

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (JAGDEO) BYLAW 2017 NO. 5264

EXPLANATORY NOTE

Bylaw 2017 No. 5264 rezones property located at 7146 – 206 Street to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (JAGDEO) BYLAW 2017 NO. 5264

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend "Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, 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 (Jagdeo) Bylaw 2017 No. 5264".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

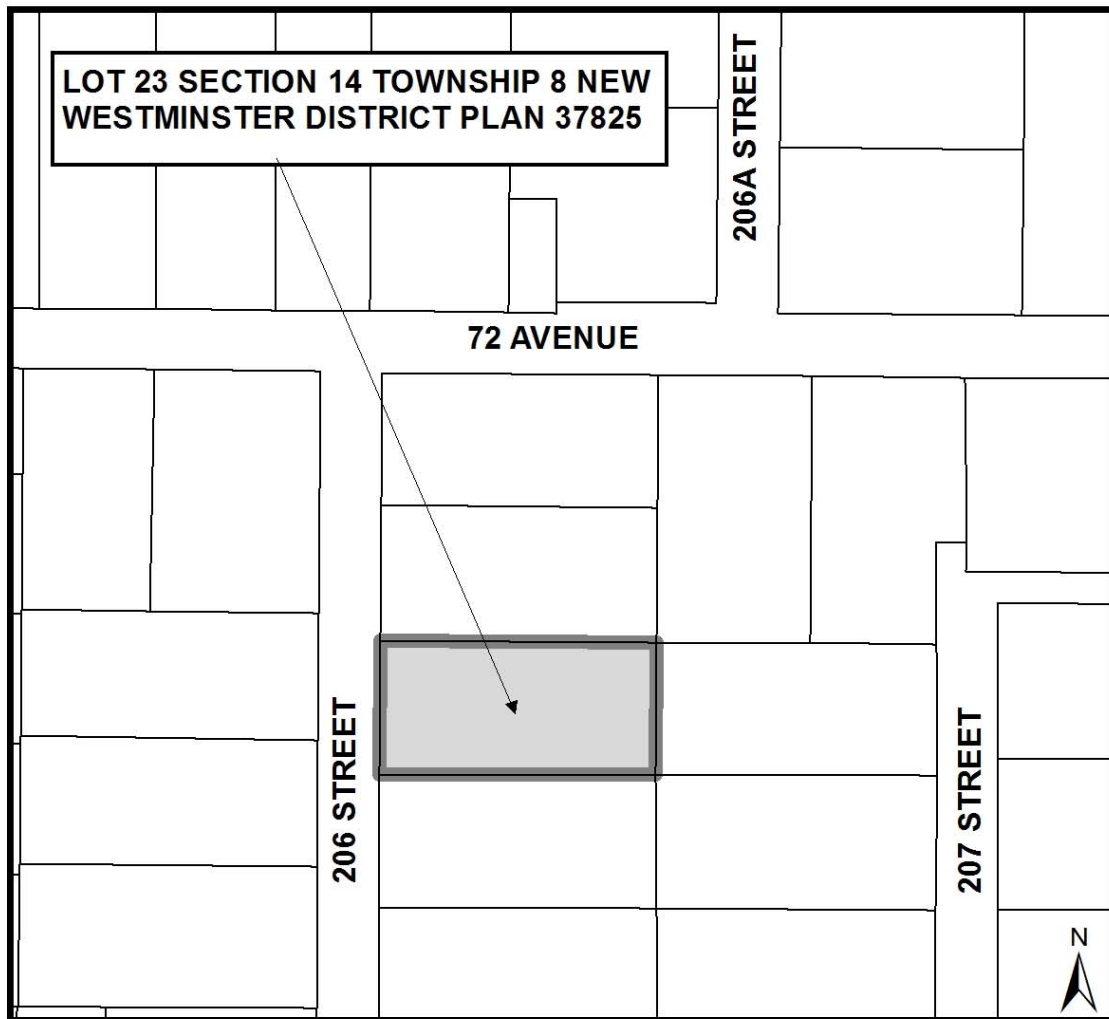
Lot 23 Section 14 Township 8 New Westminster District Plan 37825

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Compact Lot Zone R-CL(B).

