



REPORT TO MAYOR AND COUNCIL

PRESENTED: MAY 13, 2024 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100262 (ORSTAD /
 O'GRADY / 9828 – 203 STREET)

REPORT: 24-102
FILE: 09-02-0180

PROPOSAL:

Application to amend the Northwest Langley Community Plan and rezone a 0.15 ha (0.36 ac) property located at 9828 – 203 Street to Residential Zone R-1A to facilitate development of three (3) single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5955 and 5956 subject to six (6) development prerequisites being satisfied prior to final reading of Bylaw No. 5956 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal is consistent with the overall objectives of the Northwest Langley Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw No. 1985 No. 2323 Amendment (Orstad / O'Grady) Bylaw No. 5955 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O'Grady) Bylaw No. 5956 rezoning 0.15 ha (0.36 ac) of land located at 9828 – 203 Street to Residential Zone R-1A to facilitate development of three (3) 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. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northwest Langley Community 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 the Community Amenity Contributions (CAC) Policy.
6. Payment of applicable 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 (Northwest Langley Community Plan) Bylaw No. 1985 No. 2323 Amendment (Orstad / O'Grady) Bylaw No. 5955 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O'Grady) Bylaw No. 5956 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. 5955 and 5956.

EXECUTIVE SUMMARY:

Kelly Orstad has applied to amend the Northwest Langley Community Plan and rezone a 0.15 ha (0.36 ac) property located at 9828 – 203 Street to Residential Zone R-1A to facilitate development of three (3) single family lots.

The site is located in the Northwest Langley Community Plan and is currently designated Low Density Residential with a density range of four to six units per acre (upa). To accommodate the proposed development, the applicant has applied to amend the Northwest Langley Community Plan to increase the permitted density on the site from 14.8 units per hectare (uph) (6 upa) to 21.4 uph (8.4 upa).

The proposed development would maintain the intended single family residential housing form envisioned in the Northwest Langley Community Plan with lot sizes that are compatible with the surrounding neighbourhood.

As the proposed development is generally consistent with the objectives in the Northwest Langley Community Plan, staff recommend that Council consider the plan amendment and rezoning request subject to the completion of six (6) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to the proposed Northwest Langley Community Plan Amendment Bylaw No. 5955 and Rezoning Bylaw No. 5956.

REFERENCE:

Owner:	Liane O'Grady & Lori Orstad 7104 – 208A Street Langley, BC V2Y 1T3
	Sharene Orstad 9796 – 204 Street Langley, BC V1M 0A1
Agent:	Kelly Orstad 9796 – 204 Street Langley, BC V1M 0A1
Legal Description:	Lot "B" (X12404E) Block 14 District Lot 124 Group 2 New Westminster District Plan 2026
Location:	9828 – 203 Street
Area:	0.15 ha (0.36 ac)
Existing Zoning:	Rural Zone RU-1
Proposed Zoning:	Residential Zone R-1A
Northwest Langley Community Plan:	Low Density Residential (4 – 6 upa)
Proposed Northwest Langley Community Plan:	Low Density Residential (4 – 6 upa) with site-specific amendment to accommodate 8.4 upa

BACKGROUND/HISTORY:

- The subject property is designated Low Density Residential (4 – 6 upa) in the Northwest Langley Community Plan and is currently zoned Rural Zone RU-1.

DISCUSSION/ANALYSIS:

- Kelly Orstad has applied to amend the Northwest Langley Community Plan and rezone the site to Residential Zone R-1A.
- The proposal will facilitate a development consisting of three (3) single family lots with a total density of 21.4 uph (8.4 upa).
- The Low Density Residential (4 – 6 upa) designation accommodates lot sizes of 650m² (7,000 ft²) consistent with the R-1D zone. The applicant has elected to proceed with a subdivision pattern accommodating lot sizes of 490.7m² (5,282 ft²), 25% less than the R-1D zone.
- The surrounding neighbourhood currently accommodates lot sizes smaller (zoned Residential Zone R-1A) than the lot sizes proposed for the subject site as well as lots currently zoned Rural Zone RU-1 permitting two single family dwellings per lot.
- Staff note lots as small as 404.3 m² (4,352 ft²) exist to the northeast of the subject site (see Attachment A)
- The proposed plan amendment maintains the single family residential housing form envisioned in the Northwest Langley Community Plan with proposed lot sizes in existence in the surrounding neighbourhood.

