

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)
BYLAW 2005 NO. 4475 AMENDMENT (DHILLON) BYLAW 2018 NO. 5429**

EXPLANATORY NOTE

Bylaw 2018 No. 5429 amends the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan to accommodate the proposed density of 11.5 units per hectare (4.5 units per acre) for the site and allow the development of eleven (11) single family lots.

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**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)
BYLAW 2005 NO. 4475 AMENDMENT (DHILLON) BYLAW 2018 NO. 5429**

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 Communtiy Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429”.
2. The Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended by including those portions of the lands described as:

Lot 1 Section 13 Township 8 New Westminster District Plan 72586

As shown on Schedule “A” attached to and forming part of this Bylaw in “Development Permit Area ‘B’ – Residential” on Map 4 – Development Permit Areas.

3. The Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended by replacing Section 3.1.4C Suburban Bonus Density 1 - Calculation with the following:
 1. The permitted density of eligible properties shall be increased to 10 units per hectare (4 units/acre) when elements under “*Eligibility*” above are provided.
 2. The permitted density of Lot 1 Section 13 Township 8 New Westminster District Plan 72586 shall be 11.5 units per hectare (4.5 units per acre) when all elements described under “*Eligibility*” above are met, along with provision of a wildlife tunnel under 72 Avenue and a minimum of 200 m² (2,153 ft²) additional Streamside Protection Area, to the acceptance of the Township.

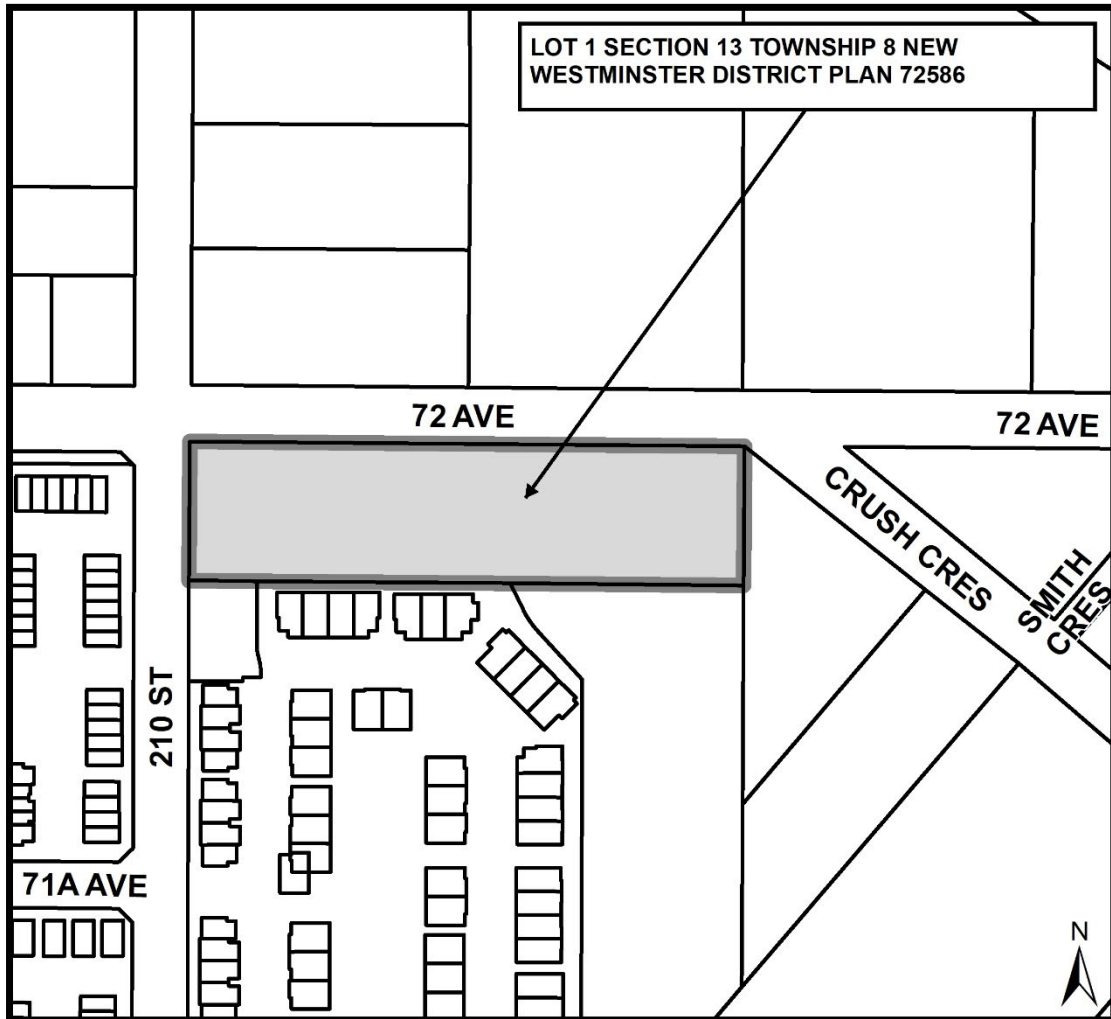
4. Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 as amended is further amended by adding the following as the second paragraph in Section 4.2.1 – Suburban Bonus Density 1:

In accordance with Section 3.1.4C of the Willoughby Community Plan, the permitted density of Lot 1 Section 13 Township 8 New Westminster District Plan 72586 shall be 11.5 units per hectare (4.5 units per acre) when all elements described above and shown on Map 1 are met, along with provision of a wildlife tunnel under 72 Avenue and a minimum of 200 m² (2,153 ft²) additional Streamside Protection Area, to the acceptance of the Township.

READ A FIRST TIME the	19	day of	November	, 2018.
READ A SECOND TIME the	19	day of	November	, 2018.
PUBLIC HEARING HELD the		day of		, 2018.
READ A THIRD TIME the		day of		, 2018.
ADOPTED the		day of		, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5429



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (DHILLON) BYLAW 2018 NO. 5430

EXPLANATORY NOTE

Bylaw 2018 No. 5430 rezones property located at 21020 – 72 Avenue in the Northeast Gordon Estate Neighbourhood Plan area to Comprehensive Development Zone CD-133 to accommodate an eleven (11) lot single family subdivision.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (DHILLON) BYLAW 2018 NO. 5430

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

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dhillon) Bylaw 2018 No. 5430”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
 - (1) By adding to the “Table of Contents” and to Section 104.1 – Zones the words “Comprehensive Development Zone CD-133”
 - (2) By adding to Section 110 after the words “CD-132” the words “CD-133 – In accordance with Section 1033”
 - (3) By adding after Section 1032 “Comprehensive Development Zone CD-132” the following as Section 1033 “Comprehensive Development Zone CD-133”

1033 **COMPREHENSIVE DEVELOPMENT ZONE CD-133**

Uses Permitted

- 1033.1 In the CD-133 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory detached garage*
 - 3) *accessory home occupations* subject to Section 104.3
 - 4) *residential uses* subject to Section 1033.2

Residential Uses

- 1033.2 No more than one *single family dwelling* is permitted on any one *lot*.