| | | | | |
|------------------------------|----|--------|-------|---------|
| READ A FIRST TIME the | 10 | day of | April | , 2017. |
| READ A SECOND TIME the | 10 | day of | April | , 2017. |
| PUBLIC HEARING HELD the | | day of | | , 2017. |
| READ A THIRD TIME the | | day of | | , 2017. |
| RECONSIDERED AND ADOPTED the | | day of | | , 2017. |

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5264



Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 10, 2017 REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100466
(JAGDEO / 7146 – 206 STREET)

REPORT: 17-32
FILE: 08-14-0181

PROPOSAL:

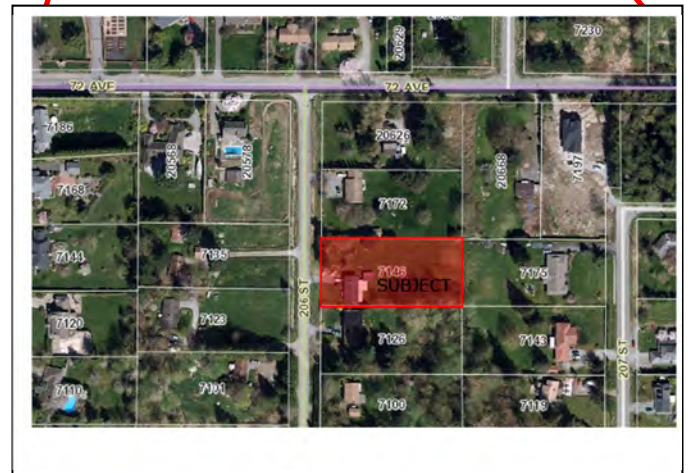
Application to rezone 0.4 ha (0.99 ac) of land located at 7146 - 206 Street to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5264 subject to six (6) development prerequisites being completed prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal complies with the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264 rezoning 0.4 ha (0.99 ac) of land located at 7146 – 206 Street, to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family lots, subject to the following development prerequisites being satisfied 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, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street, 71A Avenue, proposed lane, and corner truncations in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Registration of an exterior design control agreement ensuring that building design and site development standards are high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township; and
6. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

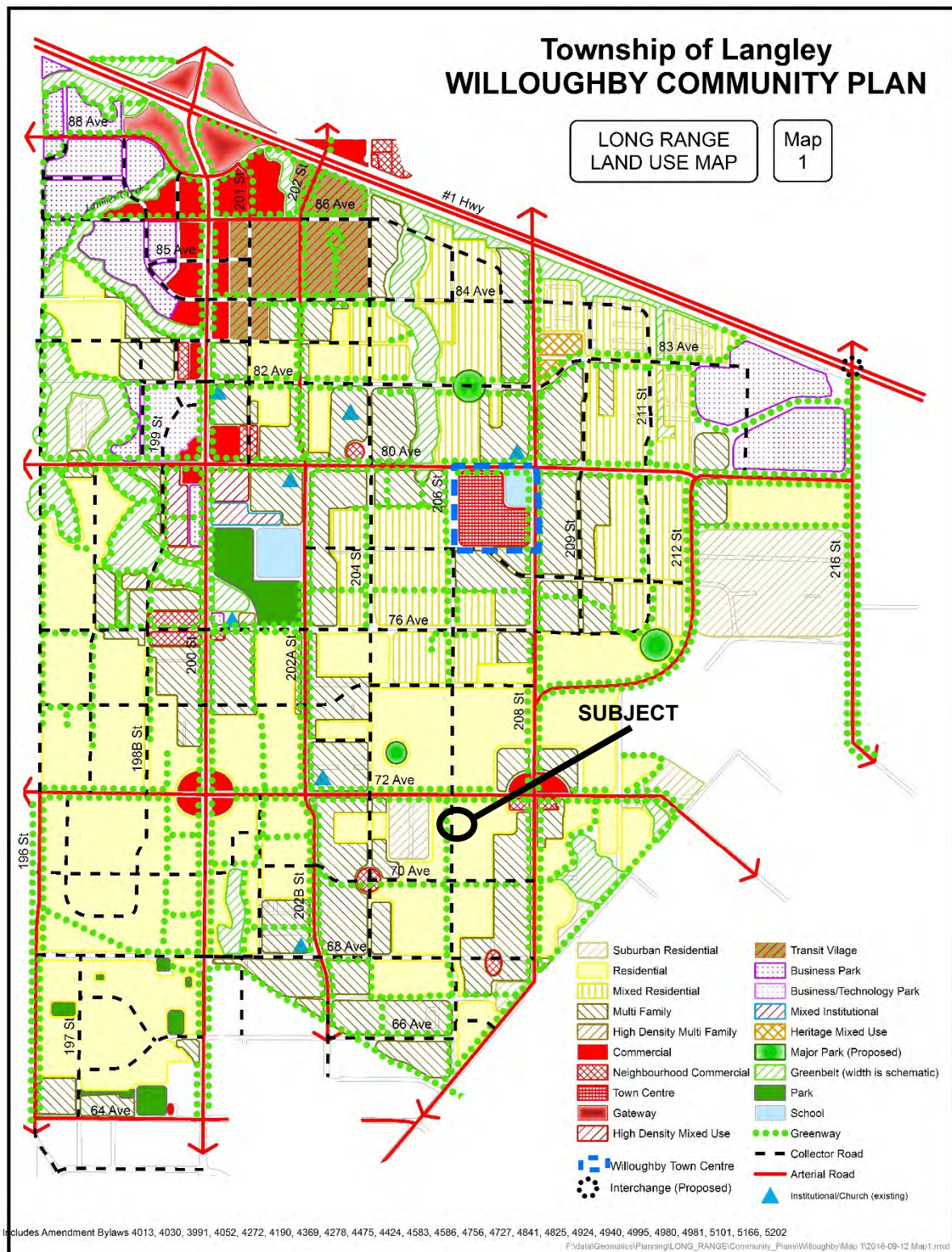
That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5264.

