THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (SOUTHWEST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 1999 NO. 3911

AMENDMENT (SHEPHERD OF THE VALLEY LUTHERAN CHURCH)

BYLAW 2018 NO. 5406

EXPLANATORY NOTE

Bylaw 2018 No. 5406 amends the Willoughby Community Plan by re-designating the western portion of property at 20097 – 72 Avenue from Residential to Multi Family and amends the Southwest Gordon Estate Neighbourhood Plan by re-designating the subject site from Institutional to Multi-Family “D”. The amendments will facilitate the development of 82 apartment units and five single family dwellings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (SOUTHWEST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 1999 NO. 3911

AMENDMENT (SHEPHERD OF THE VALLEY LUTHERAN CHURCH) BYLAW 2018 NO. 5406

A Bylaw to amend Southwest Gordon Estate Neighbourhood Plan Bylaw No. 3911

WHEREAS it is deemed necessary and desirable to amend “Southwest Gordon Estate Neighbourhood Plan Bylaw No. 3911” 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 “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Shepherd of the Valley Lutheran Church) Bylaw 2018 No. 5406”.

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended by changing the designation of the lands as described as:

   Portion of Lot 167 Section 23 Township 8 New Westminster District Plan BCP14267

   as set out on Schedule “A” attached to and forming part of this Bylaw from Residential to Multi Family on Map 1.

3. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 as amended is further amended by changing the designation of the lands as described as:

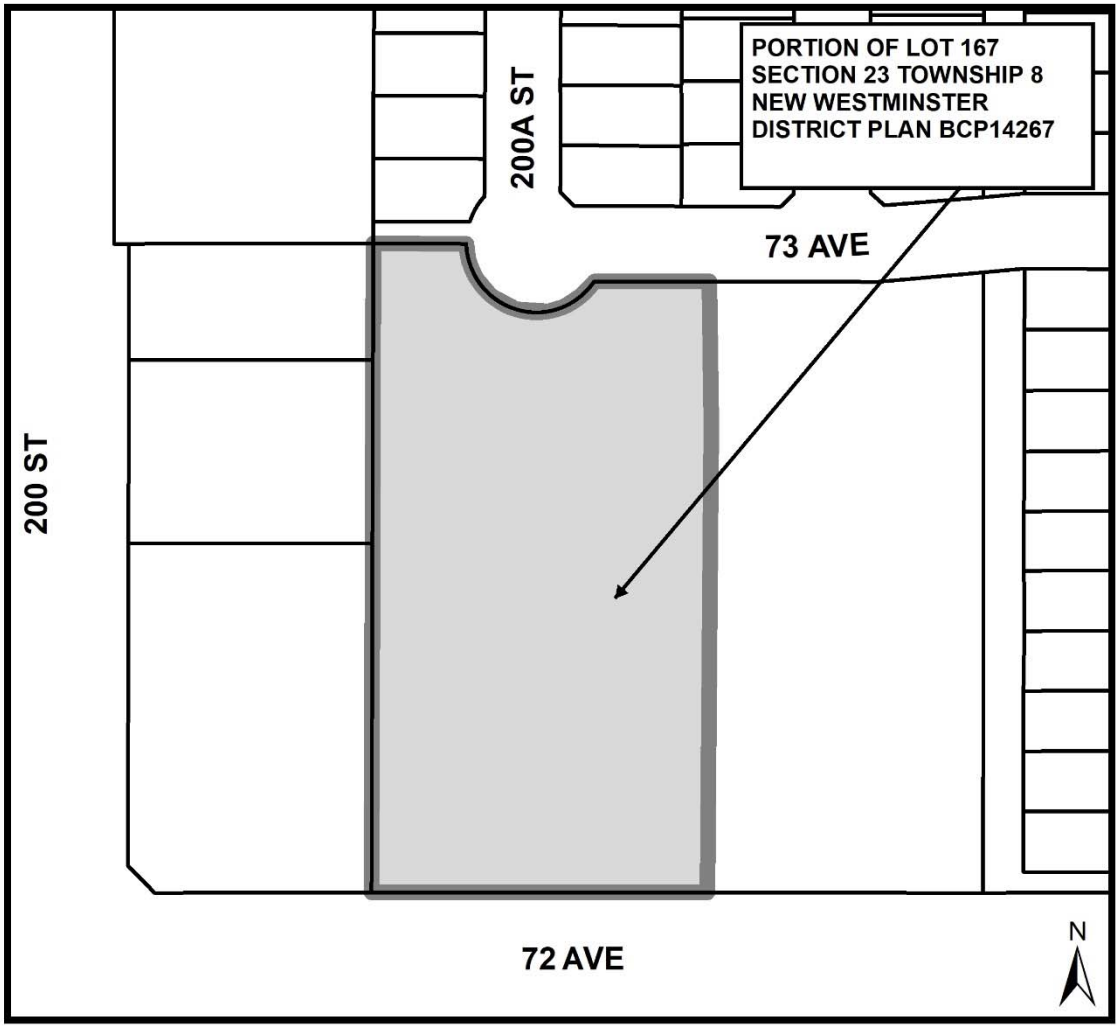
   Portion of Lot 167 Section 23 Township 8 New Westminster District Plan BCP14267

   as set out on Schedule “A” attached to and forming part of this Bylaw from Institutional to Multi Family “D” on Map 1.

READ A FIRST TIME the	23	day of	July	, 2018.
READ A SECOND TIME the	23	day of	July	, 2018.
PUBLIC HEARING HELD the		day of		, 2018.
READ A THIRD TIME the		day of		, 2018.
RECONSIDERED AND ADOPTED the		day of		, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5406



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SHEPHERD OF THE VALLEY LUTHERAN CHURCH)
BYLAW 2018 NO. 5407

EXPLANATORY NOTE

Bylaw 2018 No. 5407 rezones the western portion of property located at 20097 - 72 Avenue from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-127 to permit a comprehensive residential development consisting of three (3) apartment buildings (82 apartment units) and five (5) single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SHEPHERD OF THE VALLEY LUTHERAN CHURCH)
BYLAW 2018 NO. 5407

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 (Shepherd of the Valley Lutheran Church) 2018 Bylaw No. 5407".

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-127" after the words "Comprehensive Development Zone CD-126"
   b. Adding to Section 110.1 after the words "CD-126" the words "CD-127 – In accordance with Section 1027"
   c. Adding after Section 1026 "Comprehensive Development Zone CD-126" the following as Section 1027 "Comprehensive Development Zone CD-127"

1027 **COMPREHENSIVE DEVELOPMENT ZONE CD-127**

Uses Permitted

1027.1 In the CD-127 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) *residential uses* subject to 1027.2

Residential Uses

1027.2 *Residential uses* shall consist of 82 *apartments* and 5 *single family dwellings*. Overall density shall be in accordance with the provisions of the Southwest Gordon Estate Neighbourhood Plan. No more than one *single family dwelling* is permitted per single family *lot* (Lot A, B, C, D, E as indicated in Section 1027.12)

Location of Residential Uses

1027.3 The location of each *residential use* shall be in accordance with Section 1027.12.

Lot Coverage

1027.4 The maximum permitted *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

Lot (1)	***Lot Coverage* Provisions**
Lots A, B, C, D, E	Section 403.4
Lot F	a Development Permit

(1) As indicated in Section 1027.12

Siting of Buildings and Structures

1027.5 *Buildings* and *structures* shall be sited in accordance with the following:

Lot (1)	**Siting Provisions**
Lots A, B, C, D, E	Section 403.8
Lot F	a Development Permit

(1) As indicated in Section 1027.12

Height of Buildings and Structures

1027.6 Except as provided for in Section 104.5, the *height* of *buildings* and *structures* shall be in accordance with the following:

Lot (1)	***Building Height* Provisions**
Lots A, B, C, D, E	Section 403.5
Lot F	Principal *buildings* and *structures* shall not exceed five storeys for Building C(1) and two storeys for Buildings A(1) and B(1), and a Development Permit. A*ccessory buildings* and *structures* shall not exceed 3.75 metres in height or one *storey*, whichever is lesser.

(1) As indicated in Section 1027.12

Parking and Loading

1027.7 Parking and loading shall be provided in accordance with the following:

Lot (1)	**Parking and Loading Provisions**
Lots A, B, C, D, E	Section 403.9
Lot F	Section 107

(1) As indicated in Section 1027.12

Subdivision Requirements

1027.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw, the Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and the following:

Lot (1)	**Subdivision Provisions**
Lots A, B, C, D, E	Sections 403.6 and 403.7
Lot F	Minimum lot size: 8,100 m^2

(1) As indicated in Section 1027.12

Landscaping, Screening and Fencing

1027.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit and the following:

Lot (1)	**Landscaping, Screening and Fencing Provisions**
Lots A, B, C, D, E	Sections 403.10
Lot F	Section 111

(1) As indicated in Section 1027.12

Age Friendly Amenity

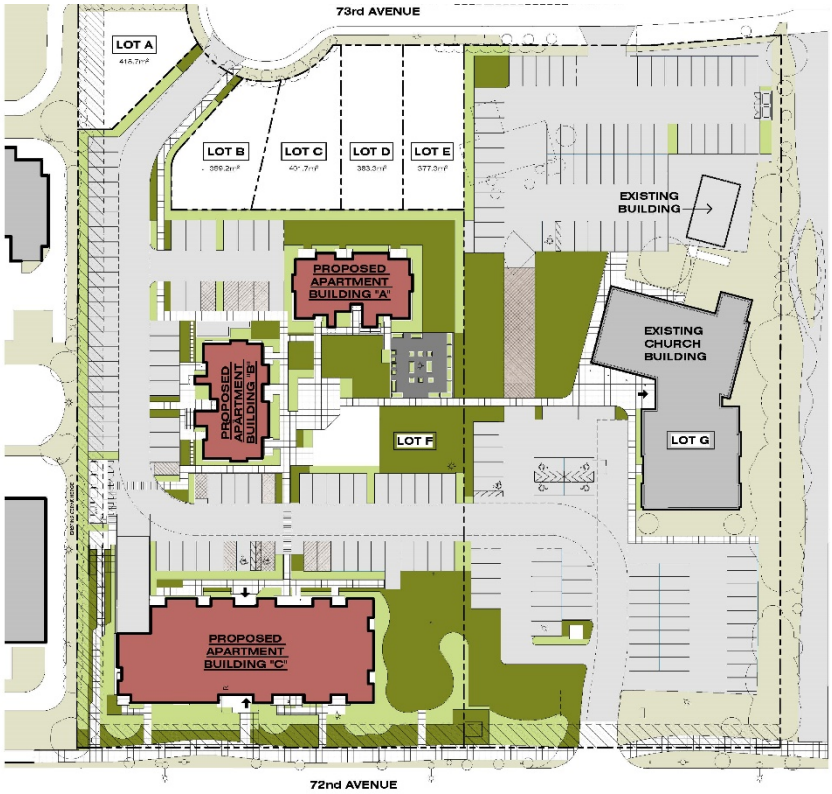
1027.10 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and with a Development Permit.

Development Permit Requirements

1027.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit. For Lots A, B, C, D and E as shown in Section 1027.12, an Exterior Design Control Agreement as per Section 403.11 is required to be implemented at time of *subdivision*.

Sub-Zone Plan

1027.12 Development in this zone shall conform substantially with Drawing titled: Site Plan prepared by Craven / Huston / Powers /Architects (CHPA) as shown below:



3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

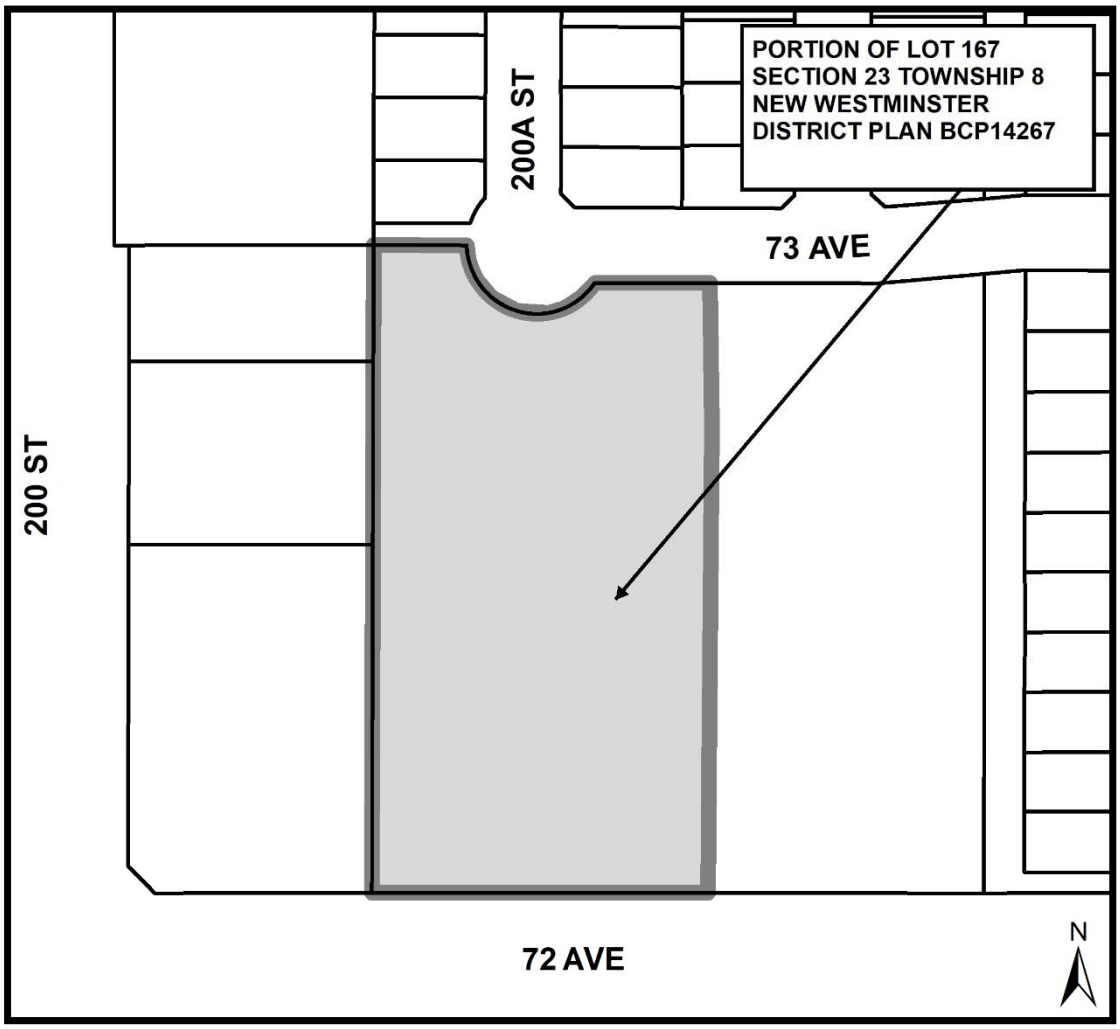
Portion of Lot 167 Section 23 Township 8 New Westminster District Plan BCP14267

As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-127.

READ A FIRST TIME the	23	day of	July	, 2018.
READ A SECOND TIME the	23	day of	July	, 2018.
PUBLIC HEARING HELD the		day of		, 2018.
READ A THIRD TIME the		day of		, 2018.
RECONSIDERED AND ADOPTED the		day of		, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5407



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT
(SHEPHERD OF THE VALLEY LUTHERAN CHURCH) BYLAW 2018 NO. 5414

EXPLANATORY NOTE

Bylaw 2018 No. 5414 authorizes the Township of Langley to enter into a Housing Agreement with Shepherd of the Valley Lutheran Church to secure rental housing and affordable rental units on the subject property.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT
(SHEPHERD OF THE VALLEY) BYLAW 2018 NO. 5414

A Bylaw to authorize a Housing Agreement.

WHEREAS Section 483 of the *Local Government Act* provides that Council may enter into a housing agreement with an owner which may include terms and conditions agreed to regarding the occupancy of the housing units identified in the Agreement; and

WHEREAS Council wishes to enter into such an agreement with respect to certain housing units located in the Township of Langley;

NOW THEREFORE the Council of the Township of Langley in open meeting assembled enacts as follows:

1. This Bylaw may be cited as the "Township of Langley Housing Agreement Bylaw 2018 No. 5414".
2. The Council of the Township of Langley hereby authorizes the Mayor and Clerk to enter into an Agreement with SHEPHERD OF THE VALLEY LUTHERAN CHURCH on behalf of the Township of Langley, as set out in Schedule "A", attached hereto and forming part of the bylaw (the "Agreement").
3. The lands identified in the Agreement are legally described as:

   LOT 167 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP14267

   PID: 026-095-939
4. Upon execution of the Agreement by the Mayor and the Clerk and application of the seal of the Township of Langley, this Agreement shall be validly entered into as authorized by this Bylaw.
5. The Clerk is authorized to sign and file in the Land Title Office notices of the Agreement as required by the Local Government Act.

READ A FIRST TIME the	23	day of	July	, 2018.
READ A SECOND TIME the	23	day of	July	, 2018.
READ A THIRD TIME the		day of		, 2018.
RECONSIDERED AND ADOPTED the		day of		, 2018.

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 23, 2018 - REGULAR EVENING MEETING	**REPORT:**	18-124
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0141
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100163 AND DEVELOPMENT PERMIT APPLICATION NO. 101000 (SHEPHERD OF THE VALLEY LUTHERAN CHURCH / 20097 - 72 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Southwest Gordon Estate Neighbourhood Plan and rezone a portion of the site located at 20097 - 72 Avenue to facilitate development of 82 affordable rental apartment units and five (5) single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5406, 5407 and 5414 subject to completion of seven (7) development prerequisites prior to final reading, issuance of Development Permit No. 101000 subject to six (6) conditions noting seven (7) building permit conditions, and that staff be authorized to schedule the required public hearing.

