READ A THIRD TIME the	day of	, 2023.
ADOPTED the	day of	, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5890



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO) BYLAW NO. 5891

EXPLANATORY NOTE

Bylaw No. 5891 rezones 4.9 ha (12.2 ac) of land located at 21200 Block of 83 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-183 to accommodate a maximum of 163 units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO) BYLAW NO. 5891**

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) Bylaw No. 5891”.
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-183” after the words “Comprehensive Development Zone CD-182”
 - b. Adding to Section 110.1 after the words “CD-183” the words “CD-183 – 4.0 ha”
 - c. Adding after Section 1082 “Comprehensive Development Zone CD-182” the following as Section 1083 “Comprehensive Development Zone CD-183”

1083 COMPREHENSIVE DEVELOPMENT ZONE CD-183

Uses Permitted

- 1083.1 In the CD-183 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

- 1083.2 *Residential uses* shall consist of a maximum of 163 *townhouses*. Overall density shall be in accordance with the provisions of the Williams Neighbourhood Plan.

Lot Coverage

- 1083.3 *Buildings and structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 1083.4 Siting of *buildings and structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1083.5 The *height of buildings and structures* shall not exceed three (3) storeys

Parking and Loading

1083.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit. Units fronting arterial roads must provide a minimum of 4 off-street parking spaces per *dwelling unit*.

Subdivision Requirements

1083.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

1083.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1083.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1083.10 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 Lot 1 Section 23 Township 8 New Westminster District Plan EPP86150

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-183.

READ A FIRST TIME the	29	day of	May	, 2023
READ A SECOND TIME the	29	day of	May	, 2023.
PUBLIC HEARING HELD the	12	day of	June	, 2023.
READ A THIRD TIME the		day of		, 2023.
ADOPTED the		day of		, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5891