EXECUTIVE SUMMARY:

Hub Engineering Inc., on behalf of Balwinder and Rajinder Jagdeo, has applied to rezone 0.4 ha (0.99 ac) of land in the Northeast Gordon Estate neighbourhood to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family lots. The development application complies with the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan. Final reading of Bylaw No. 5264 is contingent upon completion of the six (6) development prerequisites outlined in this report.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5264 in the Northeast Gordon Estate neighbourhood of Willoughby.

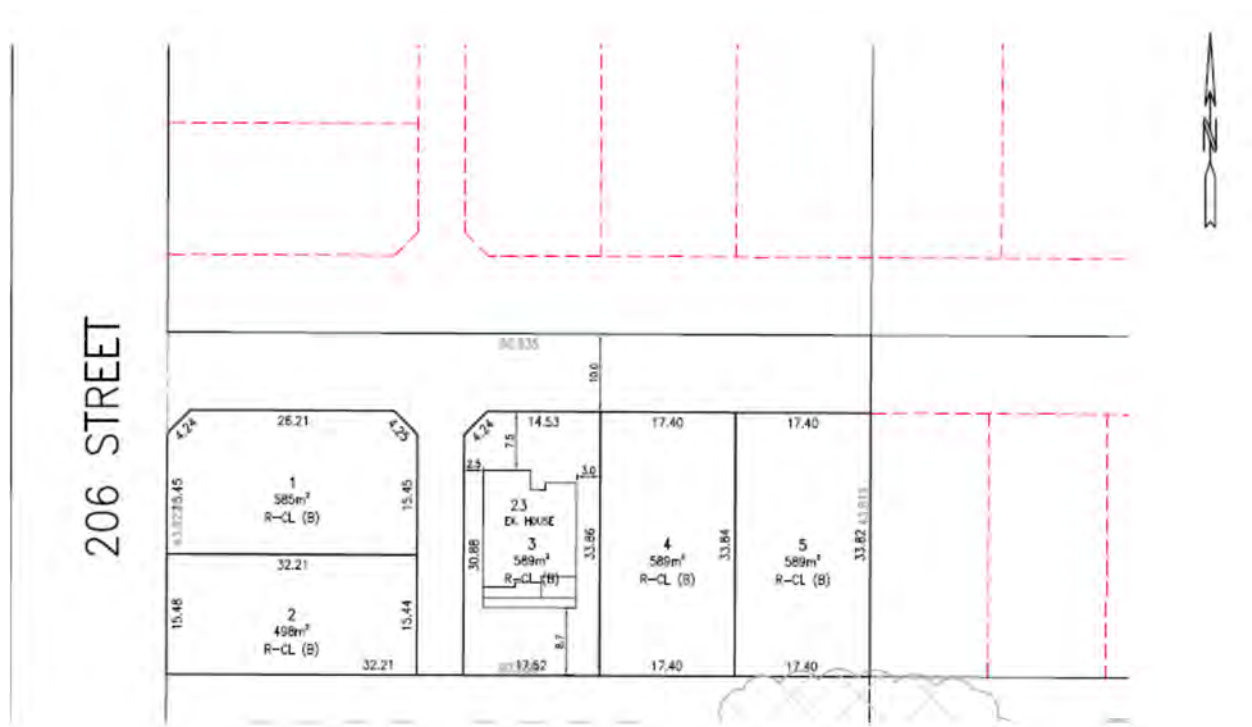


WILLOUGHBY COMMUNITY PLAN





ZONING BYLAW NO. 2500



PRELIMINARY SUBDIVISION PLAN

REFERENCE:

| | |
|--|---|
| Owner: | Balwinder Singh Jagdeo Rajinder Kaur Jagdeo 7146 - 206 Street |
| Applicant: | Langley, BC V2Y 1T1 |
| Legal Description: | Lot 23 Section 14 Township 8 New Westminster District Plan 37825 |
| Location: | 7146 - 206 Street |
| Area: | 0.4 ha (0.99 ac) |
| Existing Zoning: | Suburban Residential SR-2 |
| Proposed Zoning: | Residential Compact Lot Zone R-CL(B) |
| Willoughby Community Plan: | Residential |
| Northeast Gordon Estate Neighbourhood Plan: | Residential (15 units per hectare / 6 units per acre) |

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential SR-2 and is designated "Residential" (15 units per hectare / 6 units per acre) in the Northeast Gordon Estate Neighbourhood Plan. The applicant has indicated that an existing single family dwelling will remain on proposed lot 4. This is the first development application on the east side of the 7100 block of 206 Street.

DISCUSSION/ANALYSIS:

Hub Engineering Inc., on behalf of Balwinder and Rajinder Jagdeo, has applied to rezone 0.4 ha (0.99 ac) of land in the Northeast Gordon Estate neighbourhood to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family lots.

Adjacent Uses:

| | |
|--------|--|
| North: | Suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential in the Northeast Gordon Neighbourhood Plan; |
| East: | Suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential in the Northeast Gordon Neighbourhood Plan; |
| South: | Suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential and Residential Bonus Density 2 in the Northeast Gordon Neighbourhood Plan; |
| West: | 206 Street, beyond which are suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential in the Northeast Gordon Neighbourhood Plan under Rezoning Application No. 08-14-0194. |

Northeast Gordon Estate Neighbourhood Plan:

The Northeast Gordon Estate Neighbourhood Plan designates the site as Residential which permits a maximum density of 15 units per hectare (6 units per acre). The proposal satisfies the density requirements of the Northeast Gordon Estate Neighbourhood Plan and results in an overall density of 12.5 units per hectare (4.95 units per acre).