RATIONALE:

Staff are supportive of the development proposal as it meets the overall goals and objectives of the Willoughby Community Plan, Southwest Gordon Estate Neighbourhood Plan, and Township of Langley's Sustainability Strategy, Official Community Plan and Housing Action 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 (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Shepherd of the Valley) Bylaw 2018 No. 5406, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shepherd of the Valley) Bylaw 2018 No. 5407, rezoning the lands from Civic Institutional Zone P-1 to Comprehensive Development Zone CD – 127, to facilitate development of 82 affordable rental apartment units and five (5) single family lots, subject to the following prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure stormwater management and required service connections 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 final off-site landscape design drawings including street trees, sidewalk and pedestrian walkway materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Execution of a Housing Agreement and adoption of related Bylaw 5414 pursuant to Section 483 of the Local Government Act, to limit rental occupancy of Buildings A, B, and C (as indicated in Development Permit No.101000) to qualified tenants and to limit rental occupancy of Building C to adults aged 55 years and older;
6. Registration of restrictive covenants acceptable to the Township:
    a. Restricting left-hand turns on 72 Avenue to the development and prohibiting off-site parking on 72 Avenue;
    b. Identifying nine (9) units and nine (9) parking stalls to be built with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
7. Payment of applicable supplemental Rezoning and Development Permit fees, Neighborhood Plan Administration Fee, Site Servicing Review fee, ISDC review fee, 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 1988 No.3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Shepherd of the Valley) Bylaw 2018 No. 5406, 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council grant first and second reading to Housing Agreement (Shepherd of the Valley) Bylaw 2018 No. 5414 which authorizes a Housing Agreement to secure rental housing and affordable rental units on the subject property;

That Council authorize issuance of Development Permit No. 101000 at time of final reading of Bylaw No. 5407, subject to the following conditions:

a. Building plans being in compliance with Schedules “A” through “H”;
b. On-site landscaping plans being in substantial compliance with Schedules “I” through “O”, and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), Township’s Zoning Bylaw, and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
c. Section of 107.3.a) iii) of the Township’s Zoning Bylaw No. 2500 being varied to reduce the total number of required parking spaces for apartment units from 111 to 101 spaces;
d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
e. All refuse areas to be located underground or in an enclosure and screened to the acceptance of the Township;
f. An exterior design control agreement being entered into for all proposed single family lots, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development and conform to the single family development permit guidelines contained in the Willoughby Community Plan;

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. On-site landscaping to be secured by letter of credit at the building permit stage;
b. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
d. Provision of CPTED (Crime Prevention through Environmental Design) review of the development (including design and operation of parkades, elevators, pedestrian walkways / connections, amenity areas, playgrounds, and lighting) by a qualified CPTED professional (in consultation with the Langley RCMP), to the acceptance of the Township, including incorporation of CPTED recommendations into the final development plans;
e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
f. Payment of supplemental Development Permit application fees, applicable Development Cost Charges and Building Permit Administration Fees; and,
g. Registration of a restrictive covenant requiring provision of stormwater infiltration measures to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing for the Community and Neighbourhood Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit No. 101000.

EXECUTIVE SUMMARY:

Catalyst Community Development Society, in partnership with the Shepherd of the Valley Lutheran Church, has applied to amend the Willoughby Community Plan and Southwest Gordon Estate Neighbourhood Plan and to rezone the western 1.02 ha (2.52 ac) portion of a site located at 20097 - 72 Avenue. The proposed development consists of five (5) single family lots and 82 affordable rental units (70 apartments for seniors and 12 apartments for families).
A Development Permit (incorporating a parking variance) is being processed in conjunction with the rezoning and Plan amendment applications to provide Council the opportunity to review the form, character and siting of the development.

The proposal is consistent with the overall objectives of the Willoughby Community Plan, Southwest Gordon Estate Neighbourhood Plan, and the Township of Langley Housing Action Plan. Furthermore, the proposed non-market housing development is consistent with the goals and objectives of the Township's Sustainability Charter, Official Community Plan and Housing Action Plan.

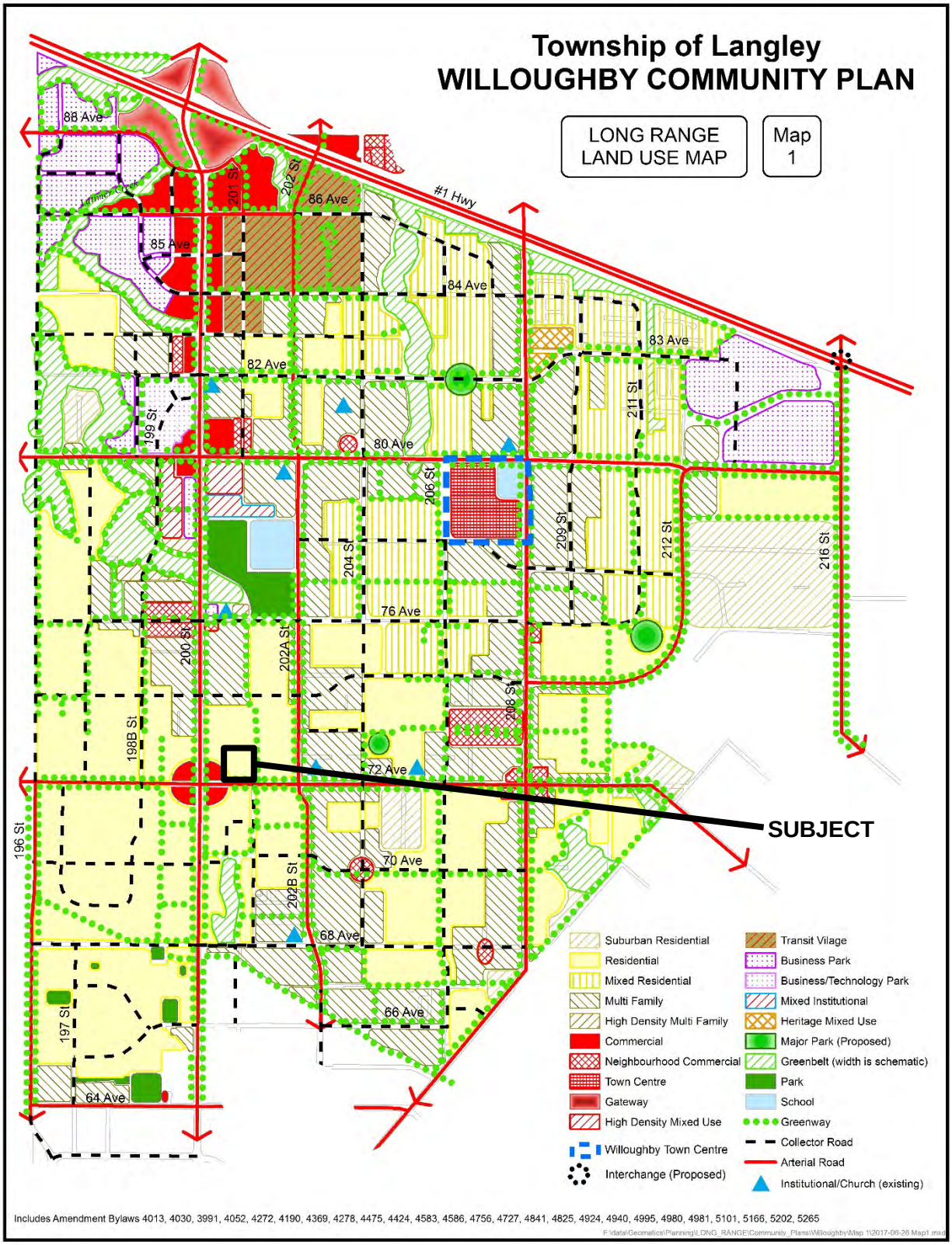
Specifically, the Township's Official Community Plan has a goal to "provide flexible, affordable, and mixed housing options" with an aspiration to have a diverse range of housing options for people of different abilities, incomes, and ages." The proposal also meets the goals of the Housing Action Plan by expanding the supply and diversity of housing through provision of affordable and non-market housing for seniors and families close to transit, jobs and services.

Staff recommend that the Community and Neighborhood Plan amendment and rezoning application be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading.

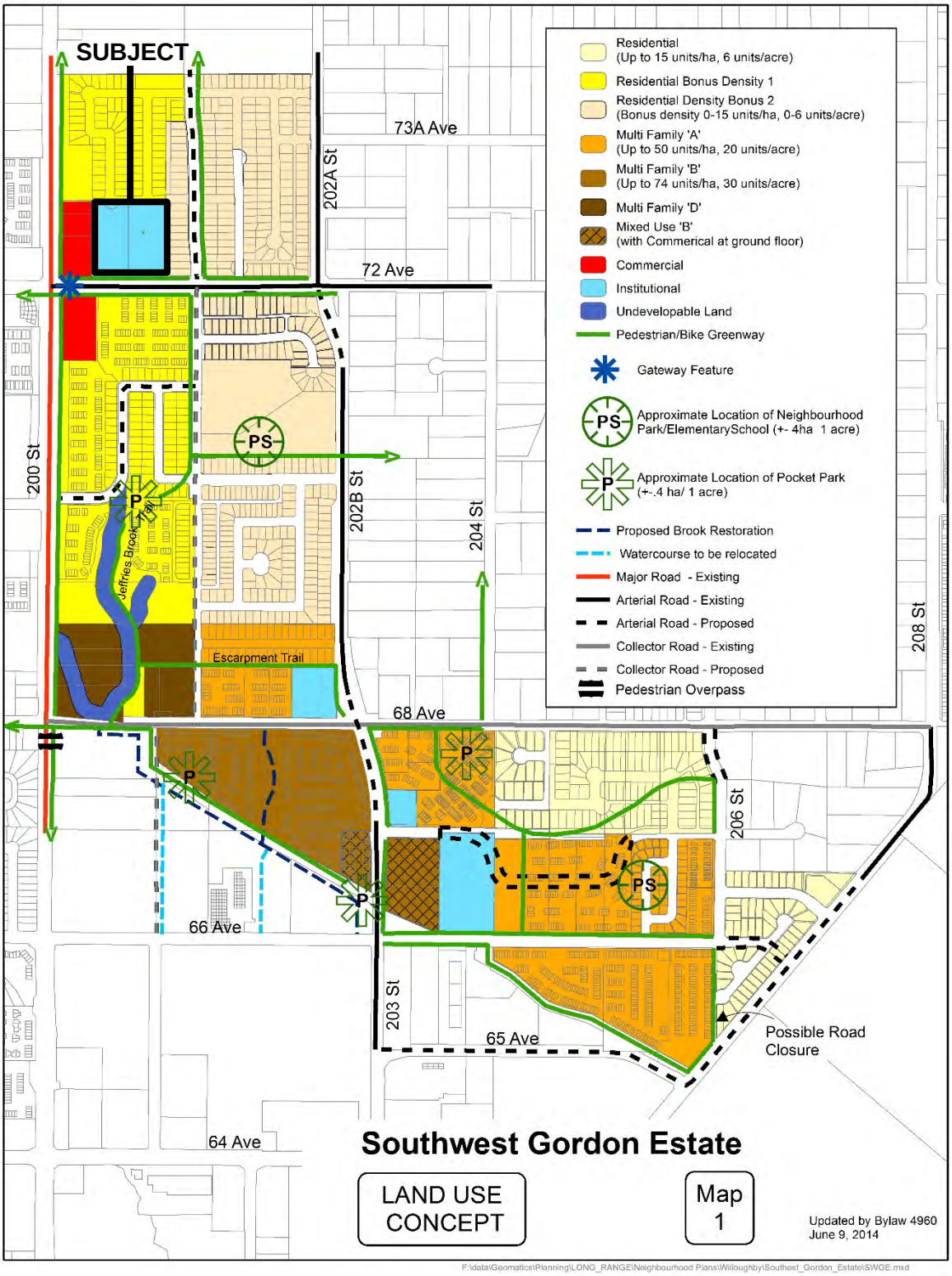
PURPOSE:

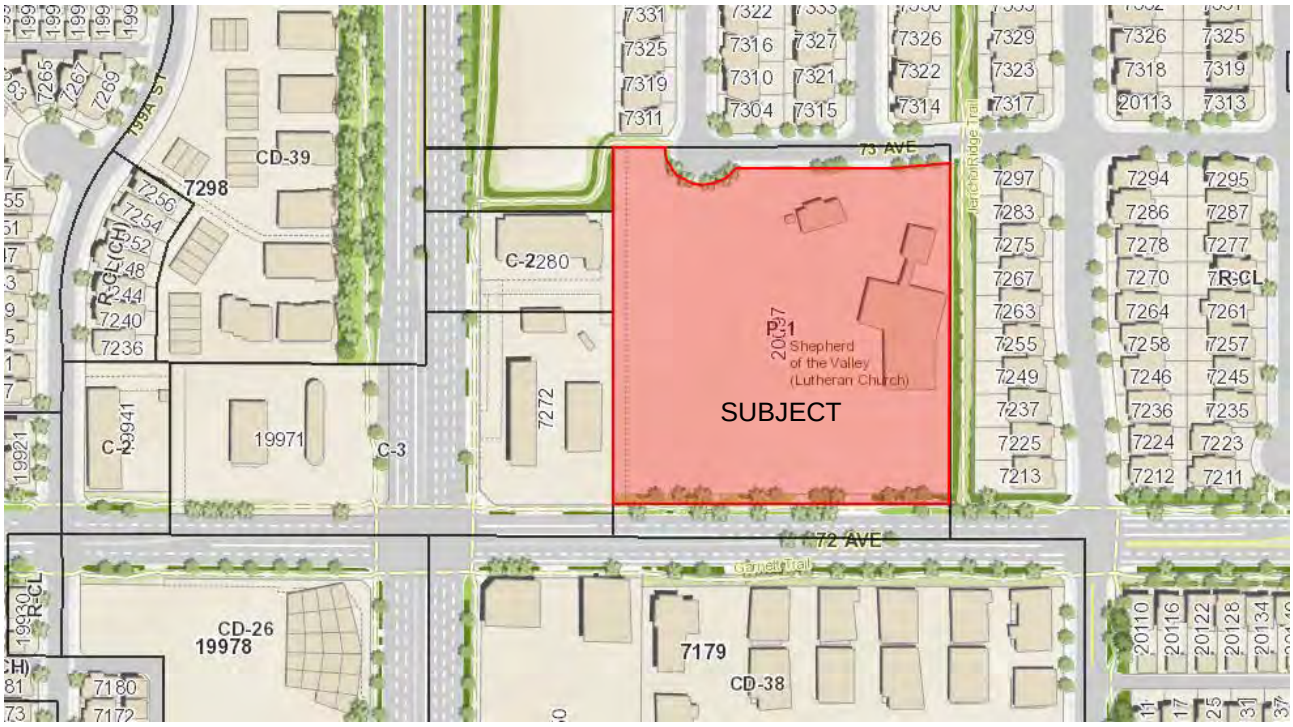
This report is to advise and make recommendations with respect to Willoughby Community Plan and Southwest Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5406, Rezoning Bylaw No. 5407, Housing Agreement Bylaw No. 5414, and Development Permit No. 101000.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100163 AND
DEVELOPMENT PERMIT APPLICATION NO. 101000
(SHEPHERD OF THE VALLEY LUTHERAN CHURCH / 20097 - 72 AVENUE)
Page 5 . . .

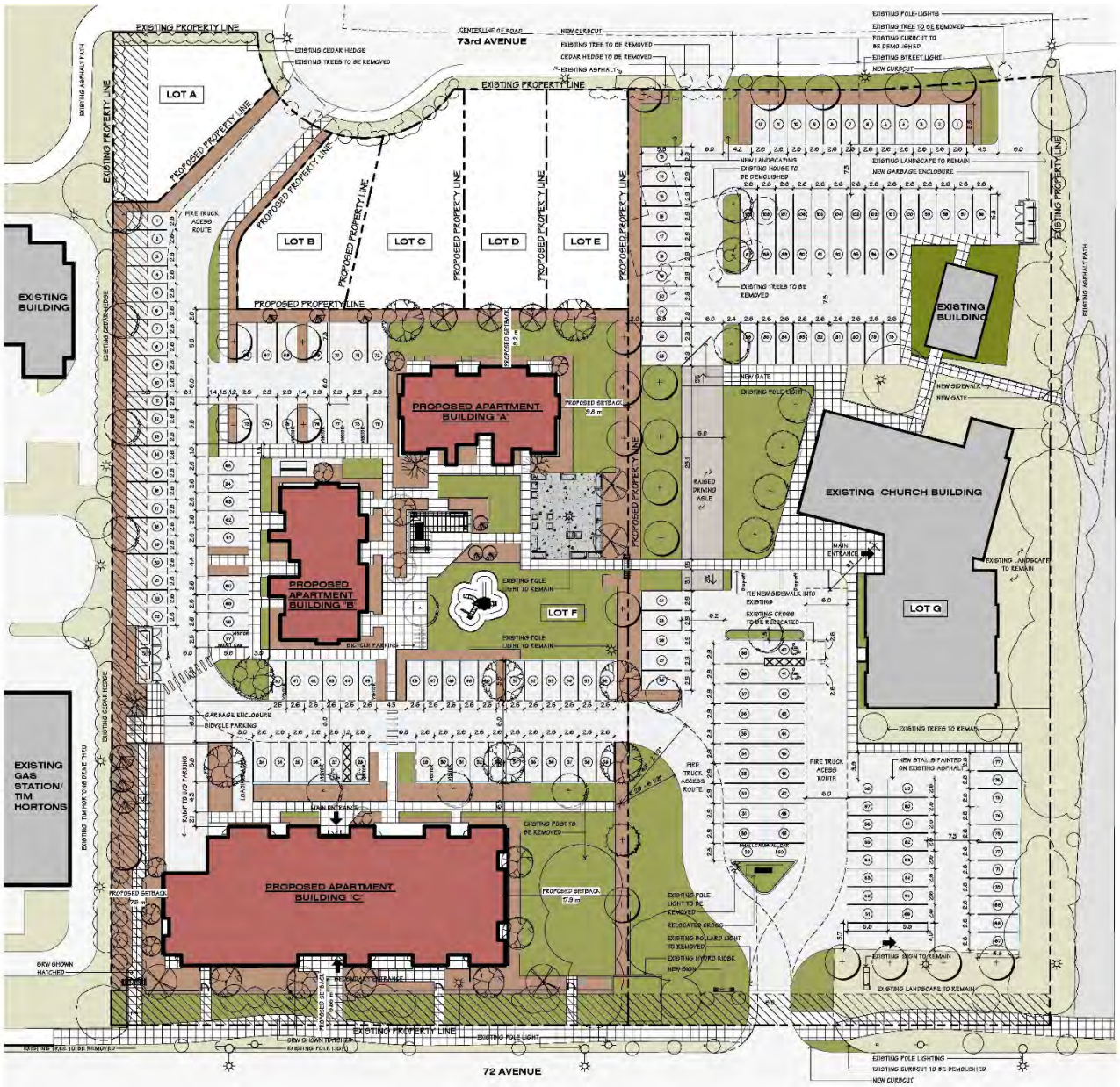


OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100163 AND
DEVELOPMENT PERMIT APPLICATION NO. 101000
(SHEPHERD OF THE VALLEY LUTHERAN CHURCH / 20097 - 72 AVENUE)
Page 6 . . .