Adjacent Uses:

	Existing Use	Northwest Langley Community Plan Designation	Existing Zoning
North:	A property with an existing single family dwelling	Low Density Residential	Rural Zone RU-1
South:	A property with an existing single family dwelling	Low Density Residential	Rural Zone RU-1
East:	A vacant property with building permit applications for two single family dwellings	Low Density Residential	Rural Zone RU-1 and Residential Zone R-1A
West:	Properties with existing single family dwellings	Low Density Residential	Rural Zone RU-1

Community Plan Amendment:

- The subject property is designated Low Density Residential (4 – 6 upa) in the Northwest Langley Community Plan which is intended to provide for single family detached housing.
- Bylaw No. 5955 amends the Northwest Langley Community Plan to permit up to 21.4 uph (8.4 upa) on a site-specific basis on the property located at 9828 – 203 Street.

Zoning Amendment:

- Bylaw No. 5956 proposes to rezone 9828 – 203 Street to Residential Zone R-1A to facilitate development of three (3) single family lots.
- The proposed lots are larger, wider and deeper than the minimum lot size requirements for the Residential Zone R-1A.

Subdivision:

- The application is proposing to subdivide the subject property to create three (3) rear loaded lots that will front 203 Street with access from a lane.

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.g of the CAC Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional \$25,000 per single family dwelling unit is applicable.
- The applicant's proposed plan amendment results in an additional single family dwelling unit beyond the permitted density in the plan.
- Based on current rates, the CAC calculation for the proposal is as follows:

	Unit Count	Rate per unit	Total
Single Family Dwellings	3	\$16,900	\$50,700
Additional Contribution	1	\$25,000	\$25,000
			\$75,700

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
4	2	8	8	3	13

Policy Considerations:

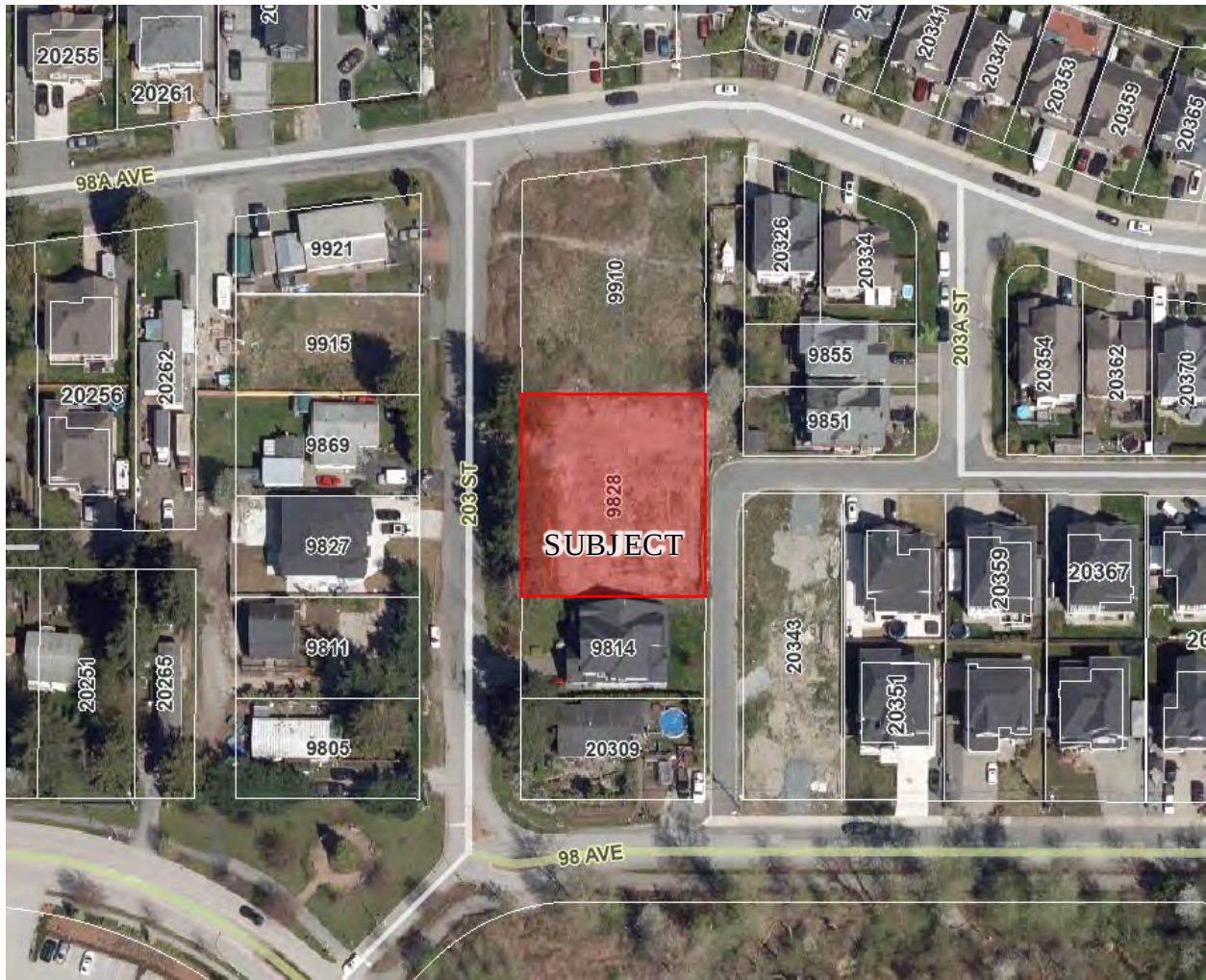
The proposed Northwest Langley Community Plan amendment and rezoning will facilitate three (3) single family lots on the property located at 9828 – 203 Street. Staff recommend that Council give first and second reading to Bylaws No. 5955 and 5956 (subject to six (6) development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