Maximum Density

- 1033.3 Notwithstanding sub-section 1033.10, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.

Definitions

- 1033.4 For the purposes of Section 1033 the following definitions shall apply:
- 1) rear loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *lane* abutting the rear or *side lot line*.
 - 2) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) used to store a minimum of 2 motor *vehicles* provided in accordance with sub-section 1033.9.

Lot Coverage

1033.5 *Buildings and structures* shall not cover more than 45% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards and *accessory buildings* less than 9.3m² (100ft²) shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

1033.6 Except as provided for in Section 104.4 and 105.1 2), no principal *building* or *structure* shall be sited less than:

1) **Rear Loaded Lot (Attached Garage)**

<i>Buildings and Structures</i>	<i>Minimum Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior and Abutting a Lane)</i>	<i>Minimum Side lot line Setback (Abutting a Street)</i>
<i>Principal building</i>	2.5m ^{(3) (7) (9)}	6.0m ⁽¹⁾	Interior-1.2m Lane-1.5m ^{(1) (3)}	2.5m ^{(3) (7) (9)}
<i>Accessory Building or Structure</i>	N/A ⁽²⁾	0.6m ⁽³⁾	0.6m ⁽³⁾	2.5m ⁽³⁾

2) **Rear Loaded Lot (Detached Garage)**

<i>Buildings and Structures</i>	<i>Minimum Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior and Abutting a Lane)</i>	<i>Minimum Side lot line Setback (Abutting a Street)</i>
<i>Principal building</i>	2.5m ^{(3) (8) (9)}	13.0m ^{(3) (4) (8)} (average)	Interior-1.2m Lane-1.5m ^{(3) (8)}	2.5m ^{(3) (8) (9)}
<i>Accessory Detached Garage</i>	N/A ⁽²⁾	0.6m ^{(3) (4)}	Interior-0.6m Lane-1.5m ^{(3) (4) (5) (6)}	2.5m ⁽³⁾
<i>Accessory Building or Structure</i>	N/A ⁽²⁾	0.6m	0.6m ⁽³⁾	2.5m ⁽³⁾

- (1) For a rear loaded *lot* with an attached garage, the garage door shall be sited a minimum of 7.0 metres from the property line.
- (2) *Accessory buildings and structures*, and accessory detached garages are not permitted within the front yard.
- (3) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
- 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- (4) The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1m² landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).
- (5) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one

another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.

- (6) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.
- (7) Where an attached garage is included, the façade of the first *storey* shall be set back a minimum of 3.0 metres from the exterior wall of an attached garage that is located in the *basement*. The second *storey* shall be set back a minimum of 1.2 metres from both the front and at least one side wall of the first *storey* and 1.5 metres from the entire rear façade of the first *storey*. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways on the front and flanking yards shall be considered part of the first *storey* facade.
- (8) Where a detached garage is included, the façade of the first *storey* shall be set back a minimum of 1.5 metres from the rear wall of the *basement* façade. The second *storey* shall be set back a minimum of 1.2 metres from both the front and at least one side wall of the first *storey* and 1.5 metres from the entire rear façade of the first *storey*. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways on the front and flanking yards shall be considered part of the first *storey* facade.
- (9) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

Height of Buildings and Structures

1033.7 Except as provided for in Section 104.5:

- 1) The *height* of the principal *buildings and structures* shall not exceed 9 metres or two *storeys* whichever is less.
- 2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
- 3) The *height* of *accessory buildings and structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Building and Structure Provisions

- 1033.8 1) The *gross floor area* of the second storey shall not exceed 70% of the *gross floor area* of the first storey.
- 2) Entrance stairs to the *basement* are permitted from the rear elevation only.
- 3) Kitchen, living room and dining areas shall be located on the first storey.
- 4) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric material, are not permitted.

Parking and Loading

- 1033.9 Parking and loading shall be provided in accordance with Section 107 except as follows:
- 1) A minimum of two spaces shall be provided in a fully enclosed garage accessed from a *lane* plus a minimum of one outdoor parking space per *single family dwelling*⁽¹⁾⁽²⁾⁽³⁾.
 - (1) No part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
 - (2) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide
 - (3) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.

Subdivision Requirements

- 1033.10 All *lots* created by *subdivision* shall comply with the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and the following:

Minimum <i>Lot Area</i> ^{(1) (2)}	325m ²
Minimum <i>Corner Lot Area</i> ⁽²⁾	400m ²
Minimum <i>Lot Frontage</i> ^{(1) (3)}	9.5m
Minimum <i>Corner Lot Frontage</i>	12.0m
Minimum <i>Lot Depth</i>	28m
Panhandle <i>Lot</i>	Not permitted

- (1) Excluding *corner lots*.
- (2) Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 1033.3 shall apply.
- (3) Where Section 1033.6⁽⁵⁾ applies or an attached garage is included, the Approving Officer may allow a minimum *lot frontage* of 9.3 metres.

Landscaping, Screening and Fencing

- 1033.11
- 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit or approved Exterior Design Control Agreement.
 - 2) Where two properties share a common interior *side lot line*, and where the combined side yard width is less than 3.0 metres, fencing along that property line shall not extend towards the front yard measured from the corner of the rear *building* elevation of either *building*.

