

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MAY 13, 2024 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100761 AND
DEVELOPMENT PERMIT APPLICATION NO. 101361
(CCR PROJECTS LTD. / 8000 BLOCK OF 201 STREET)

REPORT: 24-97
FILE: 08-26-0230

PROPOSAL:

Application to rezone approximately 0.69 ha (1.70 ac) of land located in the 8000 Block of 201 Street to Comprehensive Development Zone CD-202 and issue a Development Permit to facilitate development of 168 apartment units and 2,636 m² (28,375 ft²) of commercial space in a 6-storey building.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6012 subject to seven (7) development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 6012) of Development Permit No. 101361.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CCR Projects (Multi-Family / Commercial) Ltd.) Bylaw No. 6012 rezoning 0.69 ha (1.70 ac) of land located in the 8000 Block of 201 Street to Comprehensive Development Zone CD-202 to facilitate the development of 168 apartment units and 2,636 m² (28,375 ft²) of ground floor commercial space, 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, greenway and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
3. Compliance with Age-Friendly Amenity Area requirements.
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. identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
6. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.

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7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 6012 authorize issuance of Development Permit No. 101361 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A".
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. All signage being in substantial compliance with Schedule "A" and the Township's Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. On-site landscaping to be secured by letter of credit at building permit stage.
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

EXECUTIVE SUMMARY:

CCR Projects (Multi-Family / Commercial) Ltd. has applied to rezone 0.69 ha (1.70 ac) of land located in the 8000 Block of 201 Street to Comprehensive Development Zone CD-202 with an accompanying Development Permit to facilitate development of 168 apartment units and 2,636 m² (28,375 ft²) of ground floor commercial space.

The proposed development is consistent with the land use and density provisions of the Willoughby Community Plan and Latimer Neighbourhood Plan and Comprehensive Development Zone CD-202. Staff recommend that Council consider the rezoning request, subject to the completion of seven (7) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 6012) of Development Permit No. 101361.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6012 and Development Permit No. 101361.

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REFERENCE:

Owner:	CCR Projects (Multi-Family) Ltd. CCR Projects (Commercial) Ltd. 28-16337 – 23A Avenue Surrey, BC V3Z 0S3
Agent:	Zail Properties 224-2323 Quebec Street Vancouver, BC V5T 4S7
Legal Description:	Lot 12 Section 26 Township 8 New Westminster District Plan EPP100967
Location:	8000 Block of 201 Street
Area:	0.69 ha (1.70 ac)
Existing Zoning:	Comprehensive Development Zone CD-144
Proposed Zoning:	Comprehensive Development Zone CD-202
Willoughby Community Plan:	Neighbourhood Commercial
Latimer Neighbourhood Plan:	High Density Mixed Use (2.5 FSR)

BACKGROUND/HISTORY:

Bylaw No. 5887 (adopted June 26, 2023) made a number of amendments to the Willoughby Community Plan and Latimer Neighbourhood Plan including redesignation of the subject site to High Density Mixed Use (2.5 FSR) that requires commercial uses on the ground floor with residential uses above and a maximum height of 6-storeys. Prior to adoption of Bylaw No. 5887, the Latimer Neighbourhood Plan included a site specific designation accommodating either Apartment – Mixed Use (40 – 60 upa) or Townhouse (8 – 22 upa).

Prior to the adoption of Bylaw No. 5887, the site was rezoned Comprehensive Development Zone CD-144 (adopted November 30, 2021) as part of a larger development application (ToL Project No. 08-26-0197) to allow 41 townhouses. The owner did not elect to advance construction of the townhouse units, instead the site was sold to CCR Projects (Multi-Family / Commercial) Ltd. who have advanced the current proposal.

Road (80 and 81 Avenue and 201 Street) and greenway (80 Avenue) dedications were obtained as part of the previous rezoning application (ToL Project No. 08-26-0197).

DISCUSSION/ANALYSIS:

- The proposed development of 168 residential units and 2,636 m² (28,375 ft²) of ground floor commercial space in a 6-storey building at a proposed density of 2.5 FSR is consistent with the Latimer Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	81 Avenue, beyond which is a property with existing townhouses	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-144
South:	80 Avenue, beyond which is the Langley Events Centre	Special Study Area	Suburban Residential Zone SR-2
East:	A property with existing townhouses	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-131
West:	201 Street, beyond which are two properties, one of which has an existing single family home; and one property currently at 3 rd Reading (Tol Project No. 08-26-0221) for 289 apartment units and ground floor commercial space.	High Density Mixed Use (2.5 FSR) and High Density Commercial Mixed Use (3.0 FSR)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 6012 proposes to rezone the site to a new Comprehensive Development Zone to facilitate development of 168 apartment units and 2,636 m² (28,375 ft²) of ground floor commercial space (2.5 FSR).
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-202 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject property is located in Development Permit Area "D" Mixed Use in the Willoughby Community Plan.
- Proposed Development Permit No. 101361 is attached to this report (Attachment B) and includes renderings, site plans, building elevations and tree and landscaping plans. The proposal is consistent with the DP Area "D" requirements.

