

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (EDGAR / WOODHAVEN HOMES INC.) BYLAW 2017 NO. 5269

EXPLANATORY NOTE

Bylaw 2017 No. 5269 rezones three (3) properties located at the 7000 Block of 206 Street to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), and Residential Zone R-1B to facilitate a residential development consisting of 24 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (EDGAR / WOODHAVEN HOMES INC.) BYLAW 2017 NO. 5269

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 (Edgar / Woodhaven Homes Inc.) Bylaw 2017 No. 5269."
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 3 Section 14 Township 8 New Westminster District Plan 87221

South 153 Feet of Block 4 Section 14 Township 8 New Westminster District Plan 1333

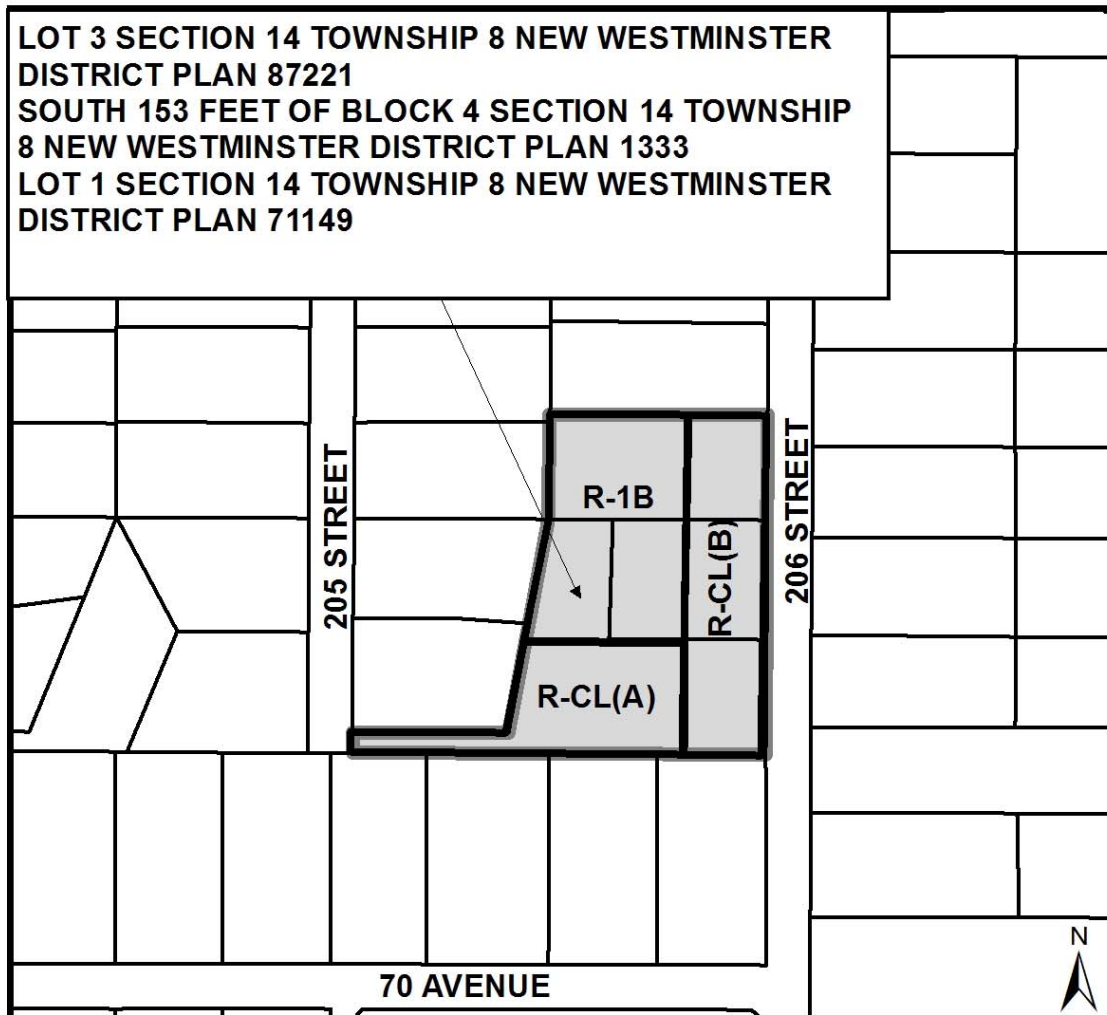
Lot 1 Section 14 Township 8 New Westminster District Plan 71149