Development Permit Requirements

- 1033.12 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

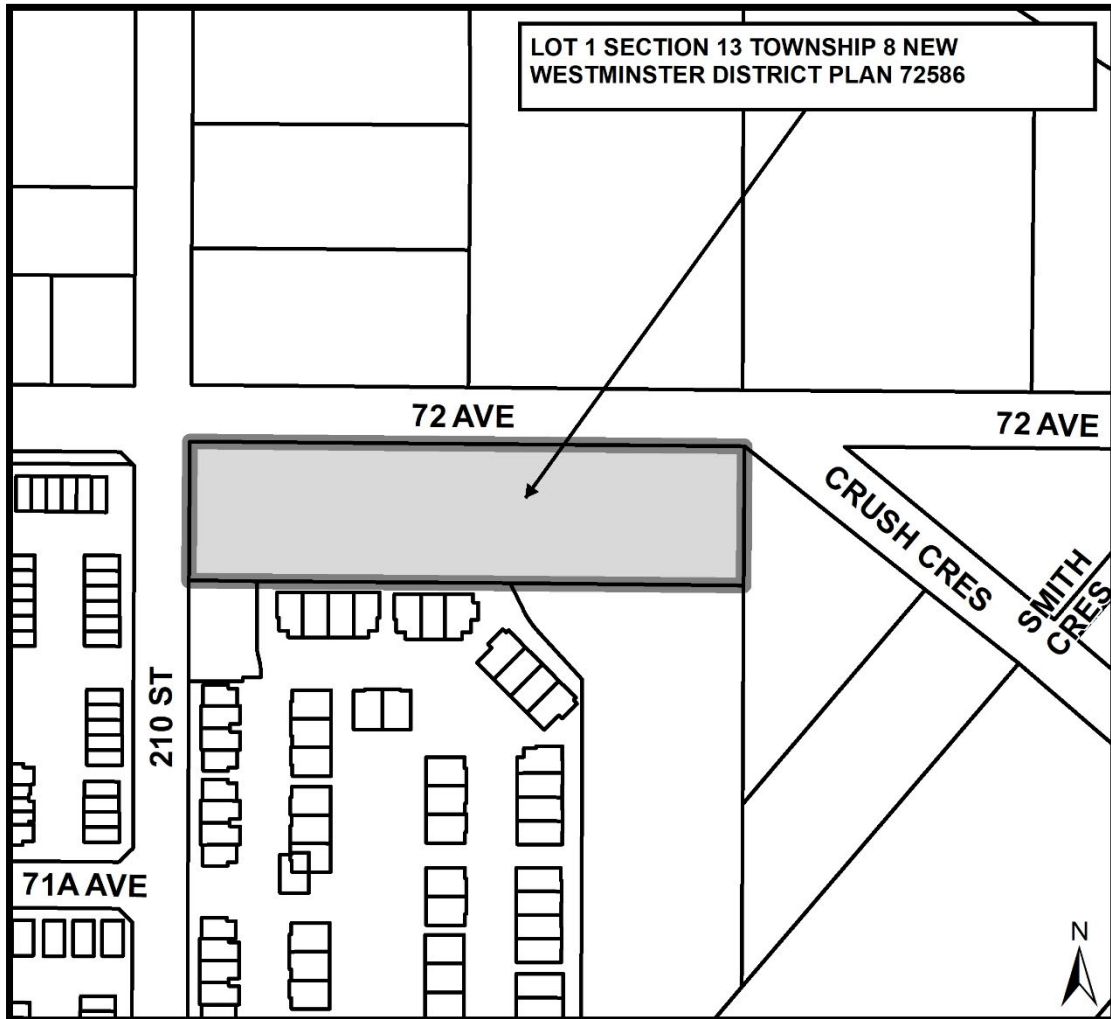
Lot 1 Section 13 Township 8 New Westminster District Plan 72586

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-133 .

READ A FIRST TIME the	19	day of	November	, 2018.
READ A SECOND TIME the	19	day of	November	, 2018.
PUBLIC HEARING HELD the		day of		, 2018.
READ A THIRD TIME the		day of		, 2018.
ADOPTED the		day of		, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5430





REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 19, 2018 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100172 AND
 DEVELOPMENT PERMIT APPLICATION NO. 100946
 (1131703 BC LTD. / DHILLON / 21020 - 72 AVENUE)

REPORT: 18-157
FILE: 08-13-0086

PROPOSAL:

Application to amend the Willoughby Community and Northeast Gordon Estate Neighbourhood Plans, to rezone a 1.0 ha (2.5 ac) site located at 21020 – 72 Avenue to Comprehensive Development Zone CD-133, and to issue a Development Permit to facilitate development of an eleven (11) lot single family residential subdivision.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw Nos. 5429 and 5430, subject to thirteen (13) development prerequisites being completed prior to final reading, issuance of Development Permit No. 100946 subject to two (2) conditions, and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The application is consistent with the overall objectives of the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dhillon) Bylaw 2018 No. 5430, rezoning a 1.0 ha (2.5 ac) site located at 21020 – 72 Avenue to Comprehensive Development Zone CD-133, to facilitate development of an eleven (11) lot single family residential development, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Northeast Gordon Estate Neighbourhood Plan Engineering Services Plan, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements (including a turn around at the eastern limit of the site) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of the ecological greenway and stream protection area surrounding Crush Creek, including extension of the 3.0 m wide shared use trail from the existing connection point south of the subject lands north to 72 Avenue, to the acceptance of the Township;
5. Dedication and construction of a 4.5m wide street greenway on the south side of 72 Avenue to the acceptance of the Township, including provision of final off-site landscape design plans including habitat works, trail design, fencing, signage, landscaping details and security deposit to the acceptance of the Township;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Provision of a final riparian and habitat compensation plan, to the acceptance of the Township.
8. Provision of a wildlife tunnel under 72 Avenue in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
9. Dedication of an additional 267 square metres (2,873 sq ft) of streamside protection area east of Crush Creek;
10. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
11. Registration of an exterior design control agreement ensuring that building design and site development standards are high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
12. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting reliance on onstreet parking on 72 Avenue;
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles;

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- c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities;
 - d. Identifying one (1) unit to be built in accordance with Schedule 2 of the OCP - Basic Adaptable Housing Requirements; and,
 - e. Notifying the property owners that reliance on sanitary sewer pump systems are required.
13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429, 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 requirements of Official Community Plan Consultation Policy (07-160);

That Council authorize the issuance of Development Permit No. 100946, at time of final reading of Bylaw No. 5430, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Comprehensive Development Zone CD-133 ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Sections 4.1.2.2 and 4.3.5 of the Willoughby Community Plan; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and further

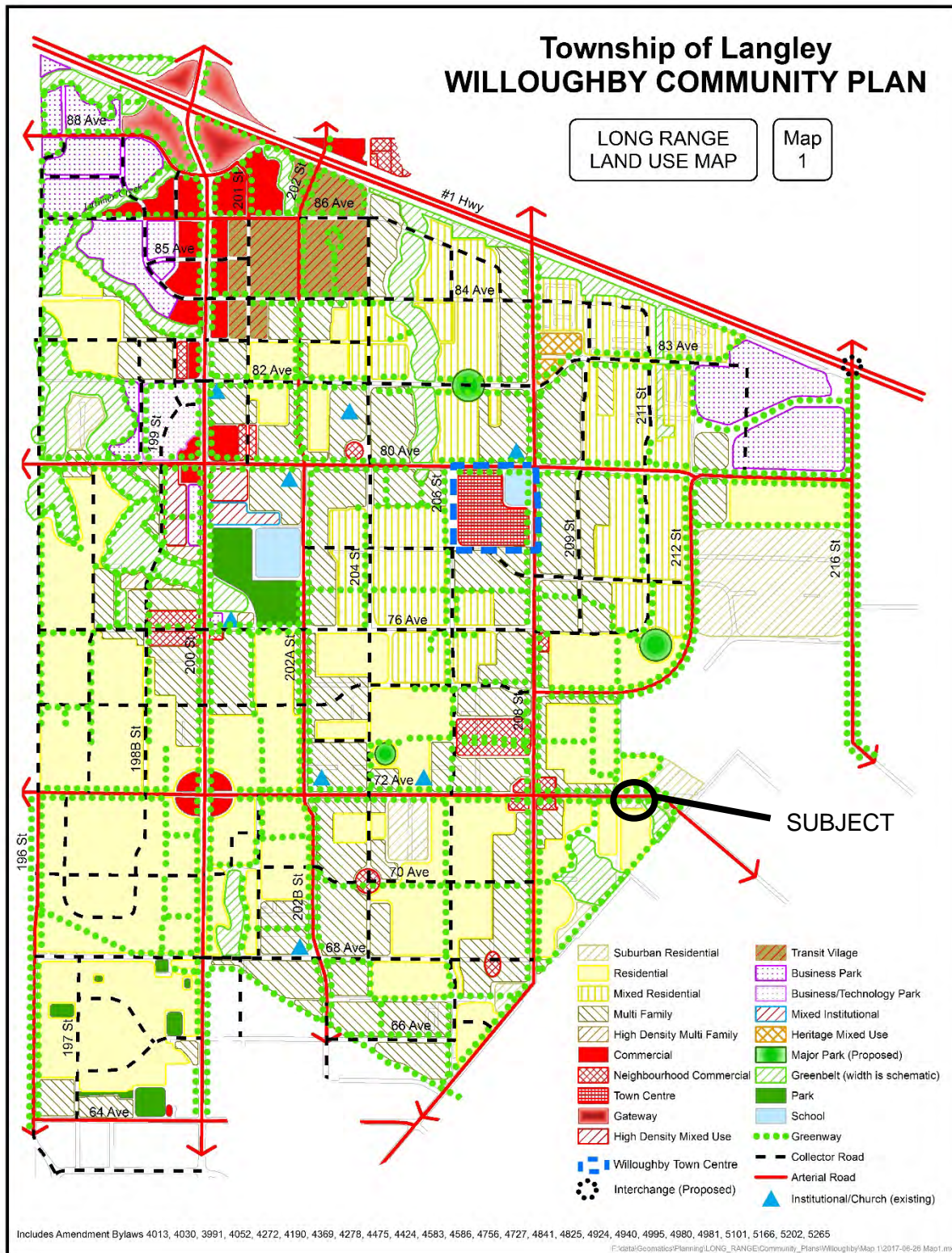
That Council authorize staff to schedule the required public hearing for the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100946.