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:

	Count	Rate	Total
Apartment	168	\$11,000 / unit	\$1,848,000
Total			\$1,848,000

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Tree Protection / Replacement:

Tree retention, protection and replacement plans were secured as part of the previous rezoning application (ToL Project No. 08-26-0197).

The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed rezoning and development permit application facilitates the development of 168 apartment units and 2,636 m² (28,375 ft²) of ground floor commercial space.

Staff recommend that Council give first, second and third reading to Bylaw No. 6012 (subject to seven (7) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 6012) of accompanying Development Permit No. 101361.

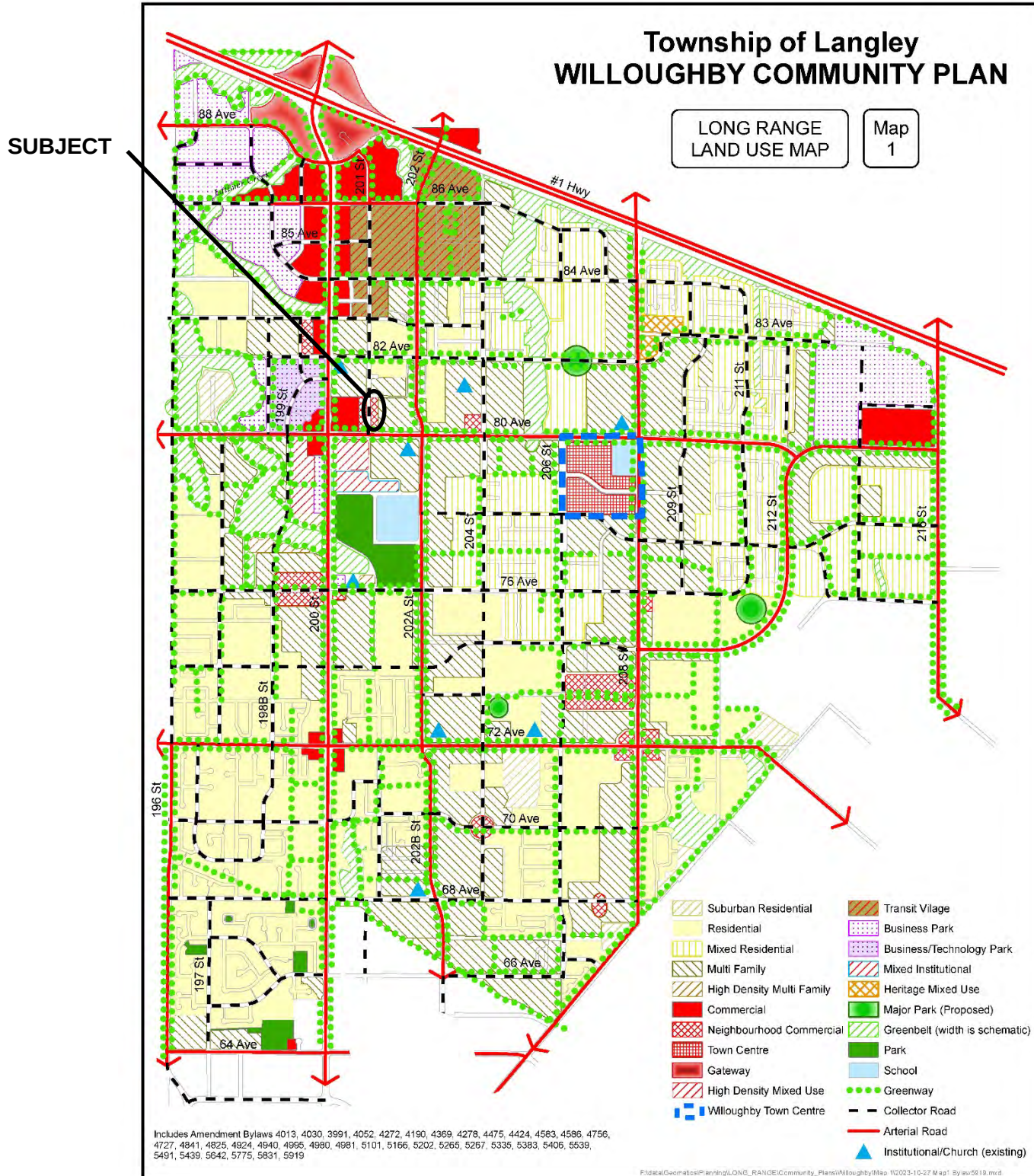
Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No. 101361