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), and Residential Zone R-1B.

READ A FIRST TIME the	10	day of	April	, 2017.
READ A SECOND TIME the	10	day of	April	, 2017.
PUBLIC HEARING HELD the	24	day of	April	, 2017.
READ A THIRD TIME the		day of		, 2017
RECONSIDERED AND ADOPTED the		day of		, 2017.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5269





Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 10, 2017 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100456
 (EDGAR / WOODHAVEN HOMES INC. / 7000 BLOCK OF 206 STREET)

REPORT: 17-33
FILE: 08-14-0198

PROPOSAL:

Application to rezone 1.63 ha (4 ac) of land located in the 7000 Block of 206 Street to Residential Compact Lot Zone R-CL(A), Residential Compact Zone R-CL(B), and Residential Zone R-1B to facilitate a residential development consisting of 24 single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5269 subject to eight (8) 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 overall objectives of 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 (Edgar / Woodhaven Homes Inc.) Bylaw 2017 No. 5269, rezoning 1.63 hectares (4 acres) of land located in the 7000 block of 206 Street to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B) and Residential Zone R-1B to facilitate a residential development consisting of 24 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. Dedication and construction of a 4.5 metre wide street greenway on the west side of 206 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
4. Provision of road dedications, widening and necessary traffic improvements for 206 Street, 70A Avenue, and 71 Avenue 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;
5. 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;
6. 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;
7. Registration of restrictive covenants acceptable to the Township restricting the number of fee simple single family lots to 24.
8. 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