EXECUTIVE SUMMARY:

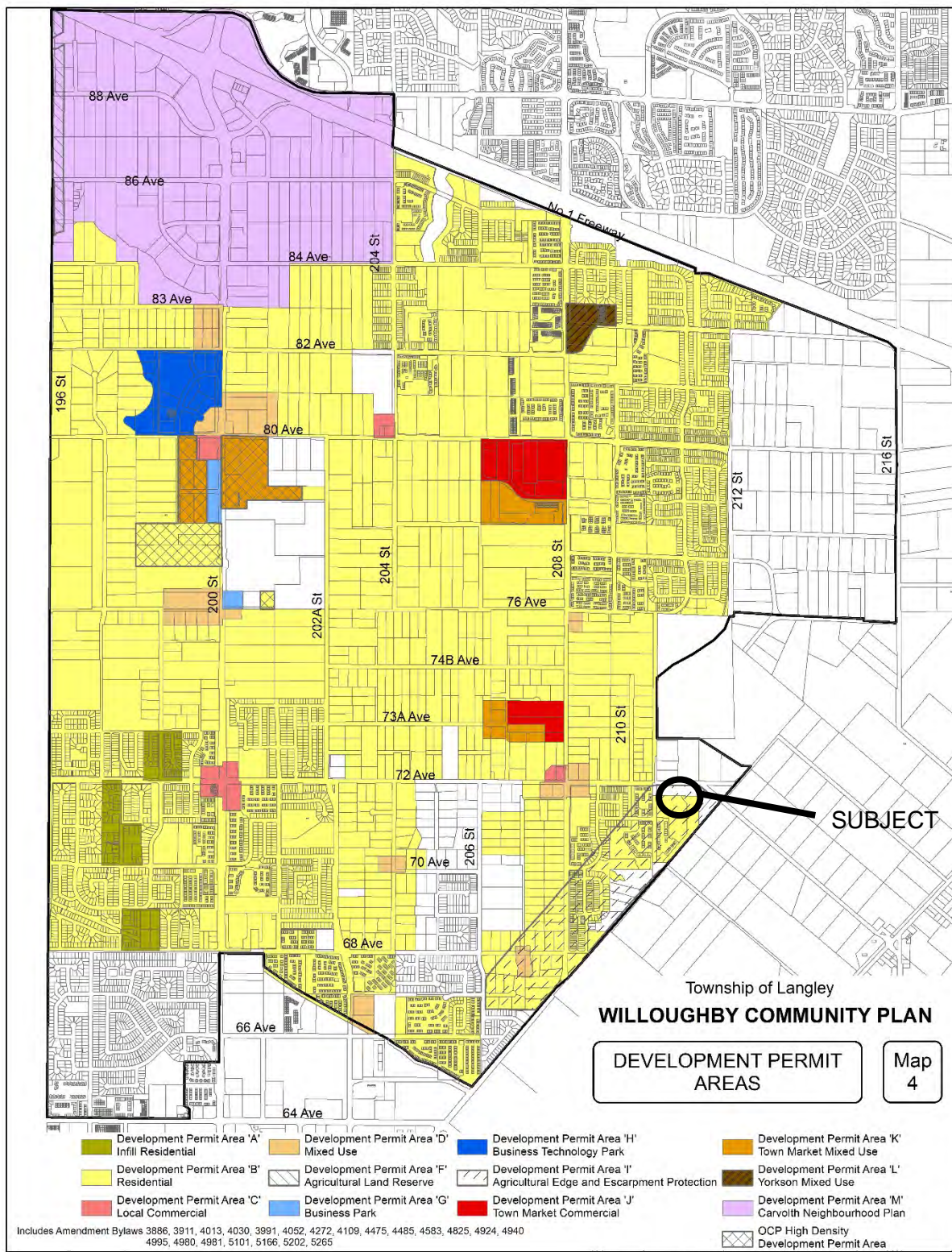
Harman Dhillon has applied on behalf of the owners of 1131703 BC Ltd. to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan, and to rezone a 1.0 ha (2.5 ac) site located at 21020 – 72 Avenue to Comprehensive Development Zone CD-133 to facilitate development of an eleven (11) lot single family residential subdivision. The amendments to the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan are required to accommodate a proposed 1.2 units per hectare (0.5 units per acre) increase in permitted density and to include the subject site in Development Permit Area "B". The applicant proposes to include additional community amenity in support of the density increase as discussed in this report.