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

APARTMENT RENDERING – SUBMITTED BY APPLICANT

ADDITIONAL INFORMATION:

REFERENCE:

Owner:	Shepherd of the Valley Lutheran Church 20097-72 Avenue Langley, BC V2Y 1S7
Agent:	Catalyst Community Developments Society #90 – 425 Carrall Street Vancouver, BC V6B 633
Legal Description:	Lot 167 Section 23 Township 8 New Westminster District Plan BCP14267
Location:	20097 - 72 Avenue
Area:	Western 1.02 ha (2.52 ac) portion of a 1.86 ha / 4.6 ac site
Existing Zoning:	Civic Institutional Zone P-1
Proposed Zoning:	Comprehensive Development Zone CD-127 and Civic Institutional Zone P-1
Willoughby Community Plan (existing):	Residential
(proposed):	Residential and Multi Family
Southwest Gordon Estate Neighborhood Plan (existing):	Institutional
(proposed)	Institutional and Multi Family “D”

BACKGROUND/HISTORY:

The subject site consists of a 4.6 ac (1.86 ha) lot owned by the Shepherd of the Valley Lutheran Church since 1984. The eastern portion of the site is occupied by the church while the western portion is currently vacant. The site is designated “Residential” in the Willoughby Community Plan and “Institutional” in the Southwest Gordon Estate Neighbourhood Plan.

The church has entered into a partnership with Catalyst Development Society, a non-profit developer and operator, to create 82 affordable apartment units for senior citizens and families. BC Housing has provided provisional project approval with allocation of $5 million from the Investment in Housing Innovation program. This provisional approval and funding from BC Housing is subject to BC Housing's final project approval process as well as the regulatory processes at the Township of Langley.

DISCUSSION/ANALYSIS:

The proposed development site consists of a westerly 1.02 ha (2.52 ac) portion of a property located at 20097 – 72 Avenue. The subject site is designated "Residential" in the Willoughby Community Plan and "Institutional" in the Southwest Gordon Estate Neighbourhood Plan and is zoned Civic Institutional Zone P-1. The proponent has applied to change the land use designation of the western portion of the site from "Residential" to "Multi Family" in the Willoughby Community Plan, and from "Institutional" to "Multi Family D" in the Southwest Gordon Estate Neighbourhood Plan. The proposal also includes rezoning of the western portion of the site from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-127. The Neighbourhood Plan designation and zoning of the eastern portion of the site will remain unchanged. The proposal is accompanied by a Development Permit application for three (3) apartment buildings, and incorporates a parking variance.

The proposal is intended to facilitate development of 82 affordable rental apartment units and five (5) single family lots. Buildings A and B shown on the site plan included in this report are two (2) storey buildings with a total of twelve (12) family oriented units. Building C fronting 72 Avenue is a five (5) storey building with an underground parking garage. Five (5) single family lots proposed at the northern portion of the site fronting 73 Avenue are not part of the affordable housing project and the applicant indicates that the subject lots will be sold at market value.

A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the development.

Surrounding land uses include:

North:	73 Avenue beyond which are single family lots zoned Residential Compact Lot Zone R-CL, designated "Residential Bonus Density 1" in the Southwest Gordon Estate Neighbourhood Plan;
East:	Single family lots zoned Residential Compact Zone R-CL, designated "Residential Bonus Density 1" in the Southwest Gordon Estate Neighbourhood Plan;
South:	72 Avenue, beyond which is the townhouse development zoned Comprehensive Development Zone CD-38, designated "Residential Bonus Density 1" in the Southwest Gordon Estate Neighbourhood Plan; and
West:	Commercial development consisting of a gas station and convenience store zoned Service Commercial Zone C-3, a multi-tenant commercial site zoned Commercial C-2, and Township's stormwater detention pond, designated "Commercial" in in the Southwest Gordon Estate Neighbourhood Plan.

Plan Amendment:

The proposed development is located in the Willoughby Community Plan and Southwest Gordon Estate Neighbourhood Plan. The subject site is designated "Residential" in the Willoughby Community Plan and "Institutional" in the Southwest Gordon Estate Neighbourhood Plan.

Bylaw No. 5406 proposes to change the designation of the western portion of the site (1.02 ha / 2.52 ac) to “Multi Family” in the Willoughby Community Plan”, and to “Multi Family ”D” in the Southwest Gordon Estate Neighbourhood Plan to accommodate the proposed development of 82 apartment units and five (5) single family lots. The “Multi Family “D” land use designation allows a maximum permitted density of 127 units per ha (51units per ac) and accommodates the overall proposed density of 86 units per ha (35 units per ac) for the proposed 82 apartments and five single family lots. The “Multi Family “D” land use designation also allows single family uses where included in a site specific Comprehensive Development Zone. The applicant has provided the following rationale in support of the proposed amendment:

> *This development proposes a mix of affordable housing for a variety of age groups in this lively community. The architecture and landscape proposed would provide a high-quality homes and environment for residents to live and raise their families. Through open spaces and connections to existing greenways, residents can enjoy the outdoors and mingle amongst their neighbours, enhancing this very livable community. It is a responsible development alternative to institutional zoning identified within the Willoughby Community Plan and is consistent with the socially sustainable goals of the Township of Langley*.

Zoning Amendment:
The subject site is currently zoned Civic Institutional Zone P-1. Bylaw No. 5407 proposes to create a site specific Comprehensive Development CD-127 Zone for the western portion of the lands with a maximum permitted density of 86 units per ha (35 units per ac) to accommodate the proposed apartment and single family development. The proposed Comprehensive Development CD-127 Zone will permit the proposed development with specific reference to the proposed number of units as well as the applicant’s site plan to indicate the siting and height of the proposed structures.

Development Permit:
The subject site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The proposal has been considered in accordance with the existing Development Permit Guidelines included in the Willoughby Community Plan (Attachment C). Proposed Development Permit No.101000 is attached to this report (Attachment A). The proponent has submitted building elevations and renderings detailing the form and character of the proposed apartment buildings for Council’s consideration.

The proposal includes a five-storey apartment building (Building C shown on the site plan) that fronts 72 Avenue and two (2) two-storey apartment buildings (Buildings A and B) in the central portion of the site. Building C (targeted for seniors) will contain 70 apartments consisting of 24 studios, 29 one-bedroom units, 9 one-bedroom adaptable units and 8 two-bedroom units. Buildings A and B each contain two (2) two-bedroom units and four (4) three- bedroom units targeted to families. The distribution of unit types is outlined in the table below:

Unit type	**Building A (Family units)**	**Building B (Family units)**	**Building C (Seniors units)**
Studio			24
One-bedroom			29
One bedroom adaptable			9
Two bedroom	2	2	8
Three bedroom	4	4	0
Total	**6**	**6**	**70**

According to the applicant, the exterior design of the three (3) apartment buildings is a contemporary design that still maintains a residential feel. Distinction is provided with a variety of colours and forms, including randomly placed cantilevered box forms in a different colour.

Cementitious panels in modern colours compliment the design form and provide a non-combustible exterior cladding that is also low maintenance and long lasting. Brick veneer at the first floor of the main apartment building provides a visual focus for the main and secondary entries into the building. Some corrugated metal cladding also brings a modern design element to the building.

The project includes a shared outdoor amenity space that includes picnic tables, community garden plots and children's play area. The pedestrian network on the site is designed to provide comprehensive connections between the proposed development to the church, 72 Avenue, 73 Avenue, and surrounding neighbourhood.

The specific Development Permit area guidelines outlined in the Plan related to single family residential development are attached to this report (Attachment B). For the single family residential lots, the Development Permit guidelines are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement. The exterior design control agreement typically addresses the form, character and siting of individual single family homes constructed in a development.

The development, in staff's opinion, complies with the intent of the Community and Neighborhood Plans, and with the Development Permit Area guidelines for the area (Attachment B).

Subdivision:
The proposal includes subdivision of the subject property into seven lots: eastern portion of the property where the church is located, western portion of the site with the proposed apartment development and five (5) single family lots. At the time of the subdivision, a cross access easement will be registered between the church and apartment sites. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Adaptable Housing:
In accordance with Section 3.1.9 and Schedule 2 of the Township of Langley Official Community Plan, a minimum of 10% (8 units) of the proposed apartments are required to be provided with adaptable design features. The applicant is proposing nine (9) units with adaptable design features as per Schedule 2 of the Township of Langley Official Community Plan. The adaptable units will be secured by restrictive covenant prior to final reading of the rezoning bylaw.

Access and Parking:

The subject site is currently accessed from 72 Avenue (right in/right out turning movements) and 73 Avenue (one access point located at the eastern portion of the site). The existing access on 72 Avenue will remain right in / right out and will function as a shared access between the church site and the affordable housing development. The proposed apartment development, church site and single family lots will also have separate access points from 73 Avenue.

For the proposed 82 apartment units, 111 parking paces are required. The proposal includes 101 parking spaces (a 10 stall or 10% reduction from Bylaw requirements) as outlined below.

	Parking Spaces Required	**Parking Spaces Provided**
Apartment Resident Parking Spaces	111	101 (of which 9 are adaptable)
Apartment Visitor Parking Spaces	11 (10% of the required parking spaces shall be for visitors)	11 stalls (11% of the total proposed parking spaces)
Total	**111**	**101**

A parking study prepared by Bunt & Associates indicates a correlation between affordable rental and seniors housing and lower vehicle ownership compared to standard housing units. The Township's Transportation Department has reviewed the parking study and parking variance rationale and does not object to the proposed parking reduction of ten (10) parking stalls.

For the existing church, a total of 76 parking stalls are required (109 provided).

Policy Framework for Non-Market Housing:
The proposed non-market housing development is consistent with the goals of the Official Community Plan the Township of Langley Housing Action Plan.

The Official Community Plan has a goal to "provide flexible, affordable, and mixed housing options" with an aspiration to have a diverse range of housing options for people of different abilities, incomes, and ages."

The proposal is also meeting the goals of the Housing Action Plan by expanding the supply and diversity of housing through provision of affordable and non-market housing for seniors and families close to transit, jobs and services.

Housing Agreement Bylaw No. 5414 secures the rental tenure and affordability of the proposed apartment units. Occupants of the seniors building will be limited to adults 55 years of age and over. The occupants of all of the buildings will need to meet maximum income limits in order to qualify as tenants.

<u>Development Cost Charges Waiver</u>

On July 9, 2018 Council adopted Bylaw 5380 which provides for waiving of Development Cost Charges (DCCs) for affordable housing projects which qualify under the provisions of the bylaw. Staff anticipate that the Shepherd of the Valley Housing Society will make application for waiver of DCCs related to the 82 proposed affordable apartment units.

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments (Attachment C). Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160). The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste Management Plans as the plans anticipate development in the Willoughby Community Plan.

Public Consultation:
The applicant hosted a Public Information Meeting (PIM) on Wednesday, July 11, 2018 at the Shepherd of the Valley Lutheran Church. According to a summary provided by the applicant attached to this report as Attachment D , seventeen (17) signed in at the meeting and 20 people provided comment sheets. After the meeting, additional 12 emails with comments were received. Comment sheets are included in the summary of the PIM in Attachment D.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of one or more "Age Friendly Amenity Areas" on the basis of 4 m² (43 ft²) per apartment unit. Based on the 82 apartment units proposed, the applicant is proposing approximately 750 m² (8,072.9 ft²) of Age Friendly Amenity Area to be located central to the development. Prior to issuance of a building permit, the Age Friendly Amenity Area requirements must be secured to the acceptance of the Township. This requirement has been included in the Development Permit conditions to be completed prior to issuance of a building permit.

Tree Protection/ Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 43 significant trees exist on the subject site, 40 of which are currently proposed to be retained. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 18 replacement trees are required to be planted on-site. The applicant is proposing to plant 63 trees. In addition, approximately 14 street trees are already in place along the existing road frontages. 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.

Transit:
The subject site is within 100 metres a bus stop located on 200 Street at 72 Avenue. The area is served by the 372 Clayton Heights / Langley Centre route (on 72 Avenue) and the 501 Langley Centre / Surrey Central route (on 200 Street).

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure stormwater management and service connections in accordance with the Subdivision and Development Servicing Bylaw 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.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the proposed development will generate approximately three (3) new students for RC Garnett Elementary, Elementary, one (1) new student for Yorkson Creek Middle School and two (2) new students for R.E. Mountain Secondary School.

Parks:

The proposed development is located 350 metres from RC Garnett Park located on the east side of 201 Street adjacent to RC Garnett Elementary School.

Environmental:

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, Schedule 3 of the Township's Official Community Plan, 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. There are no watercourses on the subject site.

POLICY CONSIDERATIONS:

The proposed Plan amendments includes changes in land use designations from "Institutional" to "Multi Family" (Willoughby Community Plan) and from "Institutional" to "Multi Family D" (Southwest Gordon Estate Neighbourhood Plan). The proposed rezoning to Comprehensive Development Zone CD-127 and concurrent Development Permit No. 101000 will facilitate development of 82 affordable housing units and five (5) single family residential lots.

The proposed affordable housing development complies with the housing policies from the Willoughby Community Plan, Southwest Gordon Estate Neighbourhood Plan and Housing Action Plan. In staff's opinion, accompanying Development Permit No. 100100 complies with the Development Permit Area "B" Guidelines . Accordingly, staff recommend that Council give first and second reading to Bylaws No. 5406, 5407, and 5414 and authorize issuance of the accompanying Development Permit No. 101000 (to be issued at time of final reading of Bylaw No. 5407), and authorize staff to schedule the required public hearing.

Respectfully submitted,

Zorica Andjelic
Development Planner
COMMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100100 and Schedules 'A' to 'O'
ATTACHMENT B	Southwest Gordon Estate Neighbourhood Plan : Excerpt from Development Permit Area B Guidelines
ATTACHMENT C	School District Comments
ATTACHMENT D	Public Information Meeting Summary

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101000

This Permit is issued this _____day of _____, 2018 to:

1. Name: Shepherd of the Valley Lutheran Church

   Address: 20097 – 72 Avenue
   Langley, BC
   V2Y 1S7

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 167 Section 23 Township 8 New Westminster District Plan BCP14267
   CIVIC ADDRESS: 20097 – 72 Avenue

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 compliance with Schedules “A” through “H”;
   b) On-site landscaping plans being in substantial compliance with Schedules “I” through “O”, and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), Township’s Zoning Bylaw, and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
   c) Section of 107.3.a) iii) of the Township’s Zoning Bylaw No. 2500 being varied to reduce the total number of required parking spaces for apartment units from 111 to 101 spaces.
   d) Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
   e) All refuse areas to be located underground or in an enclosure and screened to the acceptance of the Township;
   f) An exterior design control agreement being entered into for all proposed single family lots, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development and conform to the single family development permit guidelines contained in the Willoughby Community Plan.

   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. On-site landscaping to be secured by letter of credit at the building permit stage;
   b. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
   c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
   d. Provision of CPTED (Crime Prevention through Environmental Design) review of the development (including design and operation of parkades, elevators, pedestrian

walkways / connections, amenity areas, playgrounds, and lighting) by a qualified CPTED professional (in consultation with the Langley RCMP), to the acceptance of the Township, including incorporation of CPTED recommendations into the final development plans;

e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;

f. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit Administration Fees;

g. Registration of a restrictive covenant requiring provision of stormwater infiltration measures to the acceptance of the Township.

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.

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 _____, 2018.