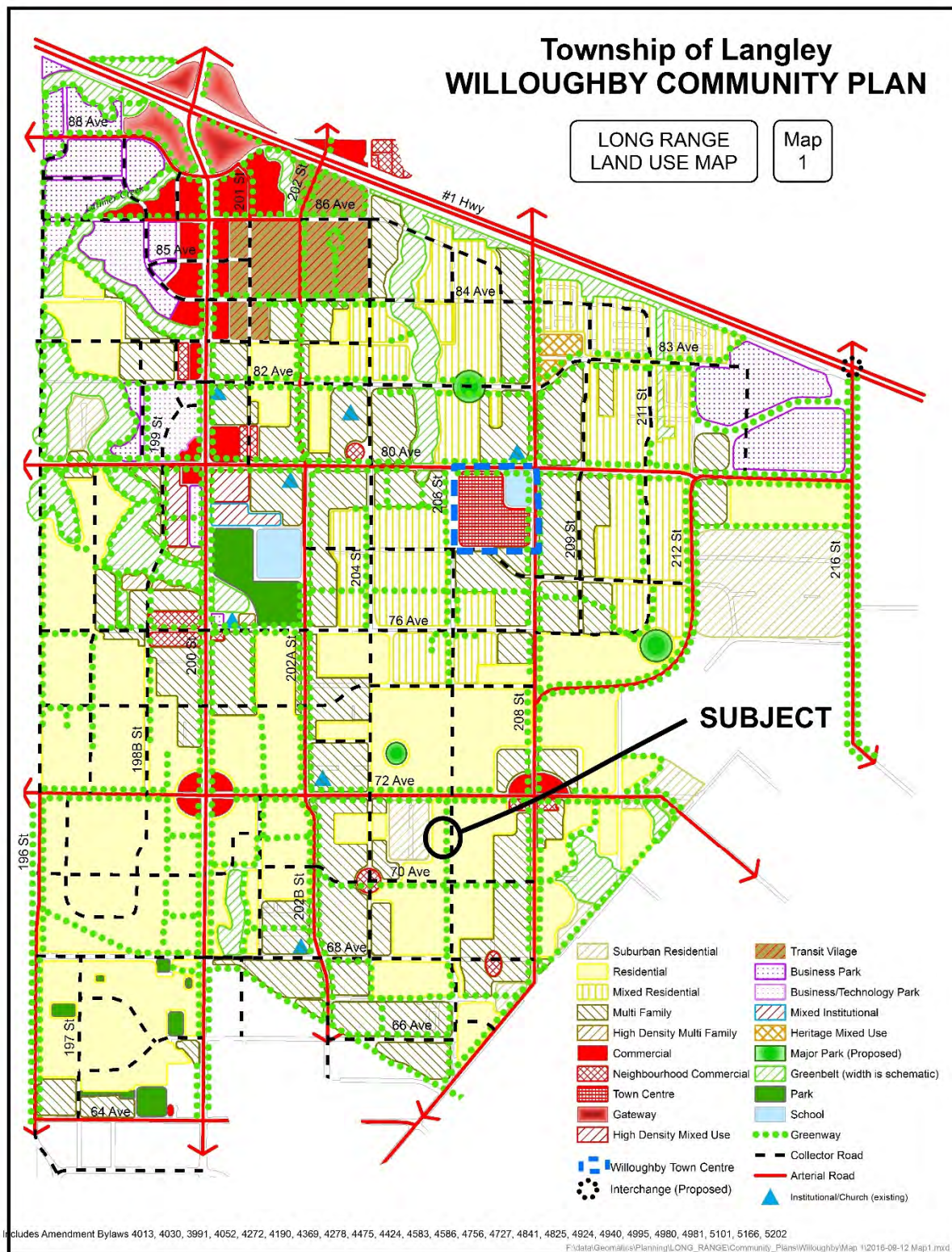
That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5269.

EXECUTIVE SUMMARY:

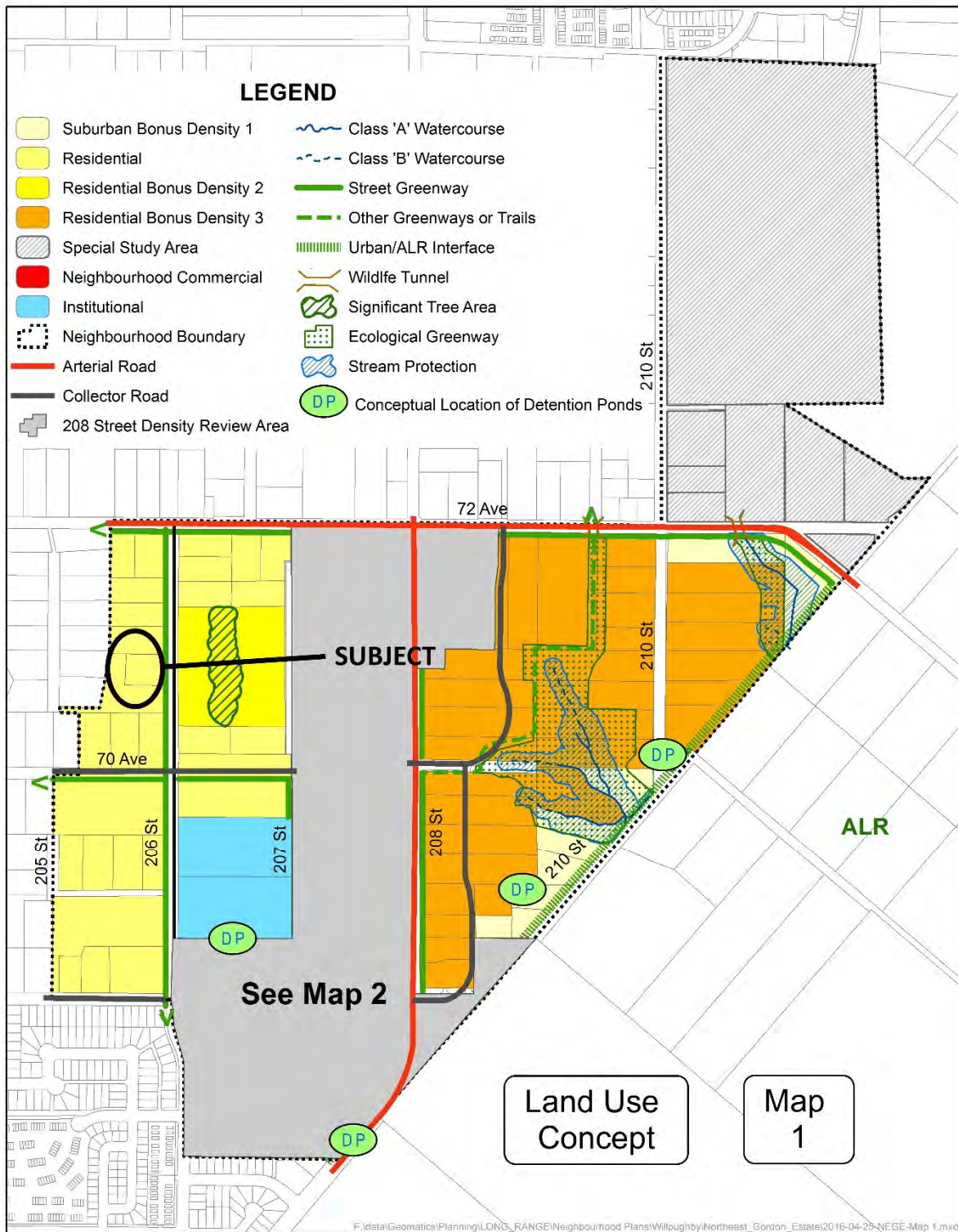
Coastland Engineering & Surveying Ltd. has applied to rezone 1.63 ha (4 ac) of land in the Northeast Gordon Estate neighbourhood to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B) and Residential Zone R-1B to facilitate a residential development consisting of 24 single family lots. In staff's opinion, the development application complies with the overall objectives of Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan. Final reading of Bylaw No. 5269 contingent upon completion of the eight (8) 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. 5269 in the Northeast Gordon Estate neighbourhood of Willoughby.



WILLOUGHBY COMMUNITY PLAN MAP





ZONING BYLAW NO. 2500



REFERENCE:**Owners:**

Sharon Donna Mae Edgar
59, 22057 – 49 Avenue
Langley, BC
V3A 0J4

0726076 B.C.Ltd.
19533 - 82A Avenue
Surrey, BC
V4N 6E2

Woodhaven Homes Inc.,
59, 22057 – 49 Avenue
Langley, BC
V3A 0J4

Applicant:

Coastland Engineering & Surveying Ltd.
101,19292 - 60 Avenue
Surrey, BC
V3S 3M2

Legal Description:

Lot 3 Section 14 Township 8 New Westminster
District Plan 87221

South 153 Feet Block 4 Section 14 Township 8
New Westminster District Plan 1333

Lot 1 Section 14 Township 8 New Westminster
District Plan 71149

Location:

Vacant land (Lot 3) and 7073 and 7101 – 206
Street

Area:

1.63 ha (4 ac)

Existing Zoning:

Suburban Residential SR-2

Proposed Zoning:

Residential Compact Lot Zone R-CL(A),
Residential Compact Lot Zone R-CL(B)
Residential Zone R-1B

Willoughby Community Plan:

Residential

**Existing Northeast Gordon Estate
Neighbourhood Plan:**

Residential (15 units per hectare / 6 units per acre)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential SR-2 and are designated Residential (15 units per hectare / 6 units per acre) in the Northeast Gordon Estate Neighbourhood Plan. The subject lands are the last remaining development site on the west side of 206 Street between 70 and 72 Avenue in the Northeast Gordon Estate Neighbourhood Plan.