PURPOSE:

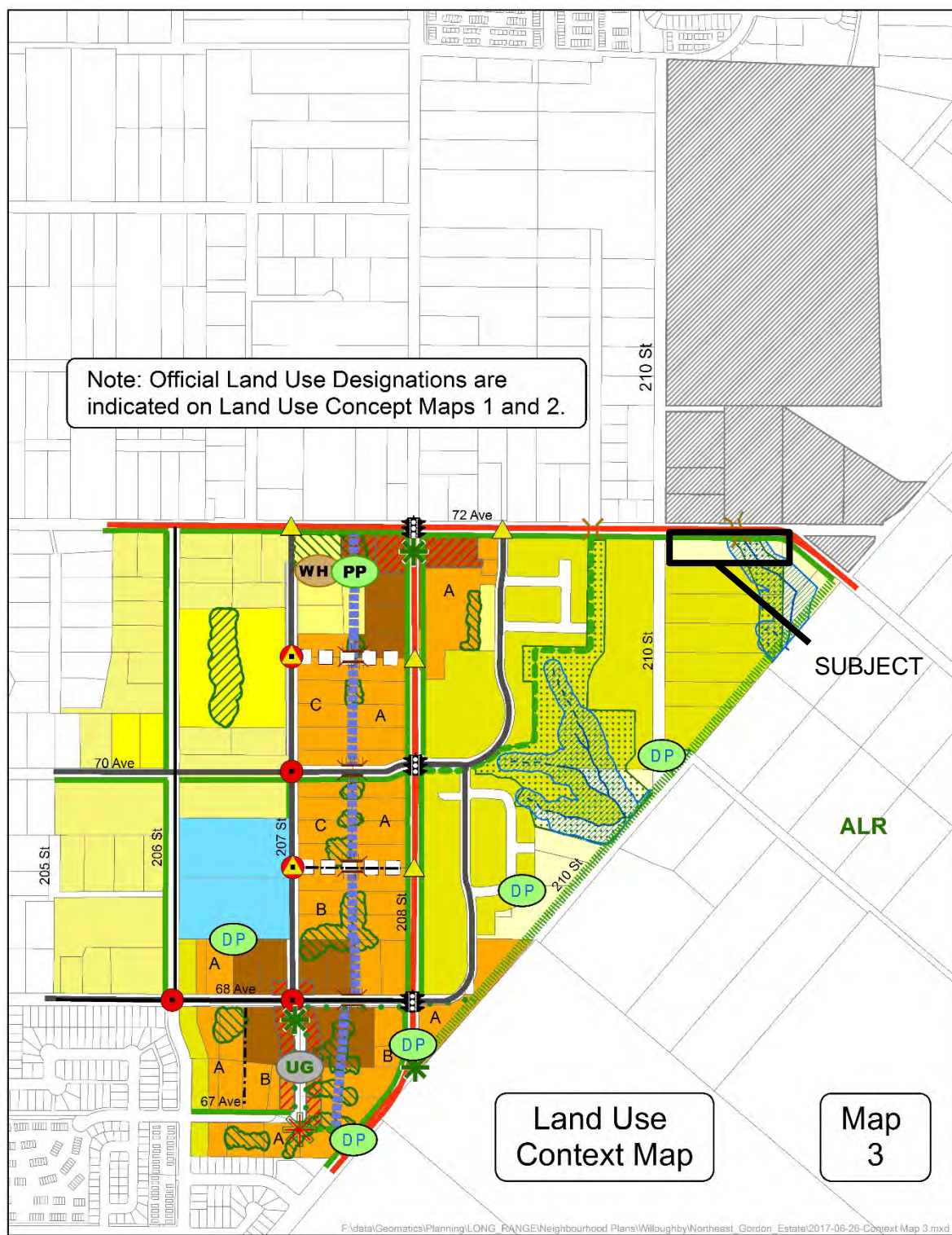
The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5429, Rezoning Bylaw No. 5430, and Development Permit 100946.

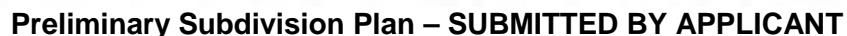


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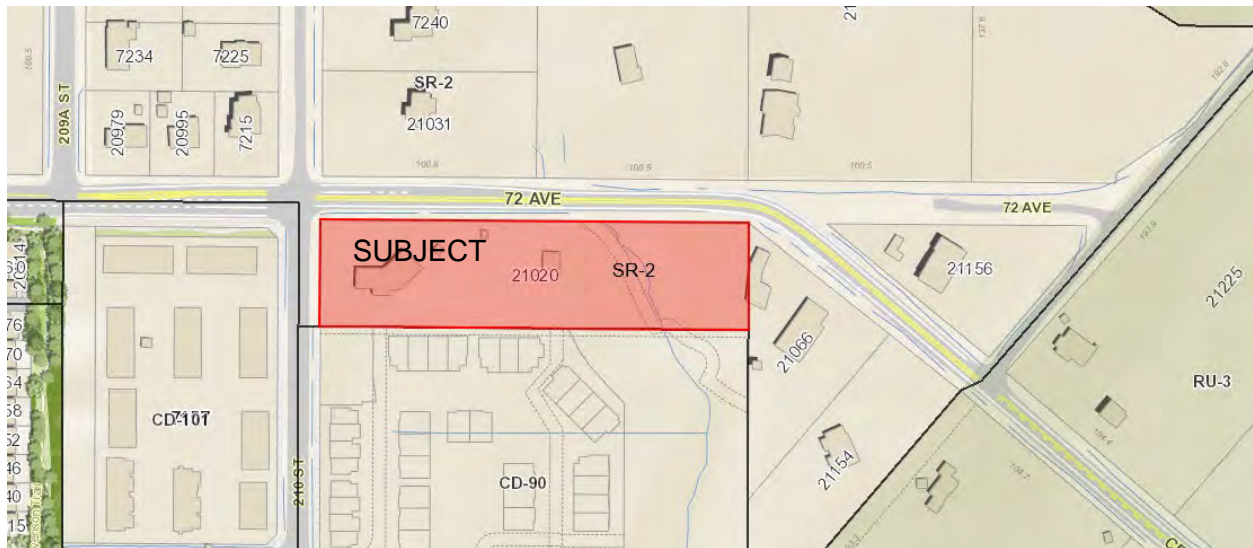








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Zoning Bylaw No. 2500

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REFERENCE:

Owner:	1131703 BC Ltd. 15926 – 56 Avenue Surrey, BC, V3S 2J7
Applicant:	Harmanpreet Dhillon 15926 – 56 Avenue Surrey, BC, V3S 2J7
Legal Description:	Lot 1 Section 13 Township 8 New Westminster District Plan 72586
Location:	21020 – 72 Avenue
Area:	1.0 ha (2.5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-133
Willoughby Community Plan:	Suburban Residential, Suburban Bonus Density 1
Northeast Gordon Estate Neighbourhood Plan:	Suburban Bonus Density 1

BACKGROUND/HISTORY:

The subject property is zoned Suburban Residential Zone SR-2, designated Suburban Bonus Density 1 in the Northeast Gordon Estate Neighbourhood Plan and located immediately north of an existing townhouse development. The subject property is one of three remaining development properties south of 72 Avenue and east of 210 Street. The property currently accommodates a single family dwelling that the applicant proposes to remove prior to site redevelopment.