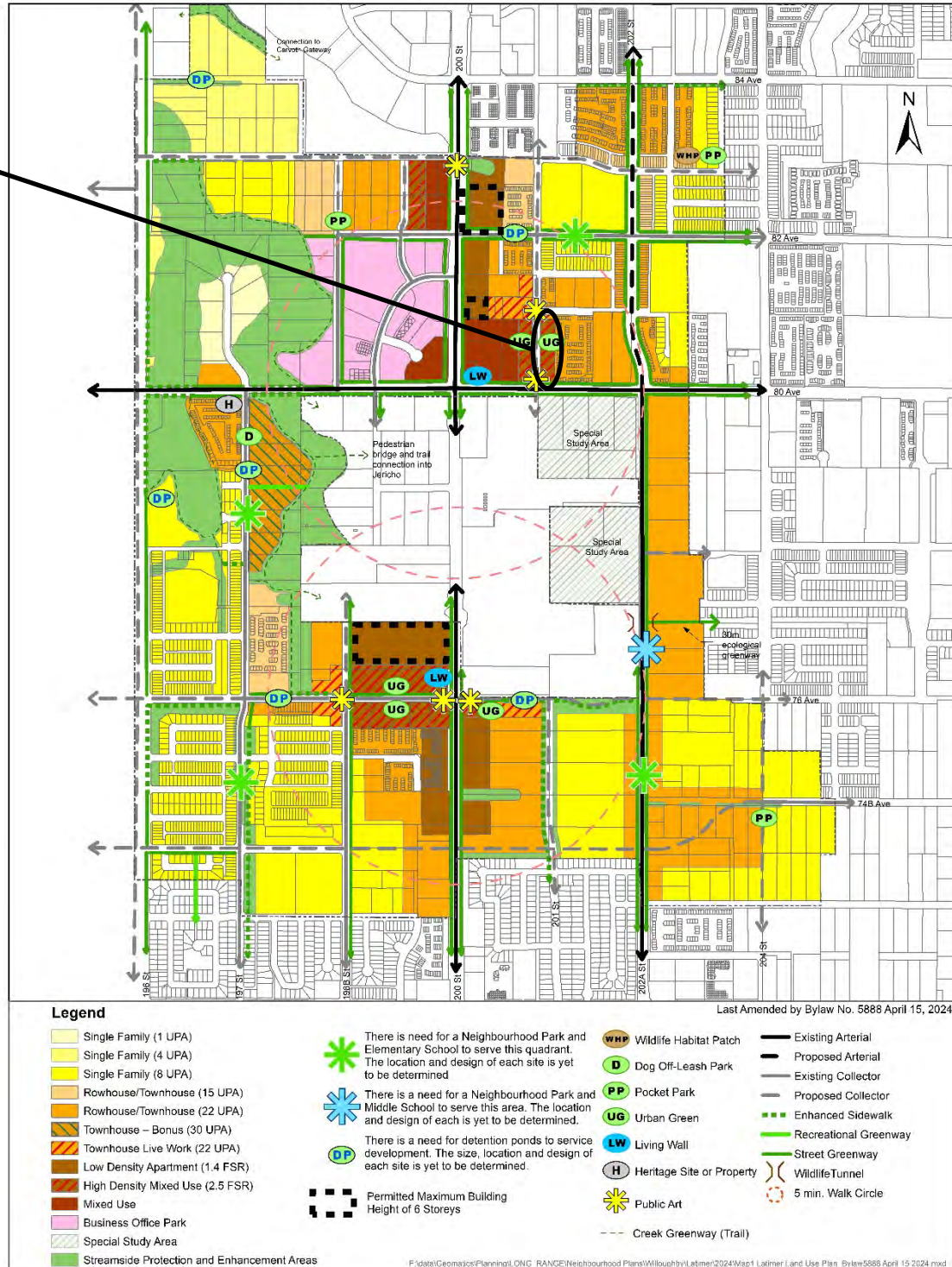
ATTACHMENT A

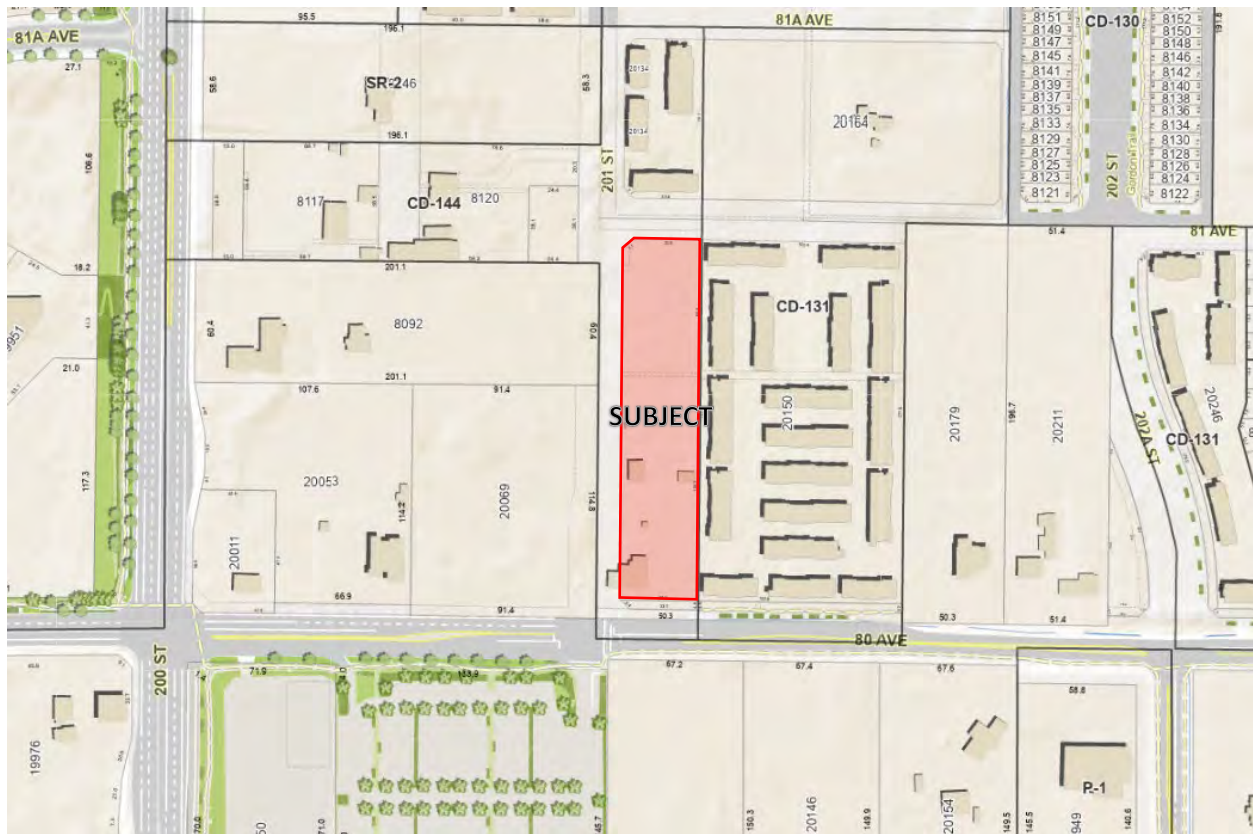




Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERINGS – SUBMITTED BY APPLICANT



RENDERINGS – SUBMITTED BY APPLICANT



RENDERINGS – SUBMITTED BY APPLICANT



RENDERINGS – SUBMITTED BY APPLICANT



RENDERINGS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101361

This Permit is issued this _____ day of _____, 2024 to:

1. NAME: CCR Projects (Multi-Family) Ltd.
CCR Projects (Commercial) Ltd.

ADDRESS: 28,16337 – 23A Avenue
Surrey, BC V3Z 0S3

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 12 Section 26 Township 8 New Westminster District Plan
EPP100967

CIVIC ADDRESS: 8000 Block of 201 Street

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. Building plans being in substantial compliance with Schedule "A".
 - b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