Zoning Bylaw:

Rezoning Bylaw No. 5246 proposes to amend the Zoning Bylaw by rezoning the subject lands from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(B).

Subdivision:

The preliminary subdivision plan submitted in support of the rezoning application proposes five (5) single family lots. Two (2) lots (with vehicle access from a rear lane) front onto 206 Street and three (3) lots will face a new road (71A Avenue) that will connect 206 and 207 Street in the future.

An exterior design control agreement is a prerequisite to final reading of Bylaw No. 5264. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Public Information Meeting:

In accordance with the Developer Held Public Information Meetings Policy, the applicant held a Public Information Meeting (PIM) on January 25, 2017 at the Langley Events Centre. A summary of the meeting provided by the applicant is presented in Attachment B indicates that three (3) families who own the properties in the area attended the meeting and three (3) people signed the attendance sheet. According to the PIM summary, the attendees did not raise any concerns about the proposed development although some attendees would prefer all lots to be oriented towards a new road as this option would eliminate a need for a lane.

Tree Protection/Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that ten (10) significant trees exist on the subject site with one (1) tree proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 27 replacement trees are required and 27 replacement trees are proposed. Post development approximately 20 trees will be in place on-site and seven (7) will be provided as a non-refundable deposit. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading of Bylaw No. 5264, the applicant is required to enter into a Servicing Agreement to secure servicing works such as construction of road works, a stormwater management plan, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Engineering Servicing Plan to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Road dedications, widening, and necessary traffic improvements for 206 Street and 71A Avenue will be required in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan to the satisfaction of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Streamside Protection Bylaw, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

School Sites:

School District 35 has provided comments (Attachment A) and anticipates that the overall development will generate approximately three (3) new students for Willoughby Elementary (located approximately 2 km north of the site), one (1) new student for Yorkson Creek Middle School (located approximately 3 km north of the site) and one (1) new student for RE Mountain Secondary School (located approximately 1.8 km northwest of the site). A proposed school site is located 350 m to the south of the subject site.