DISCUSSION/ANALYSIS:

The subject site is zoned Suburban Residential Zone SR-2, located in the Northeast Gordon Estate Neighbourhood Plan area and designated Suburban Bonus Density 1. The applicant has applied to rezone the site to Comprehensive Development Zone CD-133 to facilitate development of an eleven (11) lot single family residential development. To accommodate the proposed change in use, the proponent has applied for amendments to the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan in order to achieve an increase in permitted density. To support the increase in density, the applicant has proposed additional community benefits as outlined in the subsequent sections of this report.

The Suburban Bonus Density 1 designation accommodates single family uses at a base density of five (5) units per hectare / two (2) units per acre (5 UPH / 2 UPA), with provision for a bonus density of up to 10 UPH / 4 UPA, provided all areas designated as Stream Protection, Ecological Greenway, Urban/ALR Interface or Other Greenway on the Land Use Concept are protected and dedicated and all walkways/trails on the Land Use Concept are constructed. The applicant proposes to provide all of the environmental areas and amenities required in the

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Northeast Gordon Estate Neighbourhood Plan as indicated on the site plan. The development proposal is consistent with the overall objectives of the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and compatible with the surrounding land uses.

The subject property is located within Development Permit Area 'I' – Agricultural Edge and Escarpment Protection. The development site is also proposed to be included in Development Permit Area 'B' – Residential, consistent with residential development requirements in the Willoughby Community Plan area.

The subject property is traversed by Crush Creek, a red-coded watercourse, on its eastern portion. Protection of the watercourse is required in accordance with Schedule 3 of the Official Community Plan (OCP). The proponent is proposing to modify the streamside protection and enhancement area (SPEA) in order to address topographical constraints. Details of the proposed modifications are outlined in subsequent sections of this report.

Adjacent Uses:

North: 72 Avenue, beyond which are residential properties zoned Suburban Residential Zone SR-2 and designated Special Study Area in the Northeast Gordon Estate Neighbourhood Plan;

South: A multifamily development (Prestwick) zoned Comprehensive Development Zone CD-90, designated Residential Bonus Density 3 in the Northeast Gordon Estate Neighbourhood Plan;

East: a residential property zoned Suburban Residential Zone SR-2 designated Suburban Bonus Density 1 in the Northeast Gordon Estate Neighbourhood Plan;

West: 210 Street, beyond which is a multifamily development (Alder) zoned Comprehensive Development Zone CD-101, designated Residential Bonus Density 3 in the Northeast Gordon Estate Neighbourhood Plan.

Community Plan Amendment and Density:

The subject property is designated for Suburban Residential land uses in the Willoughby Community Plan and included in the Suburban Bonus Density 1 area. The land use designation is intended to accommodate larger lot residential subdivisions and serve as a transition to low density land uses. For this area in particular, the land use designation is intended to provide a low intensity buffer to agricultural activity in Milner Valley (where it also serves to protect the visual quality of agricultural lands associated with the former Hudson's Bay Company farm).

The Suburban Bonus Density 1 designation provides for a base density of 5 UPH (2 UPA) and allows a maximum density of 10 UPH (4 UPA) provided all areas designated as Stream Protection, Ecological Greenway, Urban/ALR Interface or Other Greenway on the Land Use Concept are protected and dedicated and all walkways or trails on the Land Use Concept are constructed including:

- Stream protection areas surrounding Crush Creek (30 metres for a Class A and 15 metres for a Class B watercourse);
- Ecological greenway areas adjacent to Crush Creek;
- Wildlife tunnel under 72 Avenue; and
- Street greenway along 72 Avenue

The proponent is providing road widening and all of the applicable environmental area and amenities required in the Northeast Gordon Estate Neighbourhood Plan as shown on the site

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plan. This equates to approximately 0.63 ha (1.56 ac) of land and accompanying improvements dedicated to the Township.

The applicant is proposing to develop the site at a density of 11.5 units per hectare (4.5 units per acre). The proposed increase in density will accommodate an additional 1.2 UPH (0.5 UPA) or 1.25 units on the subject site over what is currently permitted by the Northeast Gordon Estate Neighbourhood Plan. To support the proposed increase in density, the applicant has proposed to increase the streamside protection and enhancement area by providing approximately 267 m² (2,873 ft²) of additional land, estimated by the applicant at a value of approximately \$260,000. The applicant's rationale letter is included as Attachment E.

In order to accommodate the proposed increase in density, Bylaw No. 5429 proposes to amend the text of Section 3.1.4C (Suburban Bonus Density 1) of the Willoughby Community Plan to permit a maximum density of 11.5 units per hectare (4.5 units per acre) on the subject property provided all of the prescribed eligibility criteria is met. The bylaw also proposes to include the lands within Development Permit Area 'B' – Residential.

Bylaw No. 5429 proposes to amend the Northeast Gordon Estate Neighbourhood Plan by amending the text of Section 4.2.1 (Suburban Bonus Density 1) to reflect the proposed amendment to the Willoughby Community Plan.

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. Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

Council's 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 recommends 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 area.

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5430 proposes to rezone the site to a new Comprehensive Development Zone CD-133 to accommodate subdivision of eleven (11) single family rear loaded lots with a minimum lot area of 325 m² (3,498 ft²), a minimum frontage of 9.5 m (31 ft) and minimum lot depth of 28 m (92 ft). The zone has been developed to ensure consistency with the surrounding area while responding to lot widths resulting from environmental compensation requirements of the subject site. The use, density, siting, height, and parking provisions of the new zone are consistent with the provisions of the Residential Compact Lot Zone R-CL(B). In order to respond to the larger minimum lot area of the new Comprehensive Development Zone CD-133 (325 m² / 3,500 ft²) versus the R-CL(B) Zone (315 m² / 3,390 ft²), the maximum lot coverage provision is proposed to be reduced to 45% from 50%. Setback requirements to the front, rear, and side facades of the first and second storeys have been included to reduce visual impact and building massing.

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The proposal complies with the minimum lot size and density provisions of the site's proposed Comprehensive Development Zone CD-133 zoning.

Subdivision:

A subdivision application proposing eleven (11) single family lots has been submitted in support of the rezoning application. Registration of an exterior design control agreement is noted as a condition of rezoning. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Public Consultation:

As per Policy No. 07-164, the applicant held a public information meeting on September 11, 2018. Results of the Developer Held Public Information Meeting were compiled and are provided as Attachment F to this report.

Development Permit:

The subject site is located in a mandatory development permit area in the Willoughby Community Plan in "Development Permit Area 'I' – Agricultural Edge and Escarpment Protection", which strives to achieve development in a manner that respects the environmentally sensitive nature of the area and adjacent agricultural land (guidelines are included as Attachment B). The subject site is located along the Willoughby "escarpment", a heavily wooded hillside that provides a landmark cultural landscape from the Milner Valley that is adjacent to land in the Agricultural Land Reserve. The objectives of this development permit area designation are to ensure that new housing:

- Occurs in a manner that respects the environmentally sensitive nature of the area and
- the adjacent agricultural land,
- Increases agricultural awareness for new property owners,
- Provides guidelines to minimize potential land use conflicts, and
- Minimizes any change in the view of the area from Glover Road.