 - c. All signage being in substantial compliance with Schedule "A" and the Township's Sign Bylaw.
 - d. All rooftop mechanical equipment to be screened from view.
 - e. All refuse areas to be located in an enclosure and screened.

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
 - b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
 - c. On-site landscaping to be secured by letter of credit at building permit stage.
 - d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
 - e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.
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.

DEVELOPMENT PERMIT NO. 101361

(CCR PROJECTS (MULTI-FAMILY / COMMERCIAL) LTD. / 8000 BLOCK OF 201 STREET)

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

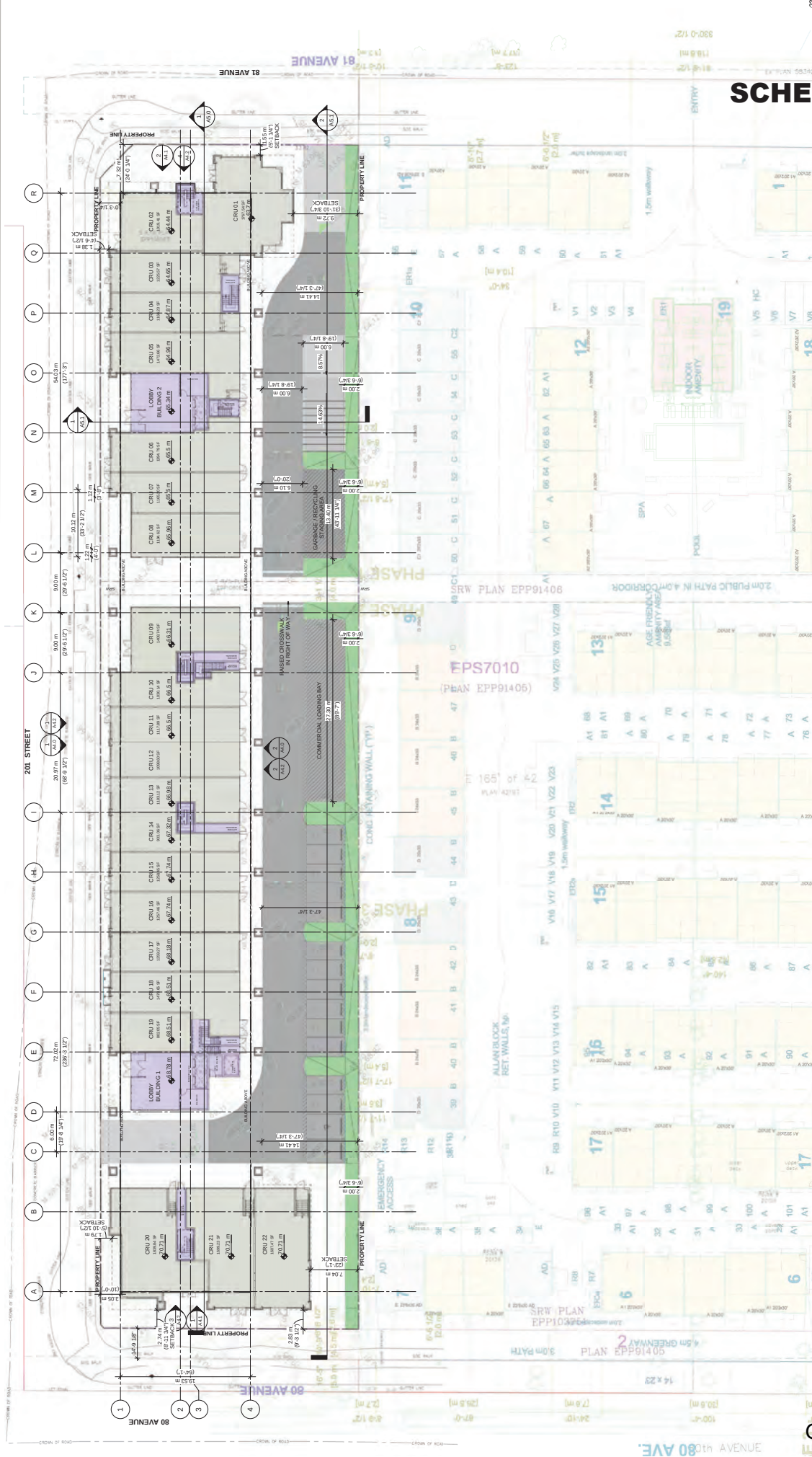
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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:

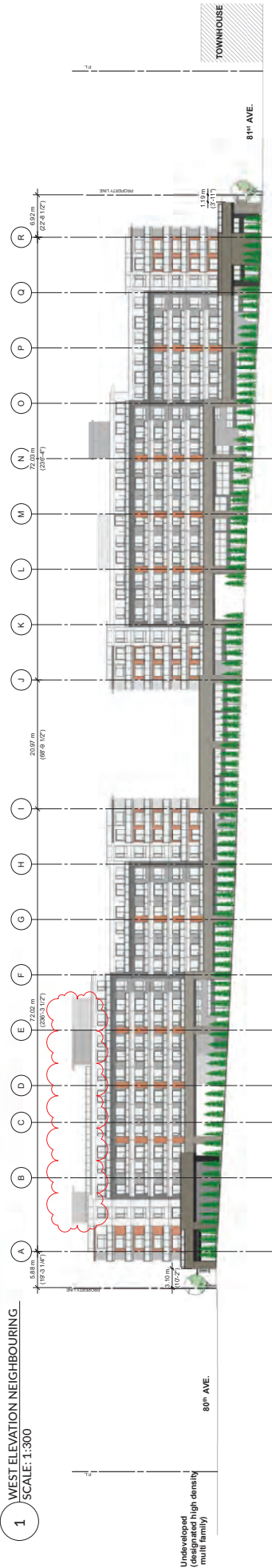
SCHEDULE A Architectural Drawings
SCHEDULE B Landscape Drawings