DISCUSSION/ANALYSIS:

Coastland Engineering and Surveying Ltd. has applied to rezone 1.63 ha (4 ac) of land in the Northeast Gordon Estate neighbourhood to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), and Residential Zone R-1B to facilitate a residential development consisting of 24 single family lots.

Adjacent Uses:

North: Suburban residential lots zoned Suburban Residential Zone SR-2, designated Residential in the Northeast Gordon Neighbourhood Plan under Development Application No. 08-14-0194 proposing 23 single family lots;

East: 206 Street, beyond which are suburban residential lots zoned Suburban Residential Zone SR-2 designated Residential Bonus Density 2 in the Northeast Gordon Neighbourhood Plan;

South: Residential lots zoned Suburban Residential Zone SR-2, designated Residential in the Northeast Gordon Neighbourhood Plan under Development Application No. 08-14-0184 proposing 15 single family lots and lands zoned Suburban Residential Zone SR-2 designated Residential in the Northeast Gordon Neighbourhood Plan;

West: Residential lots zoned Suburban Residential Zone SR-2, designated Low Density Residential in the Central Gordon Estate Neighbourhood Plan.

Northeast Gordon Estate Neighbourhood Plan:

The Northeast Gordon Estate Neighbourhood Plan designates the site 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 15 units per hectare (6 units per acre).

Zoning Bylaw:

Rezoning Bylaw No. 5269 proposes to amend the Zoning Bylaw by rezoning the subject lands from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B) and Residential Zone R-1B.

Subdivision:

The preliminary subdivision plan submitted in support of the rezoning application proposes 24 single family lots consisting of:

- 11 R-CL(B) lots fronting 206 Street (with vehicle access from a rear lane)
- 6 R-CL(A) lots fronting 70A Avenue (with access from proposed 70A Avenue)
- 7 R-1B (with access from 71 Avenue – proposed cul-de-sac road)

Given that the lands to the west have no further development potential under the current Suburban Residential SR-2 zoning and Low Density Residential land use designation in the Central Gordon Estate Neighbourhood Plan, a cul-de-sac rather than a through road is proposed as part of this development. A similar development pattern is proposed for the lands to the north currently under Development Application 08-14-0194. Consistent with the Northeast Gordon Estate Neighbourhood Plan, an exterior design control agreement is listed as a prerequisite to final reading of Bylaw No. 5269 ensuring building design and site development standards are compatible with other developments in the area. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Tree Protection/Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 118 significant trees exist on the subject site with two (2) proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 69 replacement trees are required. 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.

Greenways:

As part of the project, the applicant will be required to dedicate and construct a 4.5 metre street greenway along 206 Street as identified in the Northeast Gordon Estate Neighbourhood Plan. Forming part of the overall neighbourhood greenway network, the proponent will be dedicating approximately 521.9 m² (5,617.7 ft²) of street greenway. Details of the greenway improvements will need to be finalized to the acceptance of the Township prior to final reading of Bylaw No. 5269. As a condition of final reading of Bylaw No. 5269 the proponent will be required to transfer the greenway to the Township and secure its construction as part of a Servicing Agreement.

Servicing:

Prior to final reading of Bylaw No. 5269, the applicant is required to enter into a Servicing Agreement to secure servicing works such as construction of road works, greenway, tree replacement, 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.

Public Information Meeting:

In accordance with the Developer Held Public Information Meetings Policy, the applicant held a Public Information Meeting (PIM) on January 18, 2017 at the Willoughby Christian Reformed Church.

A summary of the meeting provided by the applicant is presented in Attachment B. According to the PIM summary, ten (10) people representing six (6) properties close to the subject site attended the meeting and six (6) people signed the attendance sheet. The PIM summary states that the attendees did not express objections to the proposed development but asked questions about the proposed development impact on servicing and storm flows, fencing, road configuration, and property yield.