Development on the subject site is proposed to occur on the western portion of the property thus maintaining the vegetated view corridor from Milner Valley. The environmentally sensitive area surrounding Crush Creek is proposed to be dedicated to the Township for conservation by implementation of a 30 m wide ecological greenway (incorporating streamside protection areas and a trail). The proponent proposes to further enhance the streamside protection area by dedicating an additional 267 m² (2,873 ft²) of land at the eastern end of the site thereby retaining additional trees and further reducing the visual impact of the development. In accordance with the Northeast Gordon Neighbourhood Plan, registration of a restrictive covenant advising home owners their property is in close proximity to agricultural land and the potential for sound, odour and airborne impacts is noted as a condition of rezoning.

The subject site is also proposed to be included in "Development Permit Area 'B' – Residential" which establishes objectives and guidelines for the form, character and siting of development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses. Attachment C of this report details the specific residential development permit area guidelines outlined in the Plan. For the single family residential lots, the Development Permit guidelines

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are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision (noted as a condition of rezoning). The requirements described above as applied to the development proposal satisfy the Development Permit Areas “B” and “I” Guidelines.

Community Amenity Contributions:

Staff note that Council on July 23, 2018 adopted a Community Amenity Contributions (CAC) Policy applicable to rezoning applications for residential development. Given this application was submitted prior to adoption of the policy, a twelve (12) month grace period applies to the application, requiring it to receive final reading by July 22, 2019 to be exempt from the policy. After the grace period ends the amenity contribution under the CAC policy will become applicable.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements in Schedule 2 of the Official Community Plan. In total one (1) adaptable unit is required in the development in compliance with the Official Community Plan.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 26 significant trees exist on the subject site with 14 proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 41 replacement trees are required and 41 replacement trees are proposed. In addition, approximately 19 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 33 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Greenways:

As part of the project, the applicant will be required to dedicate and construct a 4.5 metre street greenway along 72 Avenue as identified in the Northeast Gordon Estate Neighbourhood Plan. Forming part of the overall neighbourhood greenway network, the proponent will be dedicating approximately 864 m² (9,300 ft²) of street greenway. Details of the greenway improvements will need to be finalized to the acceptance of the Township prior to final reading of Bylaw No. 5430. As a condition of final reading of Bylaw No. 5430 the proponent will be required to transfer the greenway to the Township and secure its construction as part of a Servicing Agreement.

The Northeast Gordon Estate Neighbourhood Plan identifies an ecological greenway adjacent to the riparian area of Crush Creek. Noted as a rezoning requirement, the applicant proposes to dedicate and construct the ecological greenway and accompanying 3 metre wide shared use trail that will provide a connection between 72 Avenue and the ecological greenway south of the subject site. The applicant further proposes to secure a wildlife tunnel connection across 72 Avenue, consistent with the requirements of the Northeast Gordon Estate Neighbourhood Plan and noted as a condition of rezoning.

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Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenway, tree replacement, stormwater management plan and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Engineering Servicing Plan to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence. A 58 m (190 ft) long, 5 m (16 ft) wide segment of Crush Creek traverses the eastern portion of the site. Crush Creek is a Class A (red-coded) watercourse and OCP Schedule 3 designates a 30 m wide SPEA (measured from watercourse top-of-bank) adjacent to a Class A watercourse. The SPEA on the site encompasses approximately 3,550 m² (38,212 ft²).

OCP Schedule 3 allows for modification, or "flex", of the SPEA width provided the overall average SPEA width is maintained and SPEA enhancements are completed to mitigate habitat impacts of the modification. The proposed land use, 72 Avenue improvements, and street greenway construction require modification of approximately 730 m² (7,858 ft²) of SPEA. The applicants proposal provides approximately 3,862 m² (41,570 ft²) of SPEA with a public trail constructed through the western portion of the SPEA and the 72 Avenue Street Greenway through the northern portion of SPEA. The SPEA will be dedicated to the Township of Langley. Restoration and enhancement of approximately 200 m² (2,153 ft²) of SPEA with native riparian plantings to provide fish habitat functions to downstream Crush Creek is also proposed. Based on the results of the applicant's assessment and proposed streamside enhancements, the proposal is in staff's opinion consistent with the objectives of Schedule 3 of the OCP.

School and Park Sites:

There are no school and park site development prerequisites in the Northeast Gordon Estate Neighbourhood Plan. The Plan notes that current population demand for schools is met within adjacent neighbourhoods while an elementary school is anticipated to be constructed west of the subject site on 206 Street when warranted.

School District 35 has provided comments (Attachment D) and anticipates that the overall development will generate approximately 4 new elementary students, 2 new middle school students and 2 new secondary students.

Richard Bulpitt Park is located approximately 1200 m north of the development site and RC Garnett Park is located approximately 1600 m west of the development site. Prior to final reading the proponent is also required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

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Transit:

Transit is currently available on 208 Street (route 595), approximately 430 metres west of the subject site. Transit service is also available on 200 Street and on 68 Avenue.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated as Suburban Residential in the Willoughby Community Plan and Suburban Bonus Density 1 in the Northeast Gordon Estate Neighbourhood Plan. Amendments to the Community and Neighbourhood Plans are required to accommodate the proposed development. The proposal provides additional streamside protection and enhancement area as well as all of the required public amenities described in the Plan.

The proposal is consistent with the overall objectives of the Township of Langley Sustainability Charter, the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan. The accompanying Development Permit No. 100946 complies with the Development Permit Area “B” and “I” Guidelines of the Willoughby Community Plan.

Accordingly, staff recommend that Council give first and second reading to Bylaw Nos. 5429 and 5430 (subject to eleven (11) development prerequisites), authorize issuance of the accompanying Development Permit No. 100946 (to be issued at the time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Daniel Graham
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100946
ATTACHMENT B	Willoughby Community Plan Development Permit Area I – Agricultural Edge and Escarpment Protection Guidelines
ATTACHMENT C	Willoughby Community Plan Development Permit Area B – Residential Guidelines
ATTACHMENT D	School District 35 Comments
ATTACHMENT E	Applicant Rationale Letter
ATTACHMENT F	Public Information Meeting Summary Provided by Applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 1000946

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

1. Name: 1131703 BC Ltd.

Address: 15926 – 56 Avenue
Surrey, BC, V3S 2J7

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 1 Section 13 Township 8 New Westminster District Plan 72586

CIVIC ADDRESS: 21020 – 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. An exterior design control agreement shall be entered into for all lands zoned Comprehensive Development Zone CD-133 ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Sections 4.1.2.2 and 4.3.5 of the Willoughby Community Plan; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

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.

4.3.4 DEVELOPMENT PERMIT AREA “H” – BUSINESS/TECHNOLOGY PARK

4109
16/08/04

Lands identified as “Development Permit Area “H” – Business/Technology Park” on Map 4, Development Permit Areas, are hereby designated as Development Permit Areas under Section 488(1)(f) of the Local Government Act to establish objectives and provide guidelines for the form and character of development.