G.1



1 WEST ELEVATION NEIGHBOURING
SCALE: 1:300



2 EAST ELEVATION NEIGHBOURING
SCALE: 1:300

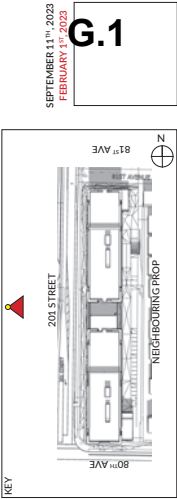


4 SOUTH ELEVATION NEIGHBOURING
SCALE: 1:250



4 NORTH ELEVATION NEIGHBOURING
SCALE: 1:250

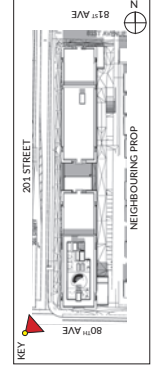




G.1 VIEW FROM NEIGHBOURING PROPERTY ALONG 201 STEET LOOKING EAST AT NORTH & SOUTH BUILDINGS



AERIAL VIEW FROM INTERSECTION OF 201 STREET AND 80TH AVENUE LOOKING NORTH EAST

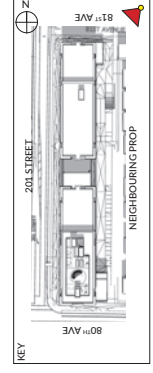


SEPTEMBER 11th, 2023
 FEBRUARY 1st, 2023

G.1



AERIAL VIEW OF SITE REAR ALONG 81ST AVE WITH NEIGHBOURING SITES LOOKING NORTH EAST



SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

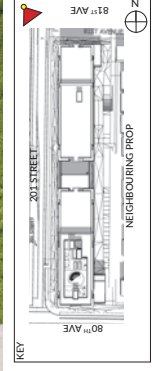
G.1



VIEW FROM 201 STREET LOOKING SOUTH EAST

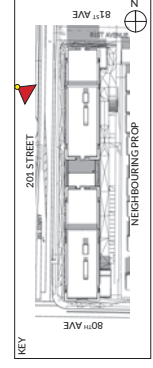
SEPTEMBER 11th, 2023
FEBRUARY 1st, 2023

G.1





VIEW ALONG 201 STREET LOOKING SOUTH EAST

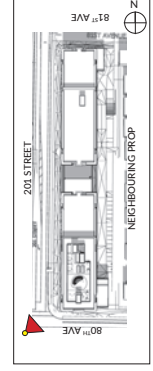




VIEW FROM INTERSECTION OF 201 STREET AND 80TH AVENUE LOOKING NORTH EAST

SEPTEMBER 11th, 2023
FEBRUARY 1st, 2023

G.1





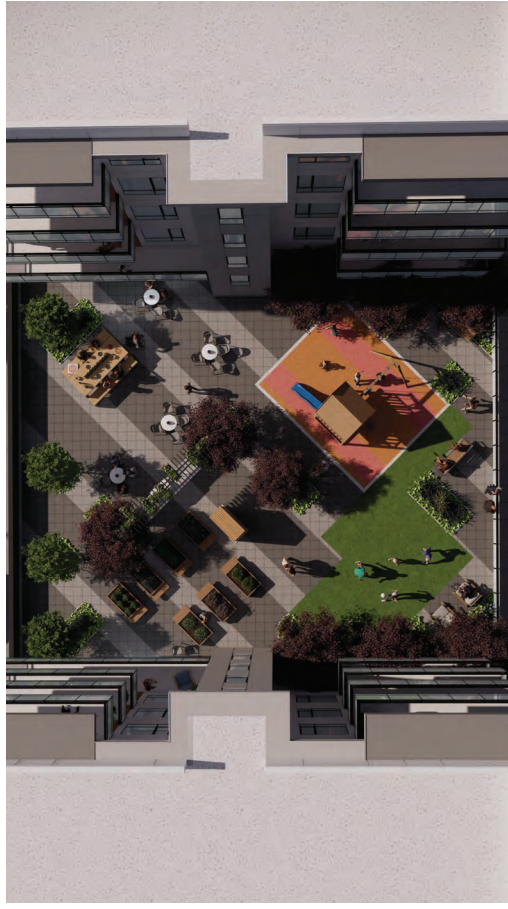
1. AERIAL AMENITY VIEW FROM SITE REAR LOOKING SOUTH WEST



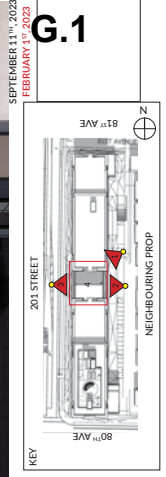
2. AERIAL AMENITY VIEW FROM SITE REAR LOOKING WEST