Attachments:

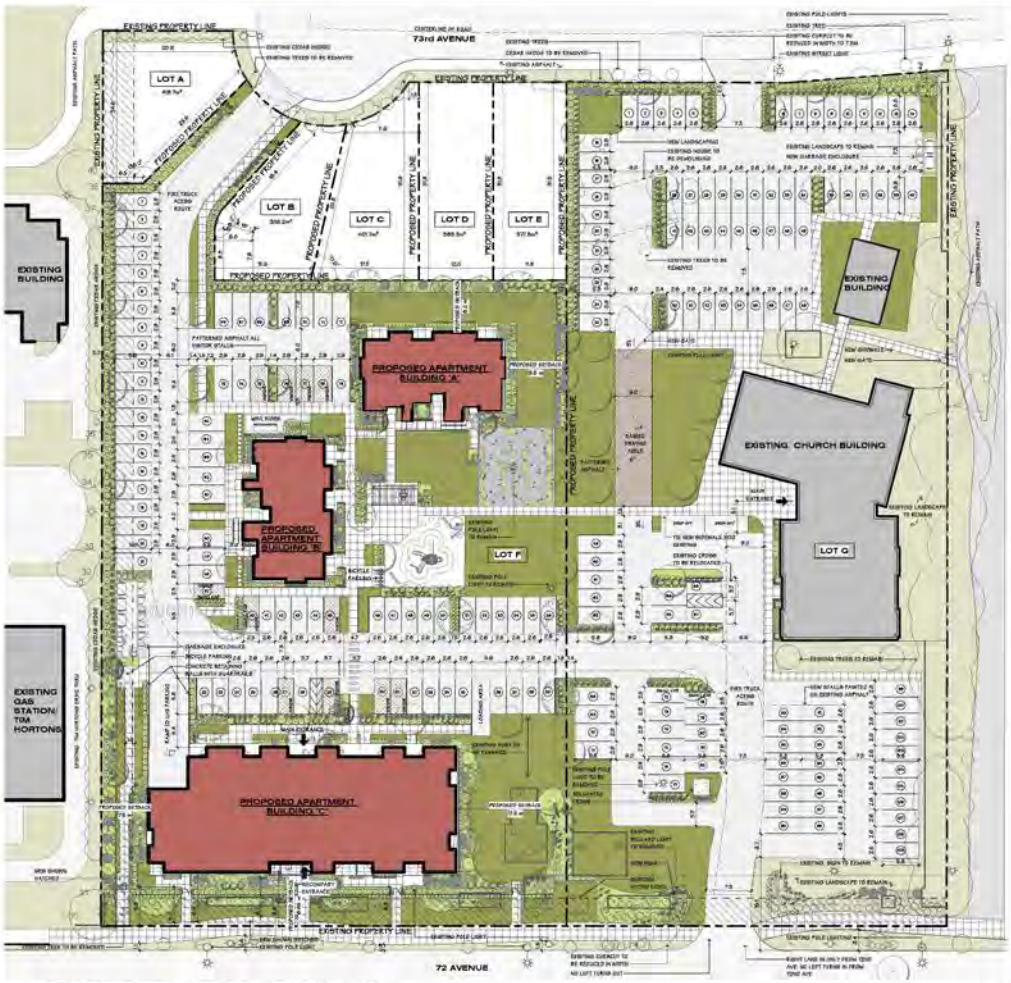
SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Building C Elevations (North and East)
SCHEDULE D	Building C Elevations (South and West)
SCHEDULE E	Buildings A and B Elevations (South and West)
SCHEDULE F	Buildings A and B Elevations (North and East)
SCHEDULE G	Building C Parkade Plan
SCHEDULE H	Colour and Material Scheme
SCHEDULE I	Landscape Plan
SCHEDULE J	Landscape Plan - Building C
SCHEDULE K	Landscape Plan -Building A
SCHEDULE L	Landscape Plan – Building B
SCHEDULE M	Landscape Plan – Age Friendly Amenity Area
SCHEDULE N	Landscape Details
SCHEDULE O	Landscape Details

Township of Langley

Est. 1873

SCHEDULE A
RENDERING

D.5



SITE PLAN

NORTH

Shepherd of the Valley
20097 72nd Avenue, Langley BC

SCALE As indicated
JOB NO 17090

DP 1

PROJECT RECONCILIATION

CIVIC ADDRESS 20097 72nd, Langley, BC

LEGAL DESCRIPTION Lot 167 Section 23 Township 8 New Westminster District Plan BCP14267

ORIGINAL LOT AREA 200,312 sq ft / 18,610 m²

CURRENT ZONE R1 INSTITUTIONAL

LOTS A-E (SINGLE FAMILY HOUSE LOTS)

PROPOSED ZONE RM-31 RESIDENTIAL

LOT AREAS

LOT A	4500 sq ft / 418 m²
LOT B	3865 sq ft / 360 m²
LOT C	4325 sq ft / 400 m²
LOT D	4125 sq ft / 384 m²
LOT E	4060 sq ft / 378 m²
TOTAL	20875 sq ft / 1940 m²

LOT F (3 MULTI-FAMILY APARTMENT BUILDINGS)

PROPOSED ZONE CD

LOT AREA 89,325 sq ft / 8299 m²

BUILDING AREAS

BUILDING A	2160 sq ft / 201 m²
BUILDING B	2160 sq ft / 201 m²
BUILDING C	9545 sq ft / 887 m²
TOTAL	13,865 sq ft / 1288 m²

LOT COVERAGE 1288 sq ft / 8299 m² = 15.5% (MAX. 40%)

PROPOSED SETBACKS

BUILDING A
NORTH: 8.2 m
SOUTH: 81.0 m
WEST: 41.0 m
EAST: 9.8 m

BUILDING B
NORTH: 25.0 m
SOUTH: 55.0 m
WEST: 22.0 m
EAST: 37.0 m

BUILDING C
NORTH: 75.0 m
SOUTH: 6.85 m (TO THE ENTRY CANOPY COLUMNS);
NOTE THAT THE MAIN BUILDING IS 8.6 m
EAST: 17.9 m
WEST: 7.5 m

UNITS

TOTAL UNITS 82

ADAPTABLE
REQUIRED 10% x 82 = 9
PROVIDED 9

PARKING

REQUIRED
STUDIO: 24 UNITS x 1.0 = 24 STALLS
NON-STUDIO UNITS: 58 UNITS x 1.5 = 87 STALLS
TOTAL PARKING REQUIRED: 111 STALLS
VISITORS: 111 x 10% = 11 STALLS
TENANTS: 111–11 = 10 STALLS
ACCESSIBLE STALLS: 1/100 STALLS
PROVIDED (BCBC 3.8.3.4.(2)) = 2 STALLS ACCESSIBLE
ADAPTABLE UNITS: 9 REQUIRED UNITS = 9
ACCESSIBLE STALLS REQUIRED = 9
TOTAL ACCESSIBLE STALLS REQUIRED: 11 STALLS

PROVIDED
TENANT:
UNDERGROUND PARKING:
STANDARD STALLS: 12 STALLS
ACCESSIBLE STALLS: 9 STALLS
TOTAL TENANT UNDERGROUND: 22 STALLS
SURFACE:
STANDARD: 67 STALLS
ACCESSIBLE STALLS: 1 STALL
TOTAL TENANT SURFACE: 68 STALLS
TOTAL TENANT: 90 STALLS (10 STALLS LESS THAN REQUIRED)
VISITOR (ALL SURFACE):
STANDARD: 8 STALLS
SMALL CAR: 2 STALLS
ACCESSIBLE STALLS: 1 STALL
TOTAL VISITOR (SURFACE): 11 STALLS

TOTAL:
STANDARD: 87 STALLS
SMALL CAR: 2 STALLS
ACCESSIBLE: 11 STALLS
TOTAL PARKING PROVIDED: 101 STALLS (10 STALLS LESS THAN REQUIRED)

AGE FRIENDLY AMENITY AREA
REQUIRED 4 m² X 82 UNITS = 328 m² (3531 sq ft)
PROVIDED 750 m² (8073 sq ft)

LOT G (EXISTING CHURCH)

ZONING:

UNCHANGED FROM EXISTING P1 INSTITUTIONAL

LOT AREA: 90,106 SF (8371 sm)

PARKING:

REQUIRED:

SEATING:

ASSEMBLY HALL: 246 SM X 0.5M/PERSON (NON-FIXED SEATS) = 123 OCCUPANTS / 10 = 12.3 STALLS

SANCTUARY: EACH PEW IS 2.74M LONG /450mm/PERSON = 6

PEOPLE PER PEW X 60 PEWS = 360 OCCUPANTS / 10 = 36 STALLS

TOTAL PARKING REQUIRED FOR SEATING: 48.3 STALLS

GROSS AREA:
ASSEMBLY HALL: 246 m²
SANCTUARY: 273 m²
TOTAL GROSS AREA: 519 m²

TOTAL PARKING REQUIRED FOR GROSS AREA: 519 / 19 = 27.3 STALLS

TOTAL PARKING REQUIRED:

48.3 + 27.3 = 75.6 = 76 STALLS

PROVIDED:
STANDARD STALLS: 107 STALLS
ACCESSIBLE STALLS: 2 STALLS
TOTAL PARKING PROVIDED: 109 STALLS
(33 STALLS MORE THAN REQUIRED)

APARTMENT BUILDING 'A'

UNIT TYPE	QTY
TWO-BEDROOM	2
THREE-BEDROOM	4
TOTAL UNITS	6

APARTMENT BUILDING 'B'

UNIT TYPE	QTY
TWO-BEDROOM	2
THREE-BEDROOM	4
TOTAL UNITS	6

APARTMENT BUILDING 'C'

UNIT TYPE	QTY
STUDIO	24
ONE-BEDROOM	19
ONE-BEDROOM ADAPTABLE	19
TWO-BEDROOM	8
TOTAL UNITS	70

SITE LEGEND

SOD LAWN

LANDSCAPE BED

ARCHITECTURE & LANDSCAPE ARCHITECTURE

8958 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4R3
TEL: 604 | 793 | 9440
FAX: 604 | 793 | 9445
EMAIL: hpa@chpaarchitect.com

Craven Huston Powers Architects CHPA

Township of Langley
Est. 1873

SCHEDULE B
SITE PLAN

N

Township of Langley

Est. 1873

SCHEDULE C
BUILDING C ELEVATIONS (NORTH AND EAST)

EXTERIOR FINISH SCHEDULE

ELEVATION FINISHES
1 : 100

EXTERIOR ELEVATIONS BUILDING C

Shepherd of the Valley
20097 72nd Avenue, Langley BC

SCALE 1 : 100
JOB NO. 17090

DP 3

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S5
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9445
EMAIL: chpa@chparchitects.com

Craven|Huston|Powers|Architects CHPA

Township of Langley
Est. 1873

SCHEDULE D
BUILDING C ELEVATIONS (SOUTH AND WEST)

D.5

West Elevation - Building A&B
1 : 100

South Elevation - Building A&B
1 : 100

EXTERIOR FINISH SCHEDULE

ELEVATION FINISHES
1 : 100

EXTERIOR ELEVATION BUILDING A&B

Shepherd of the Valley
20097 72nd Avenue, Langley BC

SCALE 1 : 100
JOB NO 17090

DP 4

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S5

TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chpa@chparchitects.com

Craven|Huston|Powers|Architects CHPA

Township of Langley
Est. 1873

SCHEDULE E
BUILDINGS A AND B ELEVATIONS (SOUTH AND WEST)

East Elevation - Building A&B
1 : 100

North Elevation - Building A&B
1 : 100

EXTERIOR FINISH SCHEDULE

1 BRICK VENEER
2 FIBRE CEMENT LAP SIDING "COBBLE STONE"
3 FIBRE CEMENT LAP SIDING "BOOTHBAY BLUE"
4 FIBRE CEMENT LAP SIDING "WOOD PATTERN"
5 CORRUGATED METAL "REGENT GREY"
6 FIBRE CEMENT PANEL "PIPE TRAILS BLUE"

EXTERIOR ELEVATIONS BUILDING A&B

Shepherd of the Valley
20097 72nd Avenue, Langley BC

SCALE 1 : 100
JOB NO 17090

DP 5

ELEVATION FINISHES
1 : 100

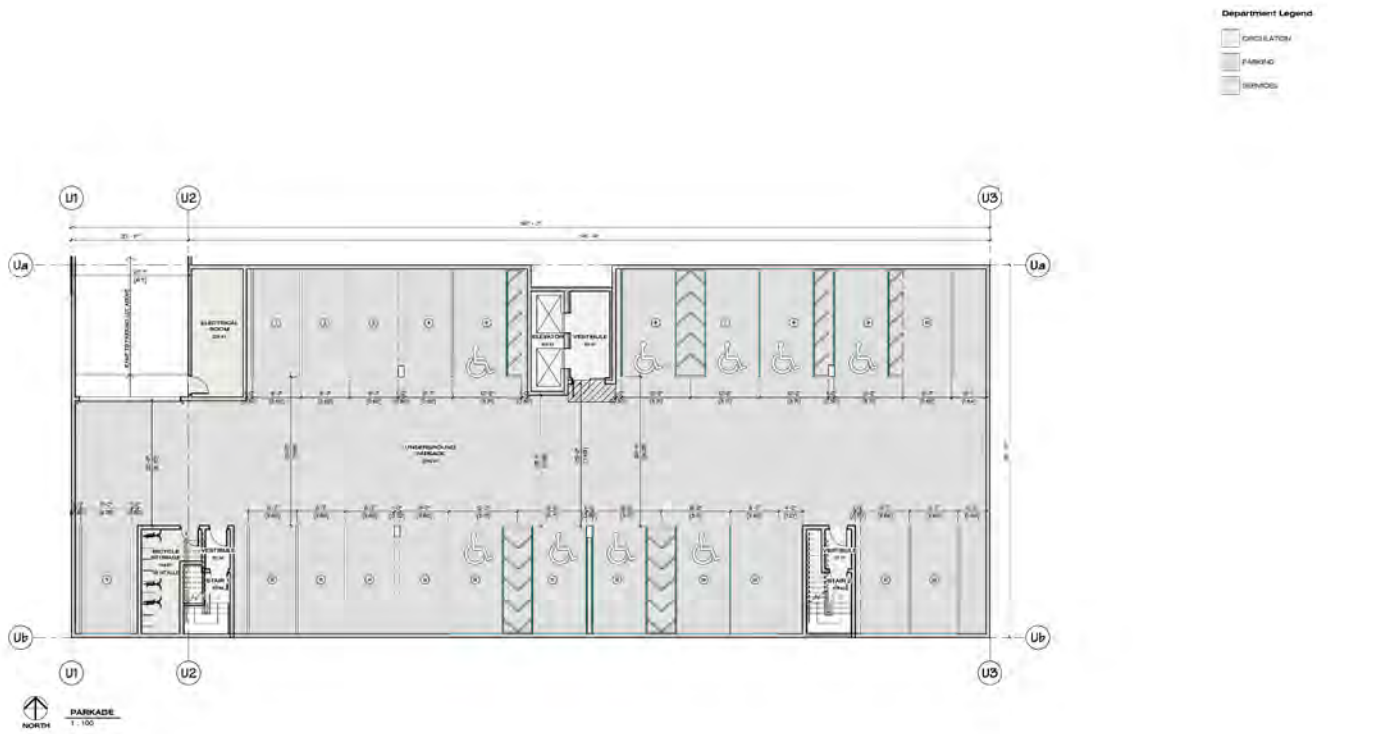
ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9445
EMAIL: chpa@chparchitects.com

Craven|Huston|Powers|Architects CHPA

Township of Langley
Est. 1873

SCHEDULE F
BUILDINGS A AND B ELEVATIONS (NORTH AND EAST)