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 ten (10) new students for Willoughby Elementary (located approximately 2.5 km north of the site), four (4) new students for Yorkson Creek Middle School (located approximately 3.5 km north of the site) and five (5) new students for RE Mountain Secondary School (located approximately 2.3 km northwest of the site).

Parks:

RC Garnett Park, which is equipped with playing fields and playground equipment, is located in the 7100 block of 202B Street (approximately 1.4 km to the west of the subject site). A proposed neighbourhood park site is located approximately 150 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 600 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. Dedication and construction of a 4.5 metre wide street greenway on the west side of 206 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Provision of road dedications, widening and necessary traffic improvements for 206 Street, 70A Avenue, and 71 Avenue 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.
5. 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.

6. 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.
7. Registration of restrictive covenants acceptable to the Township restricting the number of fee simple single family lots to 24.
8. 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 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. 5269 (subject to eight (8) 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	Public Information Meeting Summary



September 20, 2016

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

RE: Development Application Project 08-14-0198 / WOODHAVEN HOMES/EDGAR

Civic: 7101 & 7073 – 206 Street and 7000 Block of 206 Street

Legal: Lot 1 Plan 71149, Lot 3 Plan 87221, and South 153 Feet Block 4 Plan 1333; all of
Section 14 Township 8 NWD

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	24	10	4	5

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

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.

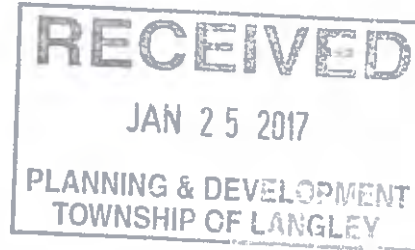
Please advise if you need any other information.

Yours sincerely,

J. David Green, CA
Secretary-Treasurer

January 24, 2017

Township of Langley
Planning Department
20338 - 65 Avenue
Langley, BC V2Y 3J1



Our File: 2500
Langley Files: 08-14-0198
08-14-0195

Attention: Zorica Andjelija

Further to the Public Information Meeting (P.I.M.) held on January 18, 2017, for the above referred file numbers, the following is a summary of the meeting:

- 10 people attended this meeting representing 6 properties close to the subject site.
- All attendees were requested to sign in, however only 6 signed the sign-in sheet (attached).

Summary of discussions held with 4 of these 6 property owners are as follows:

a) FIPPA s. 22(1)

- Asked questions on how to achieve sanitary servicing for 205 Street.
- Experiencing rear lot drainage issues, most likely tree roots blocking pipe. Our project will not impede any storm flows.
- Site and Key plan displayed, inquired about fencing to be installed along rear property line.
- Asked them to fill out comment sheet.

b) FIPPA s. 22(1)

- There in support. Only questions were concerning development of this property namely, road configurations, lot yield and servicing to 207 Street. Asked questions about 20668-72 Avenue re meth lab found by RCMP.
- Would not sign in – no interest in completing the comment sheet.

c) FIPPA s. 22(1)

- They are in support. Only question was lot yield for their property. Property is under contract to a developer.

d) FIPPA s. 22(1)

- Was curious if panhandle of subject lot was to be constructed/opened as road.
- Stated no, cash in lieu proposed at this stage.
- Had privacy concerns, gave comment sheet and asked that they express any concerns and send me their comments.

All people were shown the comment form and encouraged to fill out with any questions or comments, stating whether in support or not, or requesting further information. At the meeting and to date, not one comment sheet has been completed or sent in.

We trust the above information is found to the Township's satisfaction on our reporting of the P.I.M. held January 18, 2017.

Yours truly,

COASTLAND ENGINEERING & SURVEYING LTD.



Michael E. Helle, A.Sc.T., CWPI 3
MEH/cph