3. AERIAL AMENITY VIEW FROM 201 STREET LOOKING EAST



4. BIRDS EYE VIEW OF AMENITY AREA



G.1

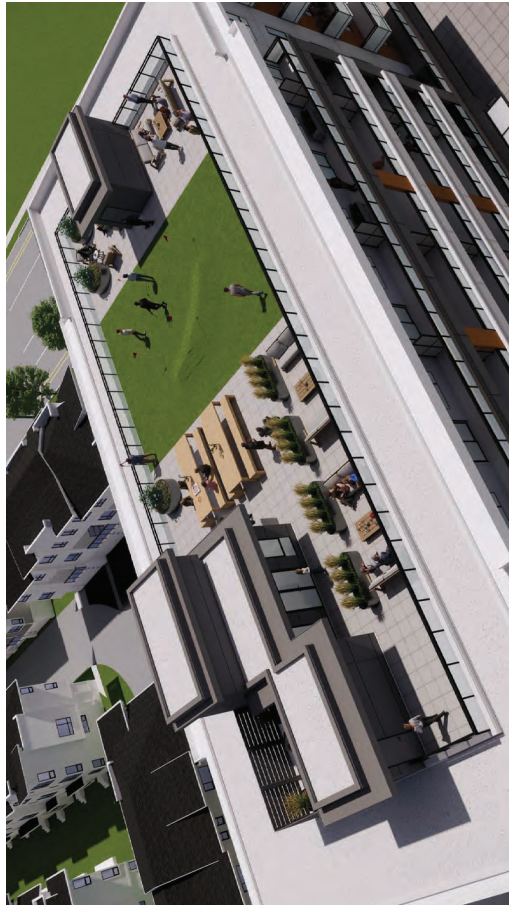
SEPTEMBER 11th, 2025
FEBRUARY 1st, 2025



1. AERIAL ROOF AMENITY VIEW FROM INTERSECTION OF 80TH & 201 LOOKING NORTH EAST



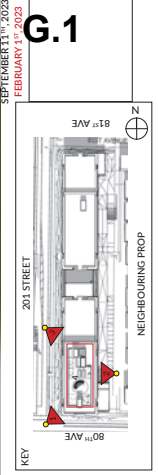
2. AERIAL ROOF AMENITY VIEW ALONG 201 STREET LOOKING NORTH WEST



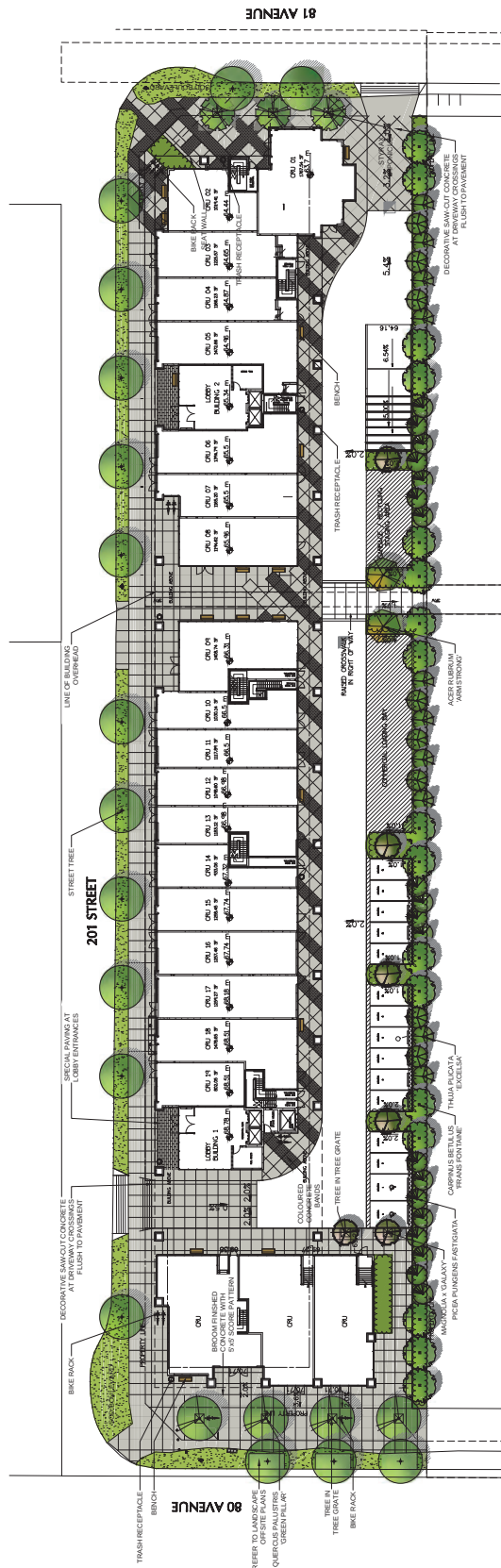
3. AERIAL ROOF AMENITY VIEW ALONG 80TH AVENUE LOOKING SOUTH EAST



4. BIRDS EYE VIEW OF ROOF AMENITY AREA



G.1



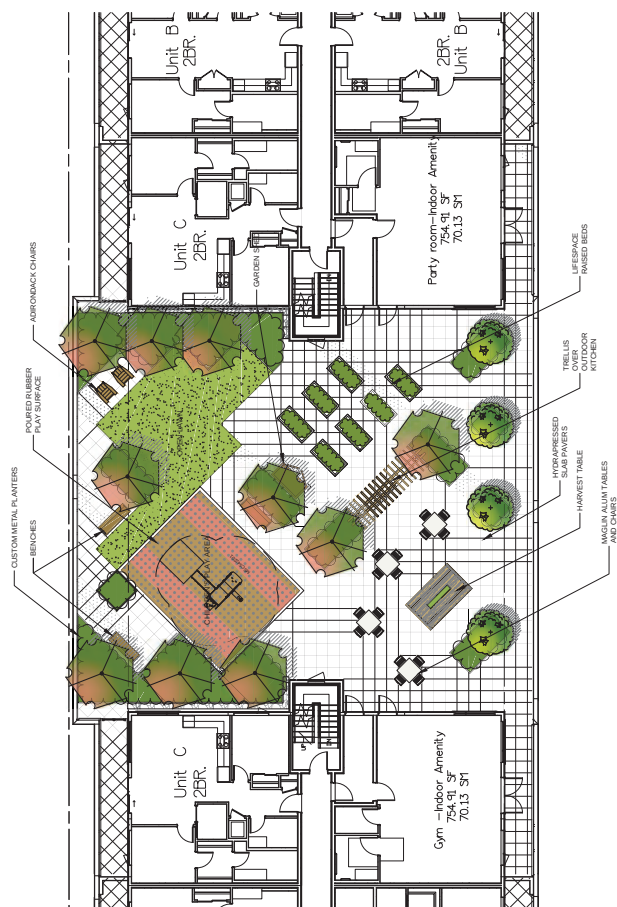
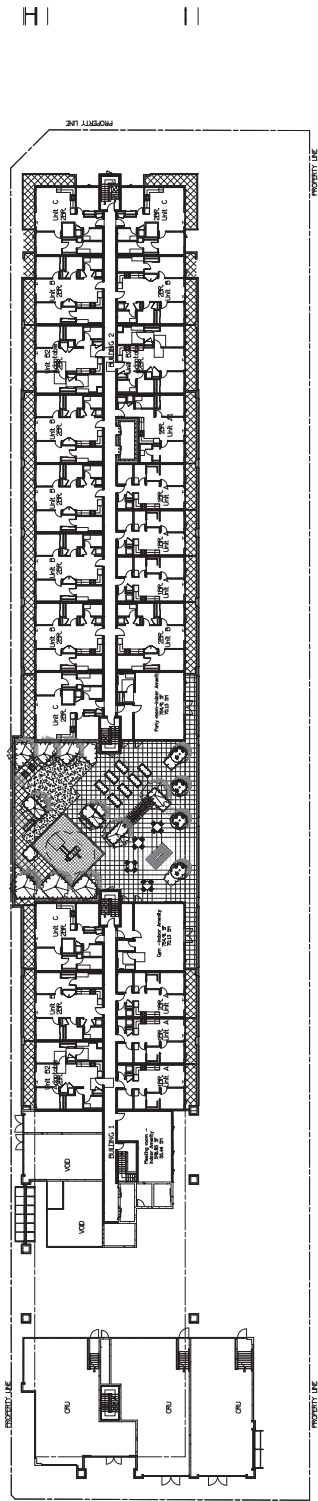
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81	11/04/10	ISSUE 82'S R&D	
8			