Respectfully submitted,

Alex Rowley
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

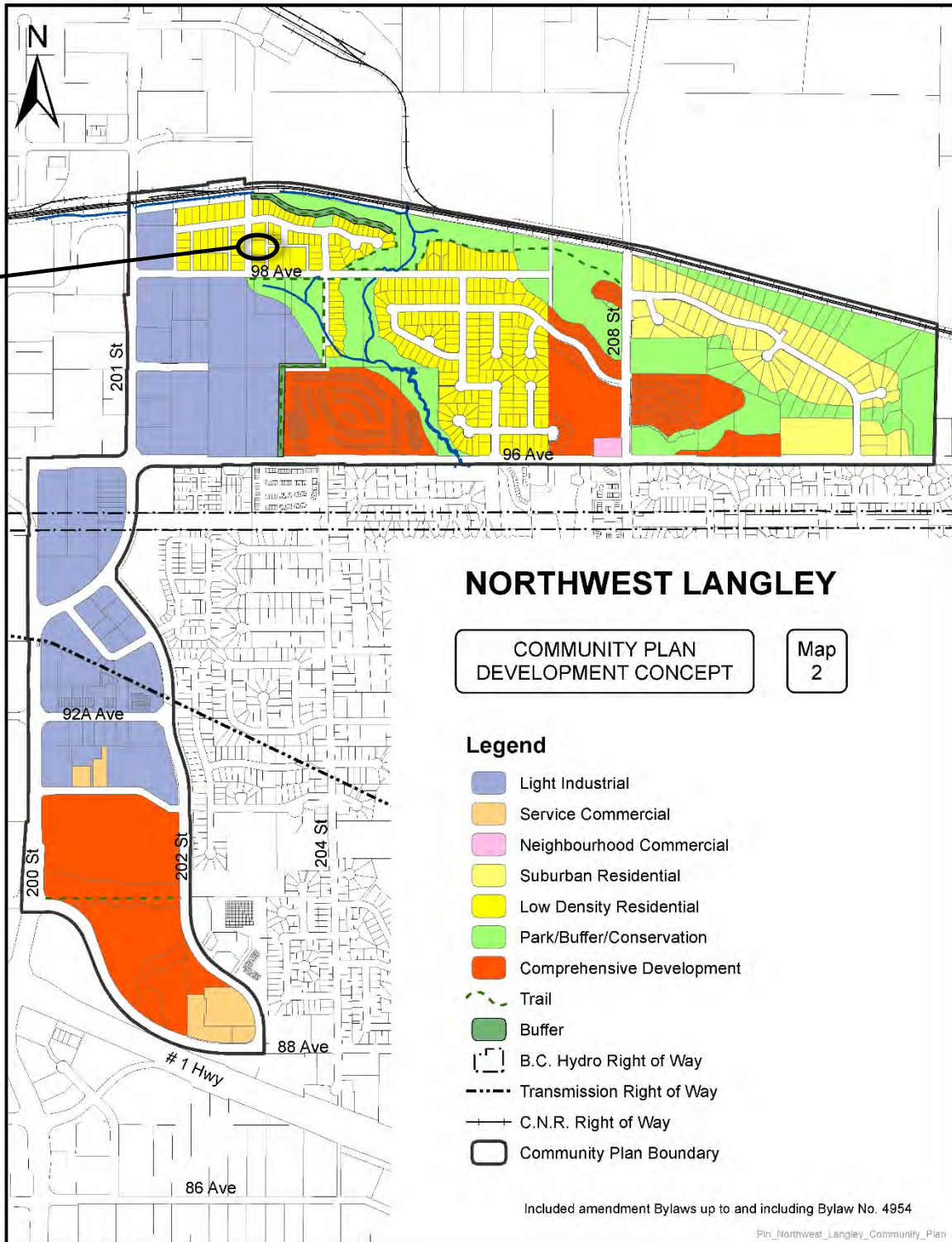
ATTACHMENT A Maps and Graphics

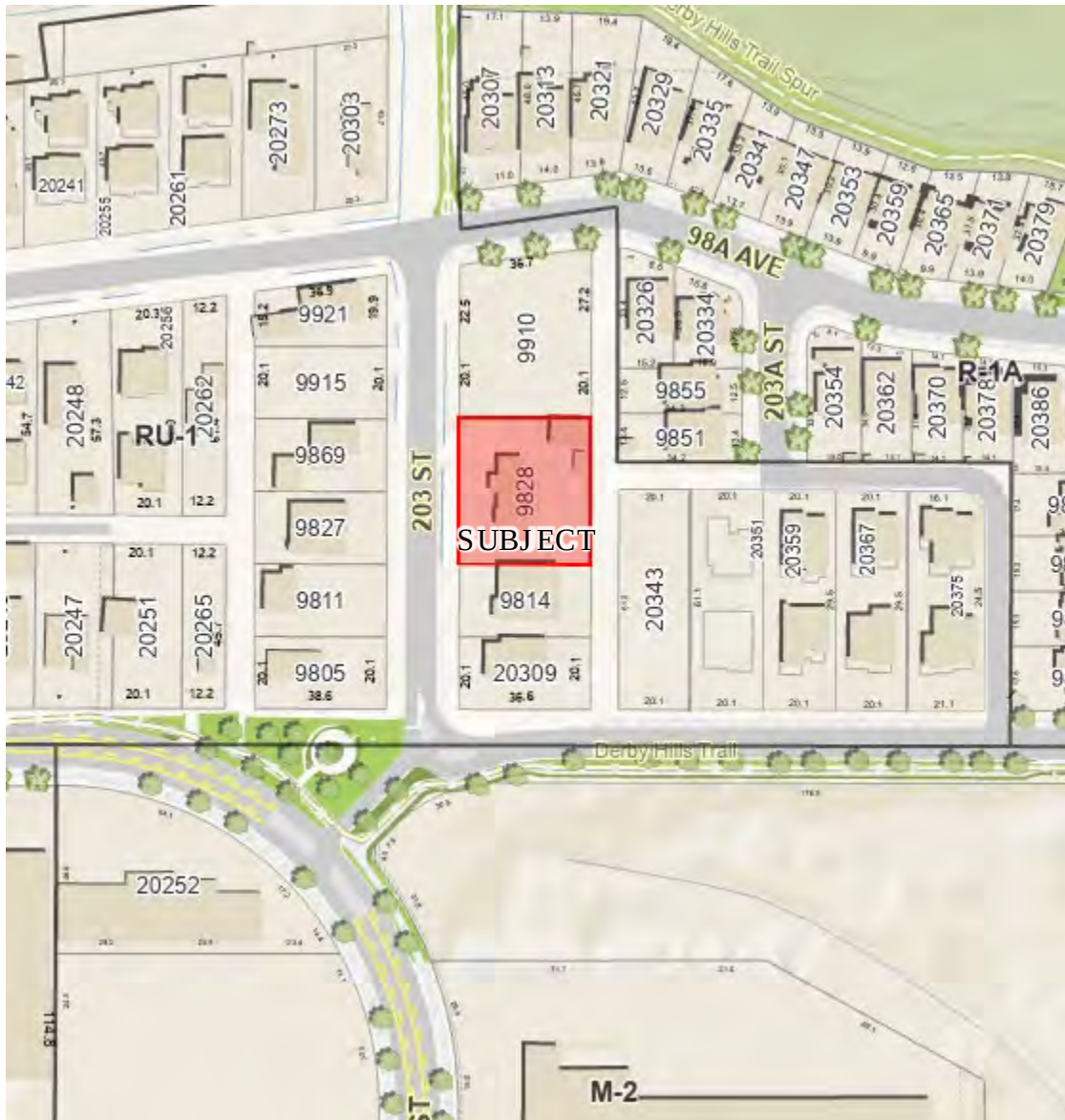
ATTACHMENT A



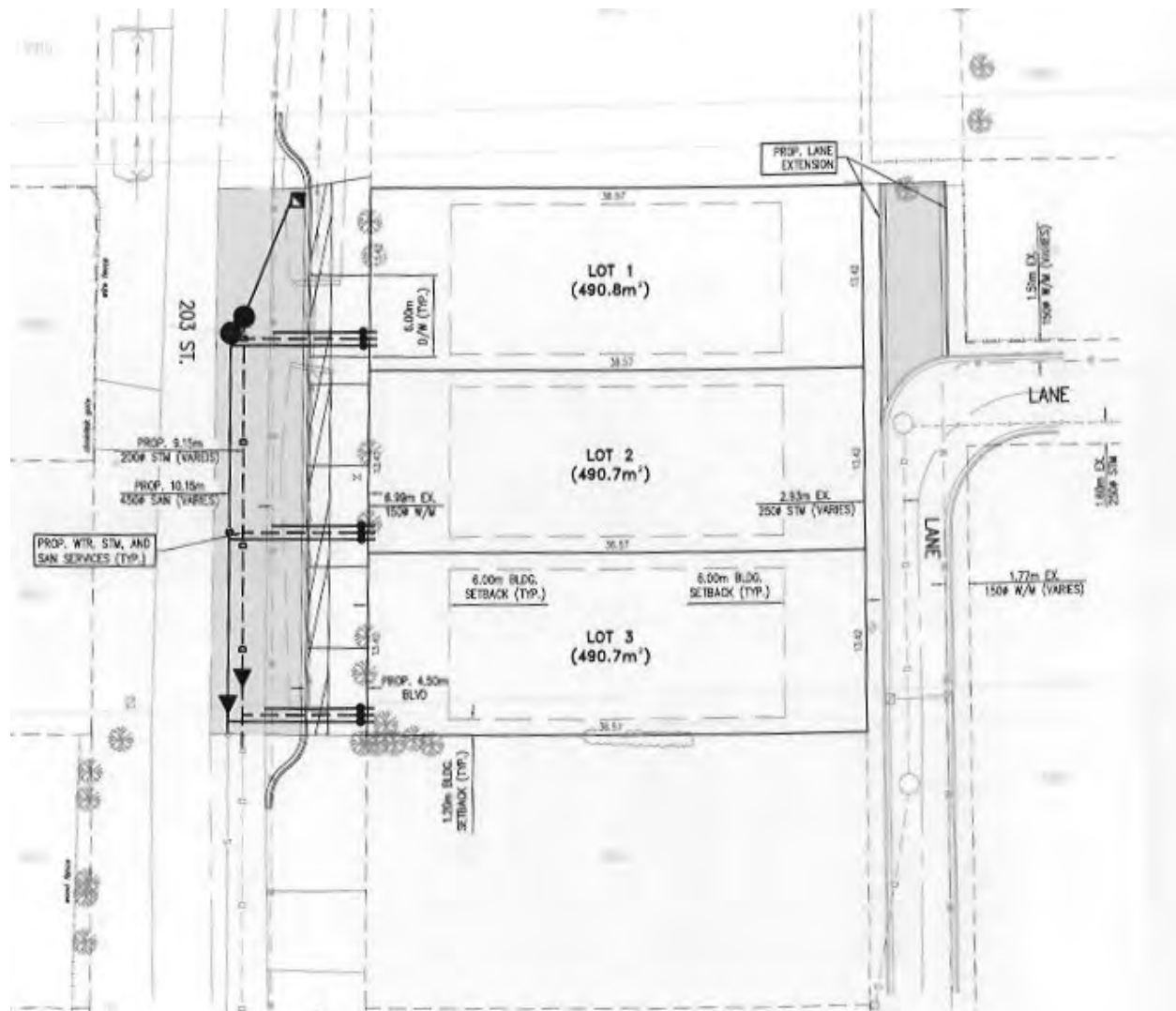
AERIAL PHOTO

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



0 10 20 40 60 Metres

THIS IS A DRAFT
CONCEPTUAL PLAN FOR
DISCUSSION PURPOSES ONLY
Reference to all cases must be made to the
land use, servicing, engineering and other details

Author: MN / Date: May 7, 2024 11:00

Document Path: F:\AreaPlanning\Planning Tech\Current\Map\203 St between 98 and 98A Ave\203 St between 98 and 98A Ave.aprx

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (NORTHWEST LANGLEY COMMUNITY PLAN) BYLAW 1985 NO. 2323
AMENDMENT (ORSTAD / O'GRADY) BYLAW NO. 5955**

EXPLANATORY NOTE