BUILDING C - PARKADE

Shepherd of the Valley
20097 72nd Avenue, Langley BC

DP 9

CHPA

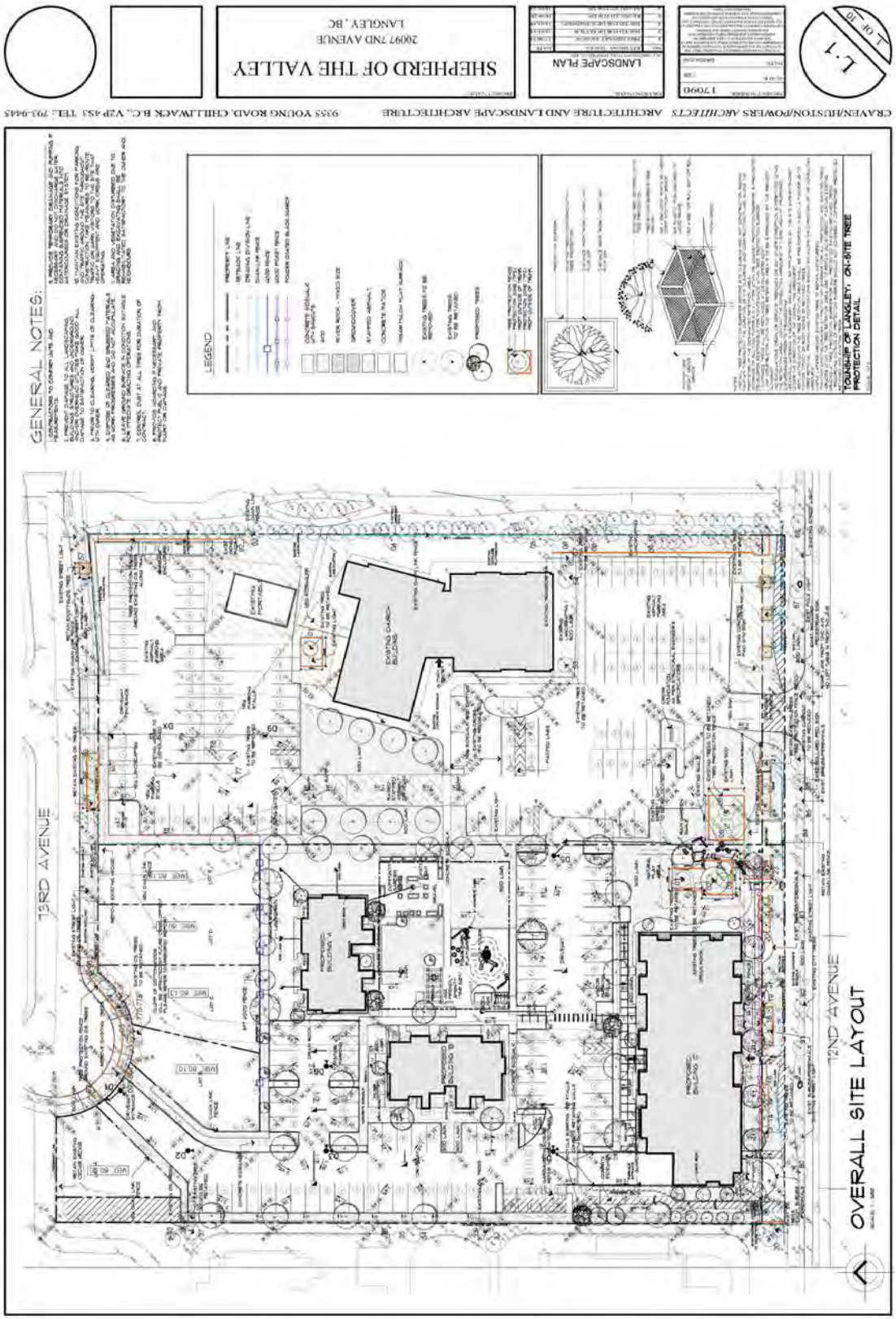
Township of Langley
Est. 1873

SCHEDULE G
BUILDING C PARKADE PLAN

Township of Langley

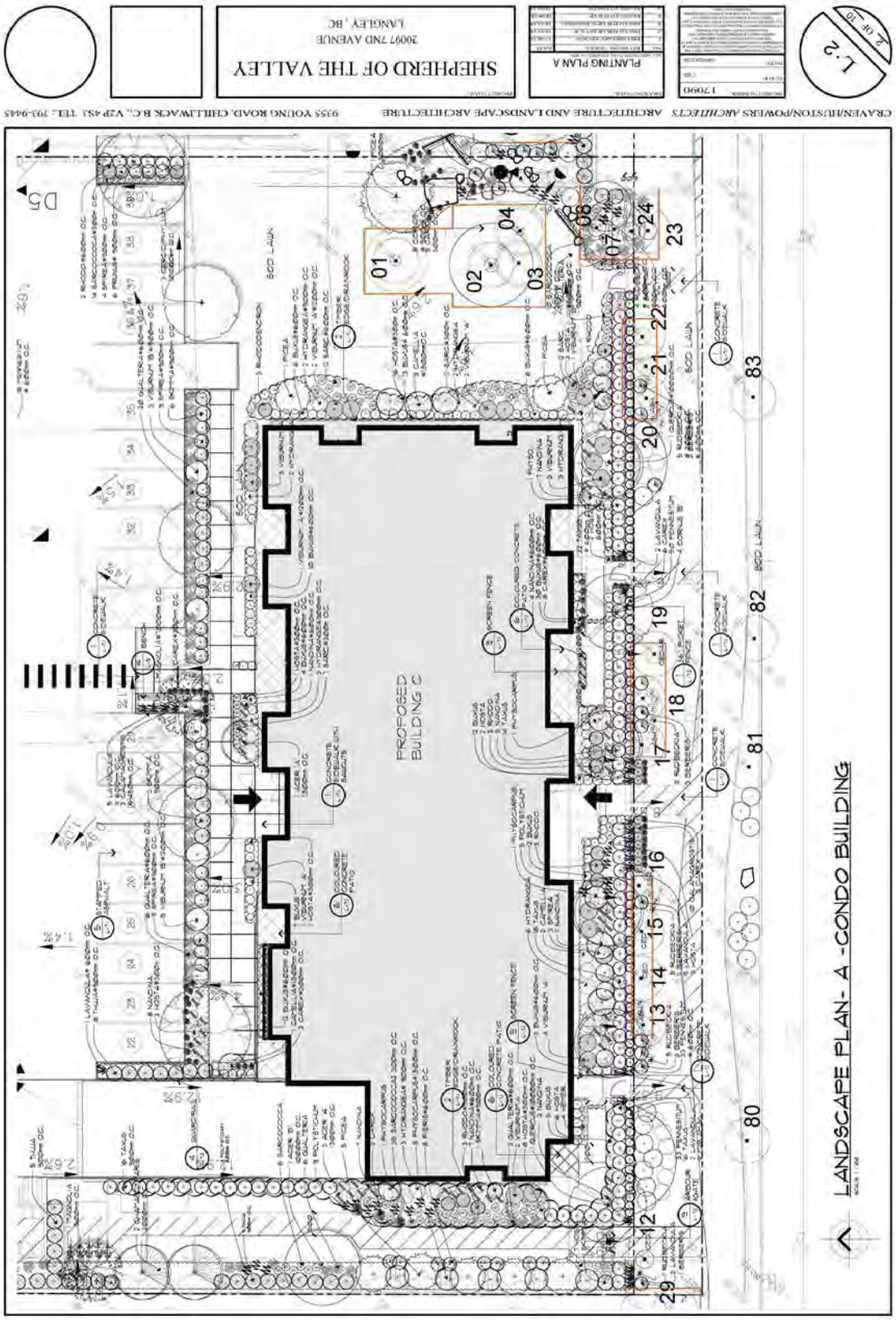
Est. 1873

SCHEDULE H
COLOUR AND MATERIAL SCHEME



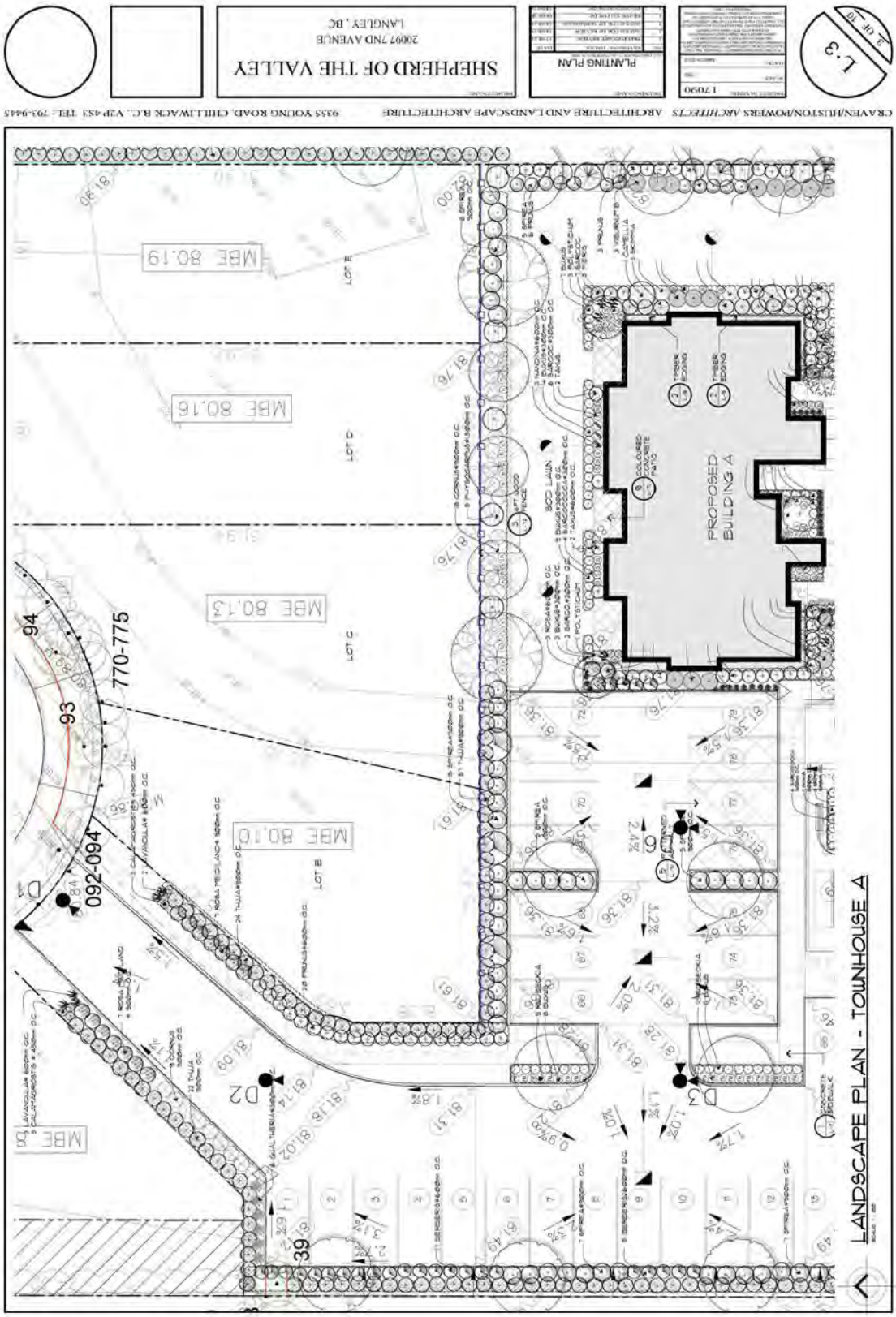
SCHEDULE I
LANDSCAPE PLAN

Township of Langley Est. 1873



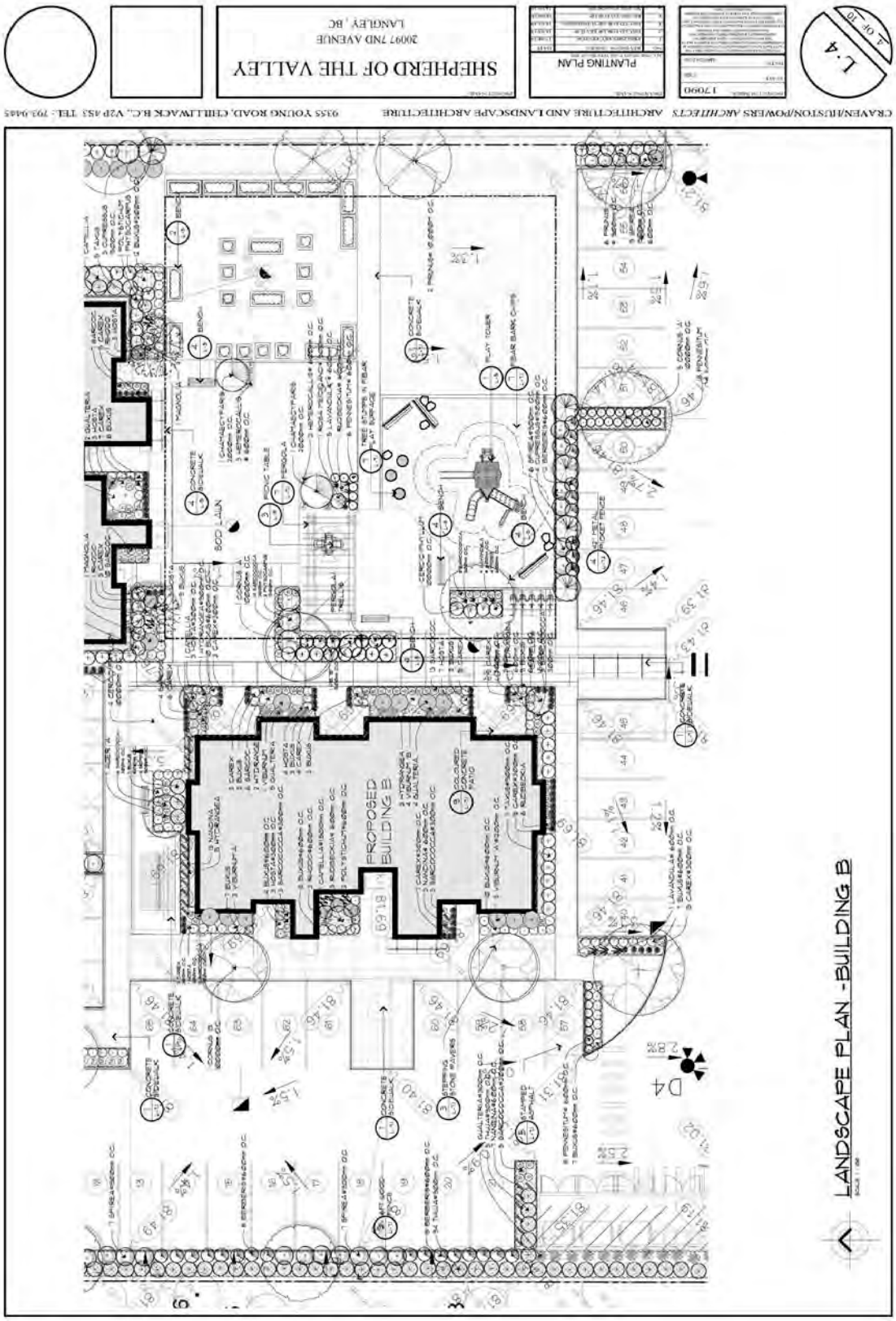
SCHEDULE J
LANDSCAPE PLAN – BUILDING C

Township of Langley
Est. 1873



SCHEDULE K
LANDSCAPE PLAN – BUILDING A

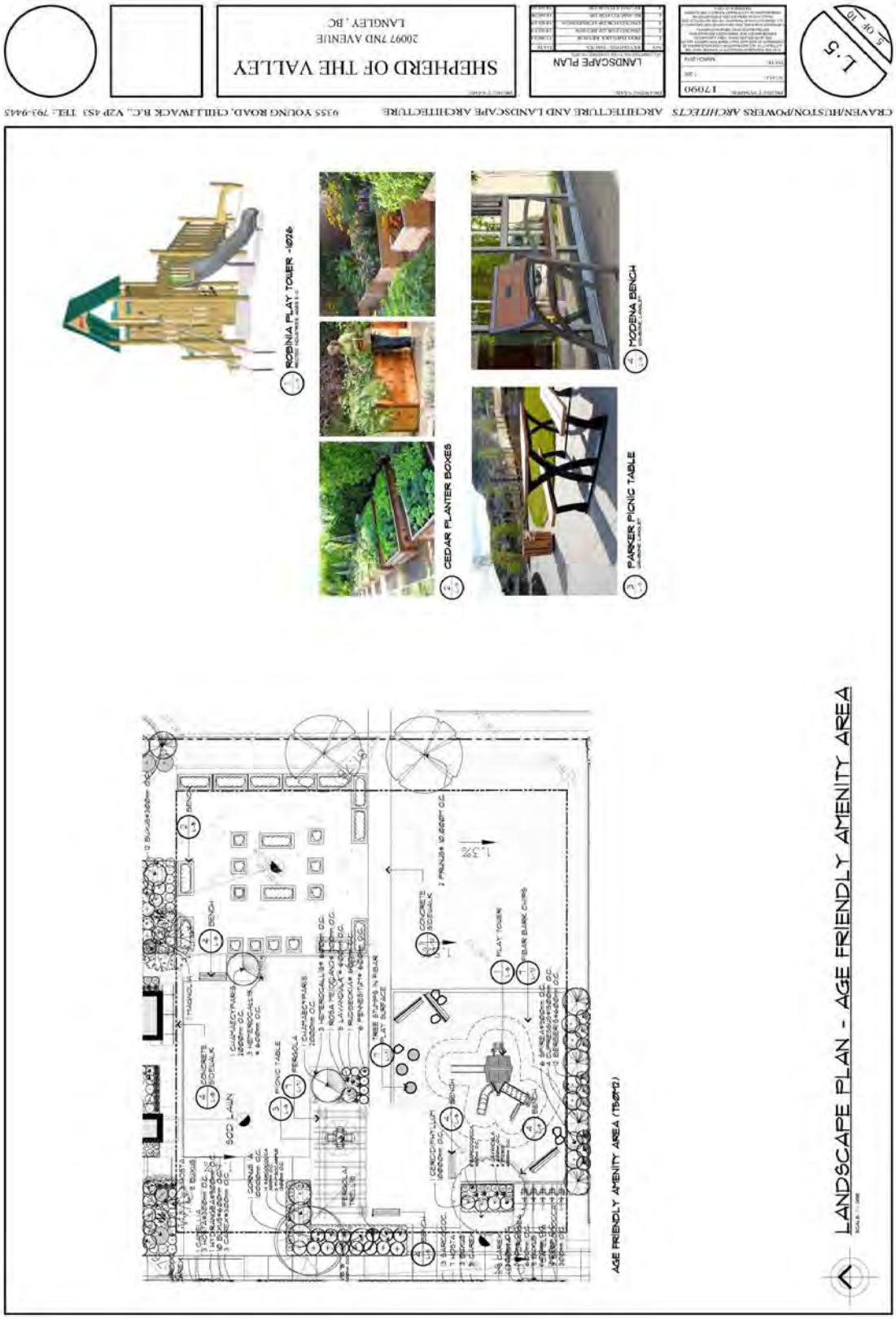
Township of Langley Est. 1873

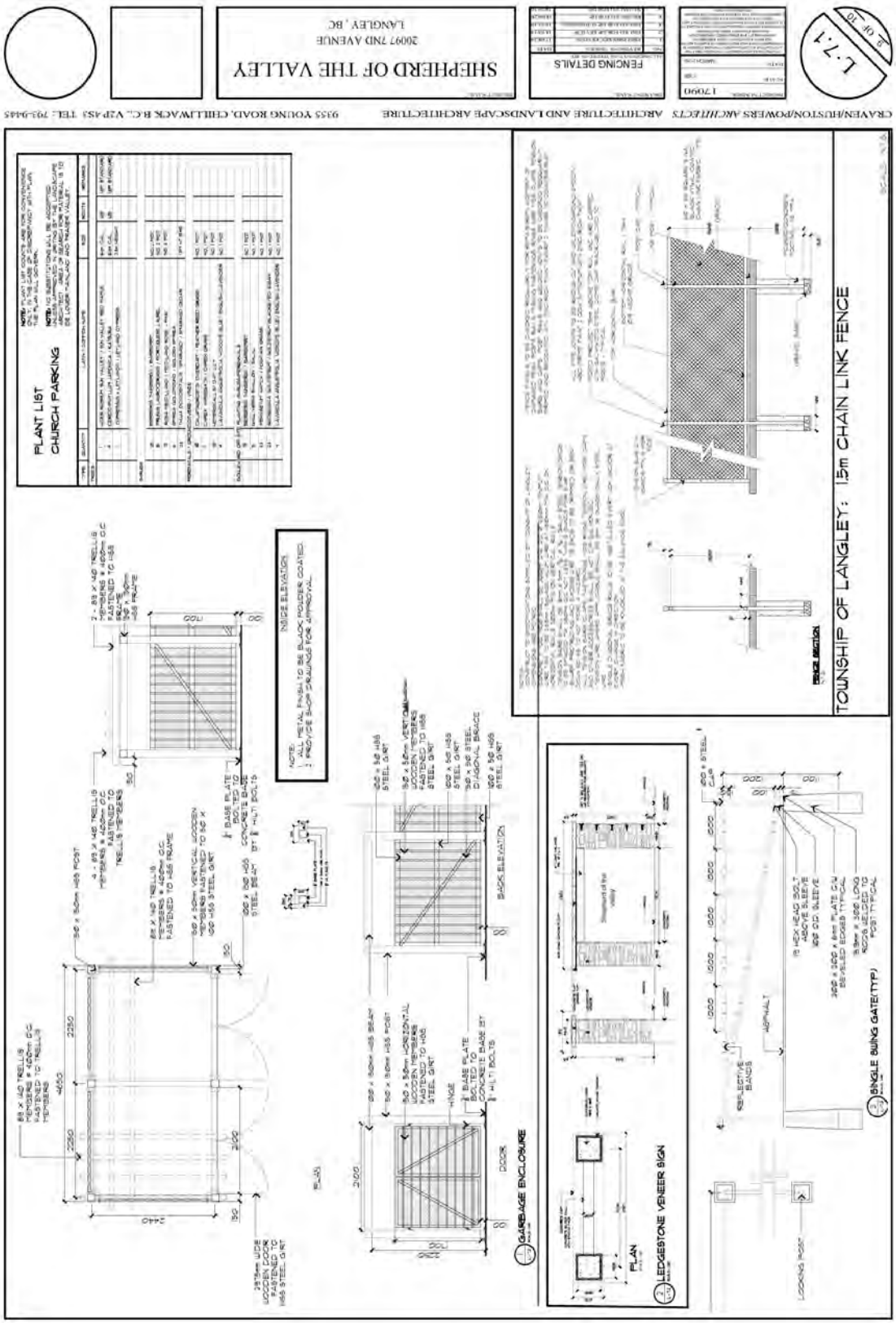


SCHEDULE L
LANDSCAPE PLAN BUILDING B

Township of Langley Est. 1873

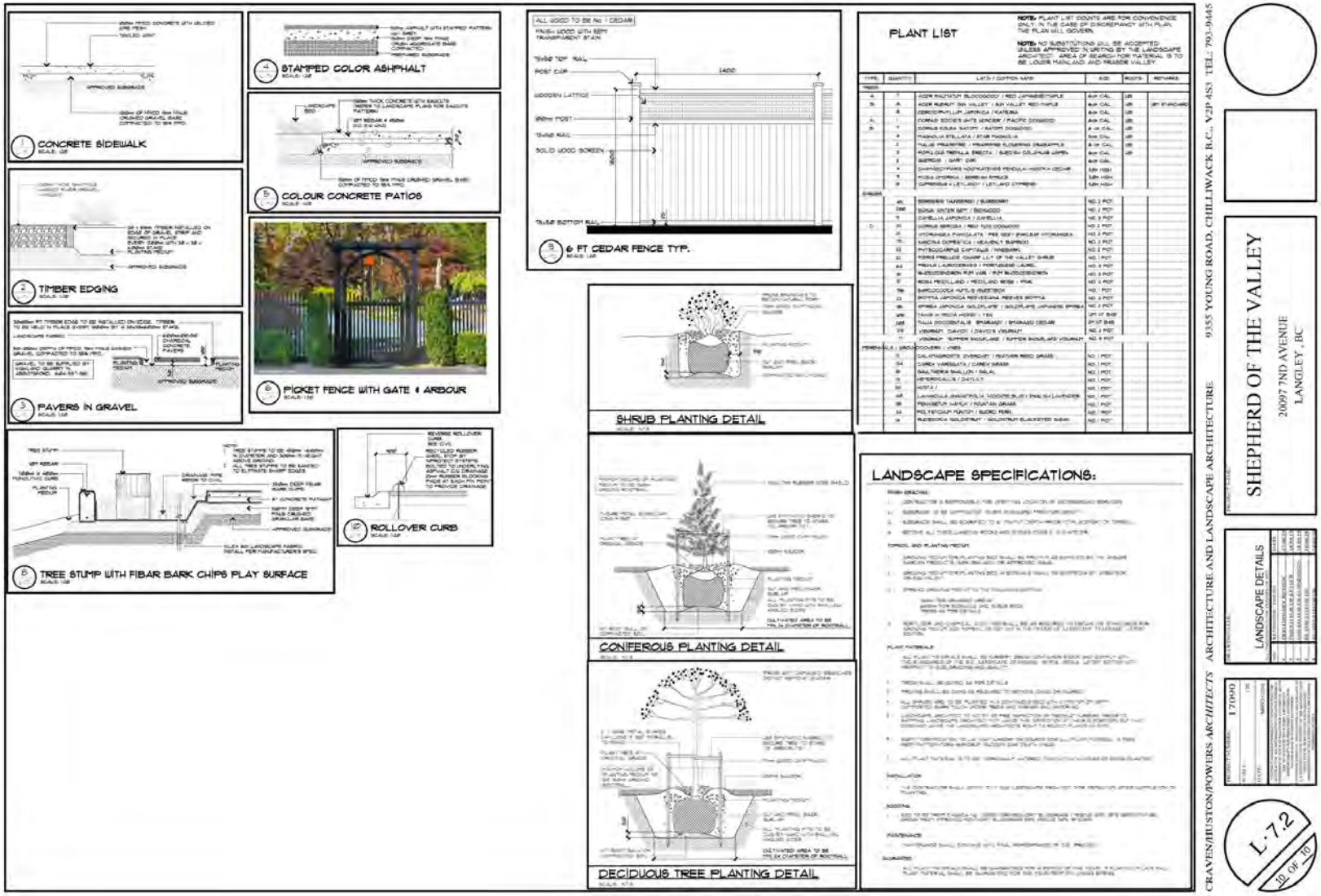
SCHEDULE M
LANDSCAPE PLAN - AGE FRIENDLY AMENITY AREA





SCHEDULE N
LANDSCAPE DETAILS

Township of Langley
Est. 1873



Township of Langley

Est. 1873

SCHEDULE O
LANDSCAPE DETAILS

property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

Unless the owner of land first obtains a development permit or produces a registerable building scheme acceptable to the Township, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of an additional dwelling unit, or work exceeding value of $50,000 measured in 2000 dollars, must not be started.

Development permit guidelines for this area are as follows:

- Where an existing estate character house is to be retained, new infill units shall be designed in a complementary style, using features such as roof slope, building massing and finish materials to create a cohesive development.
- Where a new "main house" is to be developed as part of the development, the overall project should appear as a cohesive development compatible with the remainder of the neighbourhood.
- Infill units shall be sited and designed to limit overview of adjacent rear yards, and to permit sun penetration onto adjacent properties. Building height is to be compatible with existing houses in the neighbourhood.
- Only one driveway access will be permitted per each original parcel. As such, the main house and infill units will share one access. On a corner lot, a second driveway access would be permitted from the other street.
- Wherever possible, existing mature vegetation should be retained and enhanced by new plantings.
- Where possible, infill units should be sited around a courtyard and/or common parking area.

06/02/06 - Bylaw No. 4475 Deleted Section 4.1.2 Commercial and Business/Office Park Areas Development permit guidelines.

04/02/08 - Bylaw No. 4586 Deleted Section 4.1.3 Development Permit Area 'B' – Residential Density Bonus and Multi-Family

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the

acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.

- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- 5101 28/09/15 Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

- 5101 28/09/15 Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create ‘eyes on the street’, and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

5101
28/09/15

- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.

- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.

- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.

- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.

- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.

- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

5101
28/09/15

Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.

- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
    - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.

- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.

o Pedestrian entrances shall be separate from vehicular access points.
o Uses near access and egress points shall include design elements that reduce conflict between uses.
o Ramps to additional levels are to be contained within the structure and screened from view.
o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
o Provide separate parking areas for residential and commercial uses.
o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
o Setbacks from above the second storey shall be incorporated into the design.
o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
o Public and private parking shall be clearly identified through a system of numbering and signage.
o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
o Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

5101
28/09/15

- Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
- Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

4825
30/05/11

4.1.2.4 TOWNHOUSES/ROWHOUSE

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

4825
30/05/11

4.1.2.5 APARTMENTS

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

Parking and Traffic/Pedestrian Circulation

- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

Lands identified as "Development Permit Area "C"– Local Commercial" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1) (f) of the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

4475
06/02/06

4825
30/05/11

Langley Schools

10 July 2018

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

Re: Development Project 08-23-0141 / SHEPHERD OF THE VALLEY LUTHERN CHURCH

CIVIC: 20097 – 72 Avenue

LEGAL: Lot 167 Section 23 Township 8 NWD Plan BCP14267

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	**5**	**2**	**1**	**1**
Condos	**12**	**1**	**0**	**1**

Given the current school catchments this development would impact RC Garnett 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,

Brian Iseli, CPA, CMA
Secretary Treasurer

catalyst
Community Developments

To: Zorica Andjelic
Planner
Township of Langley

From: Robin Petri
Vice-President, Development
Catalyst Community Developments Society

Date: July 12, 2018

RE: Public Information Meeting Summary- 20097 72nd Avenue, Langley BC

Project Overview:
The development proposed for 20097 72nd Avenue is to allow for 82 affordable rental homes (two 2-storey buildings with 6 homes each, one 5-storey building with 70 homes) and 5 single family lots.

An application for rezoning, OCP amendment, subdivision and development permit was submitted in April 2018. The proposal is to subdivide and rezone the western portion of the site to a Residential Compact Lot (R-CL) zone to permit 5 single family lots on 73rd Avenue, and to rezone to a Comprehensive Development (CD) Zone to permit development of 82 affordable rental homes. The P-1 Institutional zoning would remain on the eastern part of the site for the lot to be created for the existing Shepherd of the Valley Lutheran Church.

Event Details:
A public information meeting was held for the proposed project at 20097 72nd Avenue in Langley BC. The event details are outlined below:

Date: Wednesday, July 11, 2018
Time: 5:00pm – 8:00pm
Place: Shepherd of the Valley Lutheran Church
20097 72nd Avenue
Langley, BC

Notification Details:

<u>Mail Notification</u>
A notification was sent by Canada Post to all property owners within 100 metres of 20097 72nd Avenue (approximately 275 addresses) to notify them of the meeting.

A copy of the notification is attached in the Appendix.

catalyst
Community Developments

Newspaper Advertisement
Advertisements were placed in the Langley Advance newspaper on June 25, 2018 and July 5, 2018.

A copy of the advertisement is attached in the Appendix.

Number of Attendees:
There were 17 people who signed in at the meeting.

Feedback:
There were 20 comment forms received during the public information meeting and 12 emails that followed the next day. The forms and emails that have been provided to-date are included in the Appendix and the comments are summarized below.

The comments included concerns about:

- the date of the public information meeting being in the summer when many neighbours are away on vacation;
- notification of the event as some neighbours only learned from other neighbours, not the mail outs or the ads in the paper;
- not being able to include comments from previous public meetings done pre-application;
- lack of translation of notifications and/or other efforts made to include ESL neighbours;
- increased traffic along 201Street and 73rd Avenue because of the access to the development site from 73rd Avenue; there were many requests for left turn access to the development site for eastbound vehicles on 72nd Avenue; there were also many requests for speed bumps and traffic calming along 200a, 200b, 73rd, 74th, and 201 Streets and a request for a traffic circle at 201 Street and 72nd Avenue;
- the requested parking variance of 10 stalls below the bylaw requirement and potential for increased parking issues in the neighbourhood that already has parking issues;
- the project being too high and too dense;
- there being too many units proposed;
- the local schools already being at capacity and concerns about where any new children from the 12 proposed family units might go to school;
- security that the seniors housing would always be for seniors and not change in the future as a change could impact school capacities and parking; and
- tenant selection.

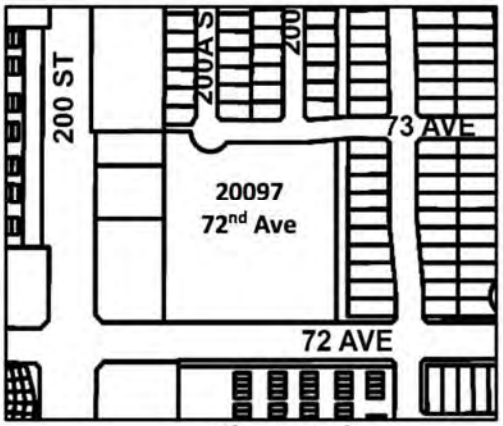
There were also positive comments about:

- the provision of affordable rental housing for seniors;
- the provision of affordable rental housing for a small number of families as proposed;
- the landscape design, community garden and play structure.

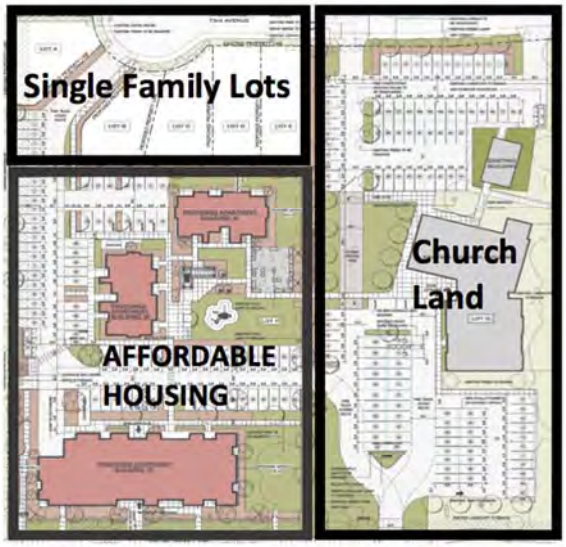
catalyst
Community Developments

APPENDIX

Mail Notification - Page 1 of 2



Site Location



Proposed Site Layout

Catalyst Community Developments Society
90-425 Carrall Street
Vancouver, BC V6B 6E3
Catalystcommdev.org

Developer – Led Public Information Meeting Notice

Catalyst Community Developments Society and the SVLC Housing Society are hosting a Public Information Meeting to provide information about the proposal for the Rezoning, OCP Amendment, and Development Permit (including parking variance) for property at 20097 - 72nd Avenue.

This information is being distributed to owners and occupants within the immediate vicinity of the proposed development in accordance with Township Council Policy 07-164.

You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council consideration of this application (Township of Langley project number 08-23-0141).

Meeting Time & Date:
Wednesday July 11, 2018
5:00-8:00pm

Meeting Location:
Shepherd of the Valley Lutheran Church
20097 72nd Avenue
Langley, BC V2Y 1S7

catalyst
Community Developments

catalyst
Community Developments

Mail Notification - Page 2 of 2

Meeting Agenda

Doors Open: 5:00pm
Open House: 5:00-8:00pm

For further information please contact:

Robin Petri
Catalyst Community Developments Society
604.312.5835

The Proposal:
Township of Langley Project No.08-23-0141

Catalyst Community Developments Society has partnered with the Shepherd of the Valley Lutheran Church's new SVLC Housing Society to subdivide the land at 20097 - 72nd Avenue into 7 lots. Currently the land is zoned as a P1 Institutional Zone. It is proposed to rezone 5 subdivided lots along 73rd Avenue to allow for 5 single family homes. It is also proposed to rezone the 6th lot to a Comprehensive Development (CD) Zone to allow for the creation of 82 units of affordable housing. The 7th lot would remain as a P-1 Institutional Zone for the existing purposes of the Shepherd of the Valley Lutheran Church.

The proposal includes a building with 70 units of affordable rental homes for seniors (24 studio units, 38 one bedroom units, 8 two bedroom units) and two buildings containing a total of 12 units of affordable rental homes for families (2 two bedroom units and 4 three bedroom units in each building). Parking would be provided with surface and underground stalls, with a proposed parking variance.