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FEBRUARY 1ST 2023FEBRUARY 1ST 2023[illegible]

ARCHITECT.

172 REPLACEMENT TREES REQUIRED
183 TREES PROPOSED: 37 CONIFERS, 46 DECIDUOUS

[illegible]

PROJECT: 2-6 STOREY APARTMENT BUILDINGS
20115 - 80TH AVENUE, LANGLEY
TOL FILE: 08-26-0230
DRAWING TITLE: AMENITY AREA PLAN

DATE: 23 JUL 06
SCALE: 1"=10'-0"
DRAWN: MC
DESIGN: MC
CHK'D: MCY



OUTDOOR LOUNGE SEATING



METAL PLANTERS

PLANT SCHEDULE			PMG PROJECT NUMBER: 23045	
SYMBOL	COMMON NAME	PLANTED SIZE / REMARKS		
1	4 RESINOUS SYMPLOCAS	48" POT		
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PROJECT:

2-6-STOREY APARTMENT
BUILDINGS

2015 - 80TH AVENUE
LANGLEY
TOL FILE: 08-26-0230

DRAWING TITLE:

ROOF DECK
AMENITY AREA PLAN

DATE:	23 JUL 23	DRAWING NUMBER:	23045-429
SCALE:	1/8"=1'-0"		
DRAWN:	MC		
DESIGN:	MC		
CHKD:	MCY		

PMG PROJECT NUMBER: 23-045

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CCR PROJECTS LTD.)

BYLAW NO. 6012

EXPLANATORY NOTE

Bylaw No. 6012 rezones land located in the 8000 Block of 201 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-202 to permit a comprehensive development of 168 residential units and 2,636 m² (28,375 ft²) of commercial space in a six storey building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CCR PROJECTS LTD.)

BYLAW NO. 6012

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 (CCR Projects Ltd.) Bylaw No. 6012".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-202" after the words "Comprehensive Development Zone CD-201"
 - (2) Adding to Section 110.1 after the words "CD-201" the words "CD-202 – 4000 m²"
 - (3) Adding after Section 1101 "Comprehensive Development Zone CD-201" the following as Section 1102 "Comprehensive Development Zone CD-202"

1102 COMPREHENSIVE DEVELOPMENT ZONE CD-202

Uses Permitted

- 1102.1 In the CD-202 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) *group children's day care* subject to Section 1102.3
 - 4) *residential uses* subject to Section 1102.2
 - 5) *commercial uses* subject to Section 1102.3

Residential Uses

- 1102.2 *Residential uses* shall consist of *apartments* and are only permitted above the ground floor.

Commercial / Office Uses

- 1102.3 *Commercial uses, group children's day cares and office uses* are only permitted on the ground floor.

Density

- 1102.4 The maximum *floor space ratio* of lands zoned CD-202 shall not exceed 2.5.

Lot Coverage

- 1102.5 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

- 1102.6 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

- 1102.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall not exceed 6 storeys. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is less.

Subdivision Requirements

- 1102.8 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

- 1102.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

- 1102.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

- 1102.11 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1102.12 A Development Permit shall be issued by Council 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:

Lot 12 Section 26 Township 8 New Westminster District Plan EPP100967

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-202.

Bylaw No. 6012
Page 3

NOTICE WAS GIVEN the 6 day of May , 2024
READ A FIRST TIME the day of , 2024
READ A SECOND TIME the day of , 2024
READ A THIRD TIME the day of , 2024
ADOPTED the day of , 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6012