Parks:

R.C. Garnett Park, which is equipped with playing fields and playground equipment, is located in the 7100 block of 202B Street (approximately 950 m to the west of the subject site). A proposed neighbourhood park site is located approximately 400 m to the south of the subject site (adjacent to the proposed school site).

Transit:

Transit is currently available on 208 Street (route 595), approximately 400 metres east of the subject proposal. Transit service is also available on 200 Street and on 68 Avenue.

Development Prerequisites:

Prior to consideration of final reading of the rezoning bylaw, the following prerequisites must be completed:

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, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street, 71A Avenue, proposed lane, and corner truncations in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township; and

5. Registration of an exterior design control agreement ensuring that building design and site development standards are high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township.
6. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

POLICY CONSIDERATIONS:

The proposed development is located in an area designated for Residential purposes in both the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan. The proposed development complies with the land use and density provisions of these plans, which allow residential uses at a density of 15 units per hectare / 6 units per acre, as well as with the Township's Zoning Bylaw and the Subdivision and Development Servicing Bylaw.

Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5246 (subject to the six (6) development prerequisites) and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A School District Comments
ATTACHMENT B Summary of Public Information Meeting Findings

December 20, 2016

Zorica Andjelic
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

RE: Development Application Project 08-14-0181 / JAGDEO

Civic: 7146 – 206 Street
Legal: Lot 23 Section 14 Township 8 NWD Plan 37825

We have reviewed the above proposal. We calculate the approximate number of students generated by this proposal will be as follows:

| Type of Housing | Number of Units | Elementary K-5 | Middle 6-8 | Secondary 9-12 |
|---------------------|-----------------|----------------|------------|----------------|
| Single Family Units | 6 | 3 | 1 | 1 |

Given the current school catchments this development would impact Willoughby Elementary School, Yorkson Creek Middle School and R.E. Mountain Secondary School.

There is currently sufficient capacity within the School District to enroll the students as noted above if the projected numbers were actually seeking admission to schools at the present time. While the School District is committed to making every effort to enroll students at their catchment schools, such may not be possible in all cases.

Please advise if you need any other information.

Yours sincerely,


J. David Green, CA
Secretary-Treasurer

January 26, 2017
Hub File: 16071

Township of Langley
20338 65 Ave.
Langley, B.C.,
V2Y 3J1

Attn: Ms. Zorica Anjelic

Re: 7146 - 206 Street , Langley, B.C.

At the request of the Township of Langley, a publication information meeting (P.I.M.) was held at the Langley Event Centre on January 25, 2017. Prior to this date, notification letters of the P.I.M. were mailed out to residents based on the address list form provided by the Township of Langley and advertised twice in the local Langley newspaper.

The P.I.M. was held from 6:00 pm to 8:00 pm. A total of three families showed up to the P.I.M. These property owners are situated FIPPA s. 22(1)
FIPPA s. 22(1)

In addition, the property owner FIPPA s. 22(1) called Hub Engineering Inc. prior to the P.I.M. indicating he wished to express his concern over the telephone as he could not attend the P.M. It was readily apparent that all of these attendees and the telephone caller are all "pro development" as they all asked questions about what they could do with their property and how they could develop and optimize their profit from their land. In fact, all of the attendees and the caller were wondering why the subject property was only creating 5 lots instead of 6 lots. Lastly, FIPPA s. 22(1) and the FIPPA s. 22(1) did not like the lane and preferred the lots face north-south instead of towards 206 Street. Attached is a copy of the attendance sheet. No comment sheets were received or left by any of the attendees. This provides a summary of our findings from this P.I.M.

Yours truly,

Hub Engineering Inc.

Mike Kompter
B.A.Sc., M.A.Sc., P. Eng.

MK:cc

January 25, 2017

ATTENDANCE SHEET
Public Information Meeting for:
7146 – 206 Street, Langley, B.C.

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