Catalyst Community Developments Society
90-425 Carrall Street
Vancouver, BC V6B 6E3
Catalystcommdev.org

catalyst
Community Developments

catalyst
Community Developments

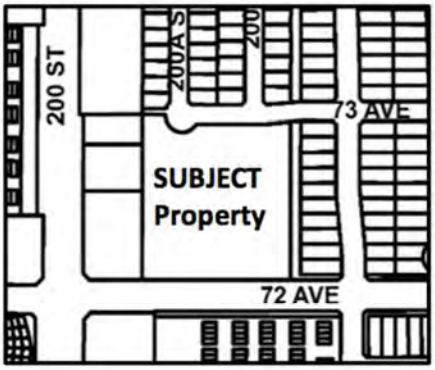
Newspaper Advertisement (Langley Advance)

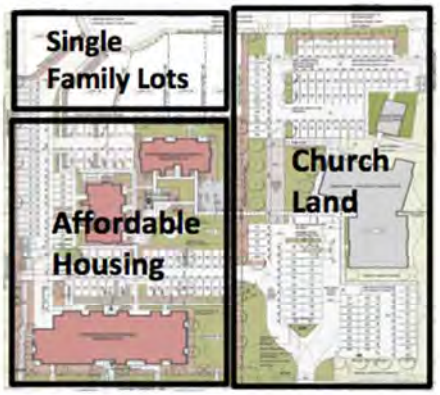
PUBLIC INFORMATION MEETING
TOWNSHIP OF LANGLEY PROJECT NO. 08-23-0141

Development is being proposed for 20097 - 72nd Avenue to allow for 82 affordable rental homes and 5 single family lots. Catalyst Community Developments Society and the SVLC Housing Society invite you to a public information meeting (open house format) to review and discuss the project.

Date:	**Wednesday July 11, 2018**
Time:	**5:00 – 8:00pm**
Location of Meeting:	**Shepherd of the Valley Lutheran Church** **20097 - 72nd Avenue** **Langley, BC V2Y 1S7**

An application has been made for Rezoning, OCP Amendment, and Development Permit. The proposal is to subdivide and rezone the western part of the site to a Residential Compact Lot (R-CL) zone to permit 5 single family lots on 73 Avenue, and to rezone to a Comprehensive Development (CD) Zone to permit development of 82 affordable rental homes. The P-1 Institutional zoning would remain on the eastern part of the site for the lot to be created for the existing Shepherd of the Valley Lutheran Church.





For more information, please contact Robin Petri of Catalyst Community Developments Society at 604.312.5835.

***This is not a Public Hearing. The Township of Langley will receive a report from staff on the issues raised at the meeting and will formally consider the proposal at a later date.**

catalyst
Community Developments

Completed Comment Forms

catalyst
Community Developments

SIGN IN SHEET

PUBLIC INFORMATION MEETING
REZONING/ OCP AMENDMENT/ SUBDIVISION/DP APPLICATION
for Proposed Development at 20097 72nd Avenue, Langley BC

Date: Wednesday, July 11, 2018
Time: 5:00 pm – 8:00 pm

Location: Shepherd of the Valley Lutheran Church
20097 72nd Avenue, Langley BC

NAME	EMAIL	ADDRESS	I would like to receive regular neighbourhood updates via e-mail. (Yes/No)
FOIPPA s.22(1)		Lang.	Yes
FOIPPA s.22(1)		Langley	
FOIPPA s.22(1)		Langley BC FOIPPA s.22(1)	Yes
FOIPPA s.22(1)	FOIPPA s.22(1)	FOIPPA s.22(1) FOIPPA s.22(1) Langley BC	Yes.
FOIPPA s.22(1)	FOIPPA s.22(1)	FOIPPA s.22(1) Langley BC FOIPPA s.22(1)	Yes.
Petrina Arnason	parnason@tol.ca.	FOIPPA s.22(1) LANGLEY, BC.	Yes
FOIPPA s.22(1)	FOIPPA s.22(1)	FOIPPA s.22(1) Langley BC	Yes
FOIPPA s.22(1)	FOIPPA s.22(1)	FOIPPA s.22(1) Fort Langley	Yes

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the Local Government Act and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

catalyst
Community Developments

SIGN IN SHEET

PUBLIC INFORMATION MEETING
REZONING/ OCP AMENDMENT/ SUBDIVISION/DP APPLICATION
for Proposed Development at 20097 72nd Avenue, Langley BC

Date: Wednesday, July 11, 2018
Time: 5:00 pm – 8:00 pm

Location: Shepherd of the Valley Lutheran Church
20097 72nd Avenue, Langley BC

NAME	EMAIL	ADDRESS	I would like to receive regular neighbourhood updates via e-mail. (Yes/No)

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the Local Government Act and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

catalyst
Community Developments

SIGN IN SHEET

PUBLIC INFORMATION MEETING
REZONING/ OCP AMENDMENT/ SUBDIVISION/DP APPLICATION
for Proposed Development at 20097 72nd Avenue, Langley BC

Date: Wednesday, July 11, 2018
Time: 5:00 pm – 8:00 pm

Location: Shepherd of the Valley Lutheran Church
20097 72nd Avenue, Langley BC

NAME	EMAIL	ADDRESS	I would like to receive regular neighbourhood updates via e-mail. (Yes/No)
FOIPPA s.22(1)	FOIPPA s.22(1)	FOIPPA s.22(1) LANGLEY, BC.	YES.
		FOIPPA s.22(1)	Yes
		FOIPPA s.22(1)	Yes.
		FOIPPA s.22(1)	Yes
		FOIPPA s.22(1)	Yes
		FOIPPA s.22(1)	Yes.
		FOIPPA s.22(1)	Yes
		FOIPPA s.22(1)	Yes.

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the Local Government Act and in accordance with the *Freedom of Information and Protection of Privacy Act.* The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

catalyst
Community Developments

SIGN IN SHEET

PUBLIC INFORMATION MEETING
REZONING/ OCP AMENDMENT/ SUBDIVISION/DP APPLICATION
for Proposed Development at 20097 72nd Avenue, Langley BC

Date: Wednesday, July 11, 2018
Time: 5:00 pm – 8:00 pm

Location: Shepherd of the Valley Lutheran Church
20097 72nd Avenue, Langley BC

NAME	EMAIL	ADDRESS	I would like to receive regular neighbourhood updates via e-mail. (Yes/No)

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the Local Government Act and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

catalyst
Community Developments

SIGN IN SHEET

PUBLIC INFORMATION MEETING
REZONING/ OCP AMENDMENT/ SUBDIVISION/DP APPLICATION
for Proposed Development at 20097 72nd Avenue, Langley BC

Date: Wednesday, July 11, 2018
Time: 5:00 pm – 8:00 pm

Location: Shepherd of the Valley Lutheran Church
20097 72nd Avenue, Langley BC

NAME	EMAIL	ADDRESS	I would like to receive regular neighbourhood updates via e-mail (Yes/No)
FOIPPA s.22(1)	FOIPPA s.22(1)	FOIPPA s.22(1) LANGLEY B.C.	Y

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the Local Government Act and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

catalyst
Community Developments

SIGN IN SHEET

PUBLIC INFORMATION MEETING
REZONING/ OCP AMENDMENT/ SUBDIVISION/DP APPLICATION
for Proposed Development at 20097 72nd Avenue, Langley BC

Date: Wednesday, July 11, 2018
Time: 5:00 pm – 8:00 pm

Location: Shepherd of the Valley Lutheran Church
20097 72nd Avenue, Langley BC

NAME	EMAIL	ADDRESS	I would like to receive regular neighbourhood updates via e-mail. (Yes/No)

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the Local Government Act and in accordance with the *Freedom of Information and Protection of Privacy Act.* The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

- Very pleased with application of SAPF & guidelines, accessible housing designations, green energy - heat retension built in to the design.
- The playground space + garden area is lovely

What aspects of the proposal do you like? Why? (See above)

- LW rental; income capped + adhered to to ensure units go to those who need more affordable housing.
- no bathtubs in Seniors units ~ great

What would improve the proposal?

- I think acceptance and community approval would be significantly enhanced if a left turn off 72nd Street were permitted to reduce traffic in existing residential areas.
- The six stories may speak to affordability, but it

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

Catalyst Community Developments Society - 501-211 E. Georgia Street, Vancouver, BC V6A 1Z6 604.649.7969

74th ; 200B ; 200A → speed bumps - traffic calming

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

1. build a left turn traffic between 200 & 201 ST.

2. how to solve the parking problem with so many house (with permit?)

What aspects of the proposal do you like? Why?

What would improve the proposal?

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

D.5

* To prevent / deter drivers shortcutting down 200 A, 200 B, + 74th Avenue + 73 Avenue and speeders rushing to get to the development. Traffic calming will encourage drivers to stay on main thoroughfares.

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

- We are disappointed that a public hearing was held in the middle of July when most of the community is out of town; as such, previous comments from previous open houses should be submitted

What aspects of the proposal do you like? Why?

- Seniors' housing → so important!
* Please ensure that the seniors only building is permanent designated for 55+, If this is changed it will impact schools + parking.

What would improve the proposal?

Please reconsider vehicle access in left-hand turn lane off 72nd as per engineers' report saying it IS possible.
Maintain at a minimum current parking requirements from Township.
↳ Please refuse variance application to reduce parking.
Parking is a HUGE issue in Willoughby

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

FOIPPA s.22(1) [redacted] Langley, BC FOIPPA s.22(1) [redacted]

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

The current proposal has minimal planning to provide adequat parking, and to prevent a large influx of traffic along side streets, such as 200A + 200B. There is no information on the housing / rental agreements that the tenants would have to agree to, and I see nothing to ensure this →

What aspects of the proposal do you like? Why?

What would improve the proposal?

- traffic calming on side streets, especially 200B that is a straight stretch to the development.
- a proposed housing + operating agreement so the residents of the neighbourhood can be better informed of what they're in for.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

project remains affordable housing for seniors, and not affordable housing for the mental health clients on BC Housing's list of those in need that are currently pressing on Langley's resources. Catalyst has only one years experience with 1 development in Victoria, and lacks the knowledge & resources to manage the project. There are no guarantees for the residents who live here that this project doesn't model the disaster that is affordable housing in Langley City. 8 visitor spots for 3 buildings is in no way adequate.

There are no safeguards for residents of the existing neighbourhood against turning the surrounding area into the focal point for those on BC Housing's "most needy" list and bringing with them ~~#~~ serious mental health challenges, substance abuse issues, and dysfunction with no support or nearby locations to offer support. And no worthwhile transit. The clients on BC Housing's lists will just be directed to apply to this development instead.

Do something to actually protect the residents of your community and demand more info on who is coming to this community.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

What aspects of the proposal do you like? Why?

Affordable Housing –
Family Housing – /

What would improve the proposal?

I am very impressed with the project – /

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

Poor planning on public hearing in the summer!

What aspects of the proposal do you like? Why?

Seniors housing is deperately needed across BC.

What would improve the proposal?

A left turn lane from 72 AVE into the proposed site. The TOL required parking = 101.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

I am deeply disappointed that a public hearing was held in July when so many people are out of town. We called this in previous meetings, and were told that Catalyst and the church would not hold summer meetings. I am strongly opposed that all the previos comments from past meetings will not be recorded.

What aspects of the proposal do you like? Why?

Senoirs housing - Affordable
I would like to see permanent designation/zoning on the 6 story building as seniors housing only - with an age designation of 55+. If this designation changes it will impact our overflowing schools and increase parking demands.

What would improve the proposal?

Traffic calming in existing neighbourhood, on all the roads 200A, 200B & 74th Ave
A Left turn off of 72 into church and Catalyst site, as per BUNT report. Have High perimeter fences around the church site to deter foot traffic.
Please do not allow the 10 less parking stall variance application. Parking is a huge problem here.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

FOIPPA s.22(1)

Langley BC FOIPPA s.22(1)

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

I am disappointed how funding was announced to the public without first seeking approval for re-~~zoning~~ zoning of this land. I am upset that the Township would even consider approving a development that would see an additional 40-50 cars per hour enter this subdivision where families & children live. The current zoning allows for seniors care which is disparately needed

What aspects of the proposal do you like? Why?

None.

What would improve the proposal?

designated senior living only with NO access off 201 st.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

Parking & Traffic flow is a real concern. It does not appear that there will be enough parking. Left turn into the property is required as 201 st is already too busy.

What aspects of the proposal do you like? Why?

What would improve the proposal?

(1) Left turn from 72nd Ave.
(2) More parking stalls so the ones infront of our house are not taken.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

This is a well-thought-out project that will create a cohesive community on the site.
WELL DONE!!
IMPRESSIVE!!
Langley needs more rentals like these.

What aspects of the proposal do you like? Why?

integrated landscaping with the church
lots of different types of spaces.

What would improve the proposal?

adaptable apartments should have grab bars discreetly installed
need to find a way to have some of the rentals subsidized to accommodate single seniors with incomes of 20 to 25K per year.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

looks good to me - however I'm not sure I would consider this low income, and that was my understanding for it.

What aspects of the proposal do you like? Why?

Very much like the idea of senior housing being considered - Its very much needed.

What would improve the proposal?

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

Please ensure that the housing is secured as seniors housing in perpetuity. Can this be done by writing this into the zoning by law specifically and/or could there be a housing agreement charged to the land title.

What aspects of the proposal do you like? Why?

What would improve the proposal?

- Permanent designation as 55+ for the 5-storey building. If that changes (to families), it would affect parking + school needs. The numbers considered for parking would no longer be accurate if it changed.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

I commend the congregation & developer for providing affordable housing in the Township of Langley.

What aspects of the proposal do you like? Why?

- Both Seniors + Families - two areas that are affected by the lack of affordable housing
- I think that play structures + community gardens are both great feature

What would improve the proposal?

Left turn lane into complex from 72

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

- the proposal looks great. I would like to suggest that a traffic circle be added to 201st + 72nd Ave. There are already cars making u-turns just into 201st so they can go back west on 72nd. I'm concerned that this problem will only get worse once the apartment building goes up facing 72nd Ave.

What aspects of the proposal do you like? Why?

- Everything else looks fine.

What would improve the proposal?

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

How are we going to handle the traffic with so many families move in this neighbourhood?

What aspects of the proposal do you like? Why?

What would improve the proposal?

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

I would like people to develop a left turn ~~[illegible]~~ traffic lights on 72nd Ave. to let people go into the new building. Otherwise, ~~[illegible]~~ 201 st. will be extremely busy.

What aspects of the proposal do you like? Why?

What would improve the proposal?

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

What aspects of the proposal do you like? Why?

What would improve the proposal?

(1). ~~the~~ should do more to keep local traffic safer.
like. put more traffic signs. more bumper.
(2) for Bulding A & B., We should do more to screen the family who apply renting here for checking credit and crimal records to make sure we accept good renters.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

1. As a neighbor, we are not informed about this open house.
2. Tried to search it online, this project has been announced but no more details released. Where can I find more details?
3. I was told 3 buildings including 82 units will be built adjacent to the church. The lot area is 4.3 acres including the church, the ~~other~~ vacant lot for the 3 new buildings plus parking, landscaping, etc. may be less than 3 acres. Is it big enough and meet Township bylaw?

What aspects of the proposal do you like? Why?

We support affordable rental housing for seniors and low-income families. However, how do you clarify seniors and low-income? We suggest the tenants should be ~~restric~~ strictly designated to 55+ ~~and~~ permanently. Do you have ~~fa~~ tenant family size regulations? Will you do credit check and criminal check for tenants?

What would improve the proposal?

Haven't read the proposal, but this project will impact the traffic on 72 Ave and 200 St. Also, our neighborhood already has parking problem. Does this new plan provide enough parking spot for 82 units?

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

Timing of the open house and need to work harder with the Township engineering department to resolve the traffic issue around this small area. Safety is the # one concern as this development will increase the traffic flow SIGNIFICANTLY. We need a left-hand turn from 72nd Ave directly to the development site.

What aspects of the proposal do you like? Why?

Increase in # of units available for the seniors. The community supports this idea and would like to know if the church/developer can change the configuration without notice to the Township/community?

What would improve the proposal?

Parking is the biggest issue in Willoughby area due to the rental units/density. If this development provides less parking than the by-law requirements, the parking issue will be worsen when visitors come to visit their love one, where can they park? Traffic!!! We need YOU to work with the Township's engineering department to create the left-hand turn entrance to the site. We can foresee the traffic flow will increase significantly between 201/200B/74th Ave as the short cut to the get around town/highway.

Thank you for your consideration.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

Ensure that strict tenancy requirements are included in the housing agreement with the Township It needs to be "affordable housing for SENIORS" not just "affordable housing". Strict ~~safe~~ legally enforceable safeguards need to be in place to protect the church, the new senior tenants, and the neighbourhood from those qualifying for "affordable housing" under BC Housings definition. In practice this includes those with mental health and substance abuse issues. Who, despite being in the most need, will appreciate and respect the project and neighbourhood the least.

~~What aspects of the proposal do you like? Why?~~

What would improve the proposal?

No variance should be sought for the townships minimum required parking. The existing neighbourhood already has insufficient parking and the area does not have complete enough transit to imagine that there will be less than a car per bedroom.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

We are disappointed that a public hearing was held in the middle of July. Most of our neighbours are on vacation. We feel very strongly that all previous comments from past open houses should be included in the report.

What aspects of the proposal do you like? Why?

We like the afforable Seniors housing and feel that this needs to be permanetly designated as 55+. If this changed it would impact schools and parking.

What would improve the proposal? An avenue to hear from our ESL community members
Please reconsider vehicle access from a left hand turn lane off of 72nd Ave as per BUNT engineers report saying it is Possible
Please Require the TOL minimum 101 parking ~~stalls~~ requirement, please refuse the parking variance application. Parking is a major issue in our neighbourhood. We would like traffic calming measures put in place on 200a, 200b 73+74th. This should encourage people to use the main thorough fares.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

FOIPPA s.22(1)

catalyst
Community Developments

COMMENT FORM

Public Information Meeting- Open House
Wednesday, July 11, 2018
for Proposed Rezoning/OCP Amendment/Subdivision/ Development Permit at 20097 72nd Avenue, Langley BC

What feedback would you like to provide to the project team?