Bylaw No. 5955 amends the Northwest Langley Community Plan to permit up to 21.4 uph (8.4 upa) on the property located at 9828 – 203 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (NORTHWEST LANGLEY COMMUNITY PLAN) BYLAW 1985 NO. 2323
AMENDMENT (ORSTAD/O'GRADY) BYLAW NO. 5955**

A Bylaw to amend Northwest Langley Community Plan Bylaw 1985 No. 2323.

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 (Northwest Langley Community Plan) Bylaw 1985 No. 2323 Amendment (Orstad / O'Grady) Bylaw No. 5955".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw 1985 No. 2323" as amended is further amended by:

a) Inserting as a new bullet point after the paragraph in Section 2.2, the following:

Notwithstanding the above, the maximum permitted density on lands designated "Low Density Residential" (legally described: Lot "B" (X12404E) Block 14 District Lot 124 Group 2 New Westminster District Plan 2026) shall be a maximum 21.4 units per hectare (8.4 units per acre).

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ORSTAD / O'GRADY) BYLAW NO. 5956

EXPLANATORY NOTE

Bylaw No. 5956 rezones a 0.14 ha (0.36 ac) property located at 9828 – 203 Street to Residential Zone R-1A to facilitate three single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ORSTAD / O'GRADY) BYLAW NO. 5956

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 (Orstad / O'Grady) Bylaw No. 5956".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot "B" (X12404E) Block 14 District Lot 124 Group 2 New Westminster District
Plan 2026

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to
Residential Zone R-1A.

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
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SCHEDULE 'A' BYLAW NO. 5956