① We are disappointed that a public hearing in the middle of July most our neighbors are on vacation.
② many of us donot know the open house. We are not informed well from the city. (We learned from neighbors).
③ previous comments should be included in report.

What aspects of the proposal do you like? Why?

① We like affordable seniors housing, but this must be permantly designated as SSH. if this changed, it will affect schools and parking, and traffic.

What would improve the proposal?

① An avenue to hear from our ESL community members.
② A left turn on 72nd is impossible, it will cause traffic problems on 200 St and 72nd Ave. those are arteries.
③ please require 1.0 minimum 1.0 parking stalls. Parking variance should be refused.
④ parking is a major issue in our neighborhood. Traffic calming measure should put in place on 200a, 200b 73 74th Ave.
⑤ No. of units can be considered to be reduced.

Thank you for taking the time to share your thoughts. Please leave this form in the box at the entrance table.

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Wednesday, July 11, 2018 10:12 PM
To: FOIPPA s.22(1)
Subject: Catalyst development

Hello,

My first concern with this development is increased traffic in the neighbourhood, when safety crossing 72nd Ave at 201 St is already a concern. A left hand turn off of 72nd is needed.

I am also concerned with the possibility of including less parking than required. Parking is already an issue in this neighbourhood, putting in less will only make the problem worse.

Thank you,

FOIPPA s.22(1)

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Wednesday, July 11, 2018 11:07 PM
To: FOIPPA s.22(1)
Subject: Shepherd of the Valley development

I understand Concerns can be sent to you regarding the proposed re-zoning of the above property.

1. The height of the proposed property is not acceptable in a community of single family homes. I am opposed to the height of the building. If counsel does provide approval then the height should be limited to three stories. The developer should consider two three story buildings.

2. Traffic. It is not acceptable to the members of this community or our neighbourhood to divert traffic up 201st where children and families reside. This is a street where children / pedestrians walk to get to and from RC Garnett elementary and the community park as well as the many businesses in the area. The proposed development would see 40-50 more cars per hour travel on this street. How would you feel if this was your street?

The current zoning is for a seniors care facility which would see substantially less traffic then the proposed development. It is also height limited.

People chose to live here for the sense of community. This is unacceptable.

3. Traffic variances - not acceptable. The development needs to accommodate the expected traffic as outlined in the current by-laws. Parking in this area is at a premium as it is. The church will need to allow parking on their land if they are short parking area, or donate some of their land to accommodate the shortfall.

4. Why was funding secured prior to applying for re-zoning of the noted property? Does this not provide an unfair incentive to township to rubber stamp the application?

5. The community is in desperate need for seniors living/care facilities, this has been highlighted many times in the news, where people in their golden years are forced to live apart. If counsel were to consider approval of re-zoning then the facility should be dedicated to seniors only.

I have to say that I am so completely put off and sickened by the proposal of this church to destroy this neighbourhood while trying to claim it is for the good of the community. This has nothing to do with giving back and amounts to nothing more then financial gain for the church. Had an application been submitted for single family dwellings or to build a care facility, I would suggest to you that there would be very little opposition. The politics in securing funding from the previous government was also very disappointing.

I hope that the current counsel can redeem themselves and vote NO to this proposal.

FOIPPA s.22(1)

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Wednesday, July 11, 2018 11:28 PM
To: FOIPPA s.22(1)
Subject: Feedback on 20097 72nd Ave
Attachments: 20180711_200954.jpg

Hello FOIPPA s.22(1)
Here is my comments and feedback.
Thanks,
FOIPPA s.22(1)

What feedback would you like to provide to the project team?
1, Many neighbors do not know the project and are not informed about the open house
2, The open house in middle of July is not a good choice. Many of the neighbors are on vacation.
3, Previous comments from previous open houses should be included in the report.
4, The traffic observation and analysis are flawed. The observation is on March 28 between 3:19-3:46pm for east bound and 3:33-3:45pm for westbound on 72nd Ave. It is in the spring break time, some family is on vacation. The time is not usually the peak hours. It should be observed between 7:30-8:30 am or 5:00-5:30pm of real peak hours.
What aspects of the proposal do you like? Why?
We like affordable rental housing for seniors and low-income families. But this should be permanently and strictly designated to 55+. If this changes in the future, it will causes a lot of problems in school, parking and traffic.
What would improve the proposal?
1, A left-turn on east bound of 72nd Ave to the building is not feasible. It is too close to the crossing of 72nd & 200, and 72nd & 201. 72 and 200 are the major arteries of traffic.
2, Minimum of parking lots (minimum 101 unit) must be met as required by bylaw. Parking variance should be refused, otherwise it will cause lots of parking and local traffic problems.
3, Parking is a major issue in willoughby neighborhood. Traffic calming measures should be put in place on 73, 74 Ave, 200A, 200B St.
4, An avenue to hear from our ESL neighbors should be placed.
5, As I heard, the tenants are solely based on income. There is no credit check or criminal check. These may not be a good policy considering it is for senior and low-income families and the neighborhood are young families with young kids.
6, The plan is changed from previous open house. It is changed to 6-story building from 3-story building. It is said that this change is due to increased cost of building. This will be a big concern for the neighbors. What if the units are not rented out and losing money? Will it be changed to other purpose??
7, 82 units plus 5 single houses are too dense for this lot. It causes a lot of problems, including traffic, parking, safety, schooling etc. I strongly support the original purpose of use of land. If the use of the land is changed to this rental housing, I would suggest of reduction of the number of units.
8, This is not a well thought plan and project, as it does not fit to the neighborhood.

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Thursday, July 12, 2018 6:35 AM
To: FOIPPA s.22(1)
Subject: Concerns about Proposal for rezoning 20097 72nd Ave

Good morning,

Some of my concerns about the proposal is how traffic will be dealt with. Will there be measures taken to deter drivers from speeding down side streets? What about parking to accommodate residents and their guests? That is a huge issue for all the developments.This is already a busy area.

Senior housing is a good thing if it's kept to that.

Thank you,

FOIPPA s.22(1)

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Thursday, July 12, 2018 7:30 AM
To: FOIPPA s.22(1)
Subject: Comment for Public Information Meeting July 11/18 re 20097-72nd Ave
Attachments: 2018 07 03- PIM Comment Form.pdf

Dear FOIPPA s.22(1)

Please find the enclosed Public Information Meeting Comment Sheet held on July 11/2018 regarding the Proposed re-zoning at 20097-72nd Avenue, Langley BC.

We support the Senior housing. However, putting an additional of 82 units plus 5 single family houses in such a small area, traffic/parking issues, as well as public safety are our biggest concerns.

Please find the enclosed traffic access study prepared by the Developer's Engineering Consultant.

We are asking the Developer to work with the Township to add the left-hand-turn access from 72nd Ave directly to the rezoning site.

Thank you for your consideration.

--
best regards
FOIPPA s.22(1)

""I've learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel." Maya Angelou

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Thursday, July 12, 2018 7:32 AM
To: FOIPPA s.22(1)
Subject: Comments Regarding Catalyst Church Development on 72nd

Hello,

Unfortunately we were not able to attend last night's open house, but hope by submitting our comments via email they will be considered along with all our neighbours.

We love the idea of affordable seniors housing, and hope that is indeed the main focus of this development. As someone who has had to camp outside RCG two times to ensure my children would have a spot, there simply is not room for more families before another school is built.

Please know that traffic and parking are already issues in the neighbourhood! To build a high density housing development and then ask for permission to include less parking than what is mandated seems unwise. Many of the homes nearby have rental suites, and the number of vehicles parked on the streets is already insane. Not to mention the traffic already along 72nd - particularly on school days. Kids cross in all directions along 72nd at 200 and 201 and there have been many close calls and accidents. People continually pull u-turns near the intersection of 72 and 201 without regard to oncoming traffic or pedestrians crossing.

We certainly understand that development will happen, but we hope that for once it's not a matter of cramming in as many units as possible with little regard to the impact on the surroundings.

Thank you,

FOIPPA s.22(1)

Sent from my iPhone

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Thursday, July 12, 2018 10:10 AM
To: FOIPPA s.22(1)
Subject: RE: COMMENTS ON PROPOSED REZONING AT 20097 72 AVE
Attachments: comment form on 20097 72 ave.pdf

Please find the attached for my comments on this project. In summary, here is my opinions:

1. As a neighbor, we are not informed about this project and the open house on July 11. I searched it online and found this project has been already announced and planned to start construction this year, but I couldn't find any more details about this project. It seems everything was processed underground.
2. We support the idea to provide affordable housing for low-income seniors. However, what are the policies to clarify low-income and senior? Will you do credit check and criminal check for the tenants? We concern safety issue may be brought in by this project.
3. This lot seems not big enough for 82 units, and it will cause traffic and parking problems. Do you have any traffic and parking improvement plans?

Thanks a lot for considering our opinions.

FOIPPA s.22(1)

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Thursday, July 12, 2018 11:34 AM
To: FOIPPA s.22(1)
Subject: New Development in Langley 72/74 Streets Sheppard of the Valley Church

Hello,

I am writing with concerns for this new development.

There is a twenty story Senior Building being built on 200th Street between 72 and 80th Ave. Senior buildings should be close to hospital, doctors and amenities, those don't exist in this area.

Traffic in this area is already a concern, there is not enough parking as it is. The residents on 201 Street and surrounding street do not have parking outside their own homes on the quietest of days.

RC Garnett Elementary School has been over capacity since the second year it was built. They have added a new addition however there are still 4 portables. Adding more families to an already over stuffed situation is not in the best interest for the citizens of Willoughby.

The space for all of the buildings is too compact and the traffic would be a nightmare.

Thank you for taking the time to review my concerns.

Regards,

FOIPPA s.22(1)

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Thursday, July 12, 2018 1:22 PM
To: FOIPPA s.22(1)
Cc: FOIPPA s.22(1)
FOIPPA s.22(1)
Subject: Re: Official public comment

Hello,

I was unable to attend the meeting this evening and would like my comments on record.

FOIPPA s.22(1) of teaching and community program development experience I see the many benefits of your proposal however I am beyond disappointed in the approach to your final Public Consultation about this potentially community altering development. From my understanding this is the meeting that our community comments will be taken from.

Holding a meeting the week after school dismisal, when this community's families are either on holiday or transitioning after the school break comes off a 'bad faith' negotiation. I spoke to various neighbours today and they were all aware of the meeting. They would have attended if better informed. This all doesn't match current recommended approaches to community development.

I would to state the following concerns for the public record (and to have confirmation electronically that my notes were acknowledged and recorded):

1. Inadequate parking.
-This neighnourhood is already stressed with a lack of parking. It's a regular occurrence for our guests to park up to a 5 minute walk away.
*Where will your resident's guests park (some will obviously be elderly)? What about Home Health Nurse, Public Health Nurses, and other Care providers ?
8 visitor spots will not suffice.
**I understand that you are asking for a parking variance to which I am strongly opposed.

This is a safety concern for the residents of your development AND a poses a quality of life concern for the residents of the related community.

2. Height of building
We have a 3 story max here. 6 stories at 200/72 is completely out of place with the flow of the neighbourhood and sets a president for further tall buildings.

3. Zoning
This area was zoned for a cemetery or seniors residence. If this is to be a social housing and senior's residence it should be zoned as such. It should be explicitley zoned as such. And again on parking- children in social housing eventually drive cars. Where will they park them with your current plan for 1.33 spots per unit?

4. Road access off 72 Ave.
The 200/ 72 intersection is really busy therefore I woukd encourage careful consideration of street access.

FOIPPA s.22(1)
Langley FOIPPA s.22(1)

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Thursday, July 12, 2018 1:37 PM
To: FOIPPA s.22(1)
Subject: Catalyst senior housing

To whom it may concern,

I was unable to attend the meeting yesterday that was held from Catalyst. It is disappointing that this meeting was held in the summer and I am writing these comments while I am away on holidays because I feel strongly about several things regarding this development in my neighbourhood.

First off senior housing is important and needed in our community. But a 4-6 story building (with parking not being fully underground) does not fit in with our community plan. These plans have changed since the first meetings held. I would like to know this development will be permanently designated as senior and not change within the first few years as that would dramatically change the bigger issues like traffic, parking and overcrowded schools.

Traffic is my biggest concern. We fought very hard for some sort of traffic calming on our street that already is used as a shortcut to high school. I worry with the influx of that many more people in that corner all driving down 201. It'll become a shortcut to avoid 200th which is very congested. Access needs to be from 72 and 200th. I understand there are ways to make this feasible on these existing streets. We do not need 100+ more vehicles on 201 street.

Parking is already very difficult within the community it is at a premium already. There needs to be more parking than they have suggested. My understanding is that they have asked for a variance on their parking. Please make sure that there is enough parking in this development.

Thank you.

FOIPPA s.22(1)
FOIPPA s.22(1) Langley

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Thursday, July 12, 2018 4:24 PM
To: FOIPPA s.22(1)
Subject: Church Development. 72nd Ave

Hi there,
I was unable to attend the open house yesterday but wanted to send in my concerns.

I have two main concerns with this development. First of all, the parking. Street Parking in this area is already hard to come by sometimes. By allowing the developer the parking variance it will just push more cars to go looking for street parking in our area. Where will they find it? There is not enough street parking for the homes that are already here. It does not make sense to allow a development to happen but let it have less parking spaces than it requires.

My second concern is access to this development. I encourage the city to allow left-handed turns into this development. You cannot push all the cars down 201 street to access this site. We have many kids in this area that are always outside riding bikes, playing basketball, street hockey, etc. It is a very dangerous idea to allow that much more traffic to be flowing by these kids. Someone is going to get hurt.

Thank you.
FOIPPA s.22(1)

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Thursday, July 12, 2018 7:55 PM
To: FOIPPA s.22(1)
Subject: Please read- For the development at the Lutheran Church

Follow Up Flag: Follow up
Flag Status: Flagged

Hello there,
We and many of our neighbors did not receive the attached picture. I just received a picture of the letter from my neighbor. We are outraged- they are trying to pass this with out communicating this to the community. We live in the FOIPPA s.22(1) Street. FOIPPA s.22(1) this supposed delvelopment and we were not notified! Quite upset at the poor communication and manipulation; quietly trying to pass this I guess. As homeovers in the near vicinity and as high-end tax payers for detached homes, this is not only upsetting but hurtful - we should be given the opportunity to voice our opinions and concerns. In this case, we have been left in the dark with these nefarious practices. Please respond as I do think the media needs to be notified.

Thank you,
FOIPPA s.22(1)

Important and time sensitive

Dear Neighbours:

You may hear about a developer-led open house at the church this Wednesday, July 11 from 5pm - 8pm about the 6-Storey Building at Shepherd Lutheran Church. If you missed the meeting, please file the comments and send to FOIPPA s.22(1) **. All comments that can be submitted for inclusion in the packet to Council for Readings 1 & 2 must be submitted by tomorrow afternoon (Thursday July 12). A comment form is attached.**

In summary, they will build a 70-unit 6-story apartment and 12-uint 2 building 2-story townhouse type houses and 6 single-houses in the vacant lot of the church. The 82 unit apartment and townhouses are intended for seniors and low income families. There will be 10 parking stalls less than bylaw requires. There will be traffic problems on 72nd Ave, 73 Ave, 201, 200B and 200A st. There will be a left turn (option) on eastbound 72nd Ave, and entrance on cul-de-sac of 73 Ave and 200A. Although we support affordable rental housing for seniors and low-income families. There are a number of concerns. Your feedback is greatly appreciated.

What feedback would you like to provide to the project team?

1. Many neighbors do not know the project and are not informed about the open house
2. The open house in middle of July is not a good choice. Many of the neighbors are on vacation
3. Previous comments from previous open houses should be included in the report.
4. The traffic observation and analysis are flawed. The observation is on March 28 between 3:19-3:46pm for east bound and 3:33-3:45pm for westbound on 72nd Ave. It is in the spring break time, some family is on vacation. The time is not usually the peak hours. It should be observed between 7:30-8:30 am or 5:00-6:30pm of real peak hours.

What aspects of the proposal do you like? Why?

We like affordable rental housing for seniors and low-income families. But this should be permanently and strictly designated to 55+. If this changes in the future, it will causes a lot of problems in school, parking and traffic.

What would improve the proposal?

1. A left-turn on east bound of 72nd Ave to the building is not feasible. It is too close to the crossing of 72nd & 200, and 72nd & 201. 72 and 200 are the major arteries of traffic.
2. Minimum of parking lots (minimum 101 unit) must be met as required by bylaw. Parking variance should be refused, otherwise it will cause lots of parking and local traffic problems.
3. Parking is a major issue in willoughby neighborhood. Traffic calming measures should be put in place on 73, 74 Ave, 200A, 200B St.
4. An avenue to hear from our ESL neighbors should be placed.
5. As I heard, the tenants are solely based on income. There is no credit check or criminal check. These may not be a good policy considering it is for senior and low-income families and the neighborhood are young families with young kids.
6. The plan is changed from previous open house. It is changed to 6-story building from 3-story building. It is said that this change is due to increased cost of building. This will be a big concern for the neighbors. What if the units are not rented out and losing money? Will it be changed to other purpose??
7. 82 units plus 5 single houses are too dense for this lot. It causes a lot of problems, including traffic, parking, safety, schooling etc. I strongly support the original purpose of use of land. If the use of the land is changed to this rental housing, I would suggest of reduction of the number of units.
8. This is not a well thought plan and project, as it does not fit to the neighborhood.

Please send comment form to FOIPPA s.22(1) **by noon of Thursday July 12 2018**