The objective of this development permit area is to provide an overall co-ordinated design theme, ensure attractive business/technology park development along 200 Street, 198A Street, as well as 80 and 82 Avenues, and to reduce conflict with adjacent uses. The development permit guidelines for this area are:

- As contained in the document titled “Design Development Guidelines” prepared by Bunting Coody Associates Inc. (May 2002).

4475
06/02/06

4.3.5 DEVELOPMENT PERMIT AREA “I” – AGRICULTURAL EDGE AND ESCARPMENT PROTECTION

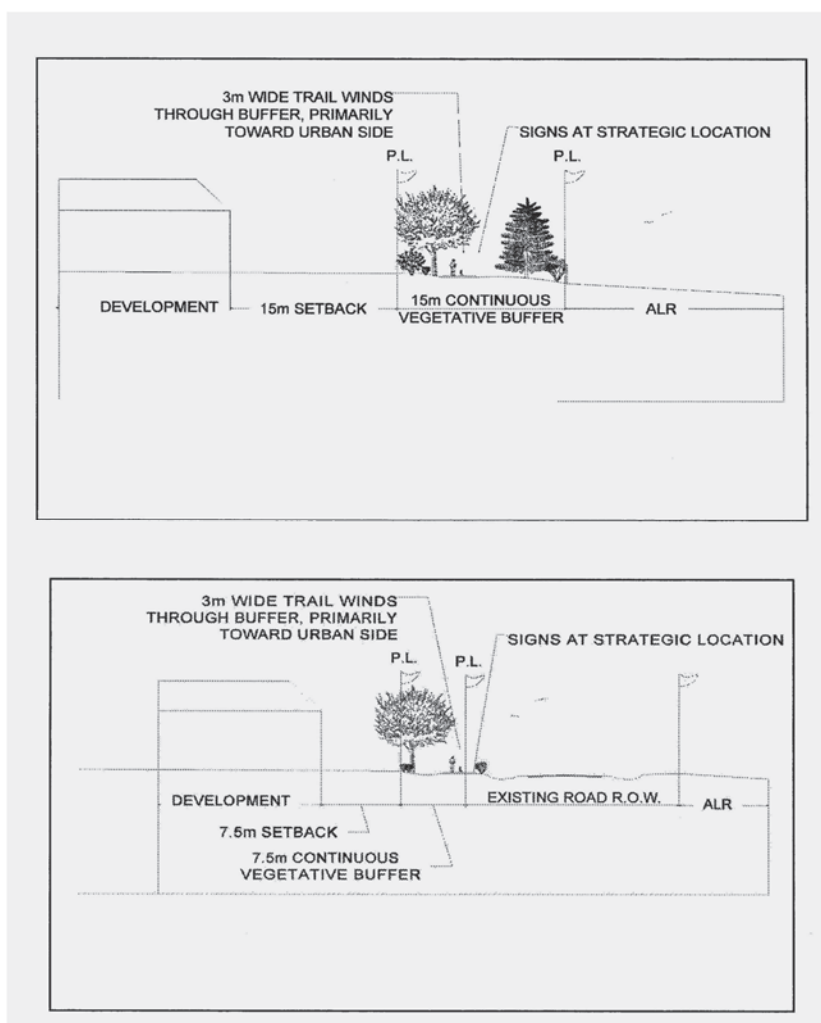
Lands identified as Agricultural Edge and escarpment Protection on Map 4, Development Permit Areas, are hereby designated as development permit areas under Section 488 (1) (c), (e) and (f) of the Local Government Act for protection of farming, the establishment of objectives for the form and character of intensive residential and multi family development.

The eastern edge of the Willoughby area is defined by the Willoughby “Escarpment”, a heavily wooded hillside that provides a landmark cultural landscape from the Milner Valley that is adjacent to land in the Agricultural Land Reserve. The objectives of this development permit area designation are to ensure that new housing:

- Occurs in a manner that respects the environmentally sensitive nature of the area and the adjacent agricultural land,
- Increases agricultural awareness for new property owners,
- Provides guidelines to minimize potential land use conflicts, and
- Minimizes any change in the view of the area from Glover Road.

Development permit guidelines for this area are as follows:

- Residential development shall be ground oriented and in the form of single family, duplex, or townhouse. The materials used for the siding and roofing of new buildings shall be natural earth-tone colours to blend with the natural, treed environment.
- The provisions of the Tree Protection Bylaw shall apply and the location of new trees planted shall take into account the objective of maintaining a treed view from Glover Road.
- A 15 metre landscaped area shall be dedicated adjacent to the ALR boundary (or a 7.5 metre landscaped area where a road exists along the ALR boundary).
- Principal buildings in areas adjacent to the Urban/ALR boundary shall be sited as shown in the following diagrams:



- Notification shall be provided on new property titles within the development permit area indicating the proximity to ALR lands and the potential for sound, odour and airborne impact from natural farm activities.
- Agricultural awareness signage shall be provided advising of farm activities.

4825
30/05/11

4.4 MIXED USE DEVELOPMENT PERMIT PROVISIONS

4.4.1 DEVELOPMENT PERMIT AREA “J” – TOWN MARKET COMMERCIAL

General

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

The objective of this development permit area designation is to encourage development of a pedestrian oriented commercial and residential community centre.

4586
04/02/08

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

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.

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.
- 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.

5101
28/09/15

Building Form

- 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.

5101
28/09/15

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.

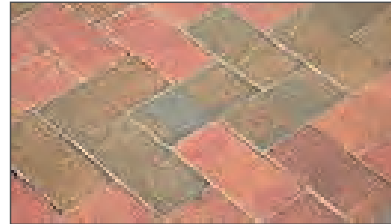
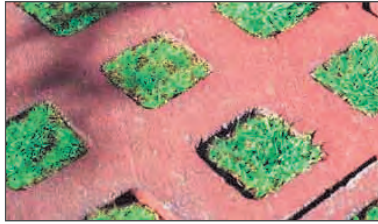
Landscaping

- 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.

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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.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- 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.
- Setbacks from above the second storey shall be incorporated into the design.
- 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.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.
- 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.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
 - 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.

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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

- 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).

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- 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.

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.



14 September 2018

Daniel Graham
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-13-0086 / 1131703 BC LTD

CIVIC: 21020 - 72 Avenue

LEGAL: Lot 1 Section 13 Township 8 NWD Plan 72586

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	11	4	2	2

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

ATTACHMENT E

To: The Corporation of the Township of Langley
Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

RE: Letter of Intent
Proposed 11 Lot Residential Subdivision
21020 72 Avenue, Township Of Langley, BC

As requested, 1131703 BC Ltd. (the Applicant)) has prepared this Letter of Intent for the proposed residential development at the above referenced site. The Applicant is proposing an 11 Lot Single Family Dwelling (SFD) residential subdivision, with areas designated for stream protection, ecological greenway, and/or other greenways in the neighbourhood plan proposed for dedicated, and walkways and/or trails shown in the neighbourhood plan proposed.

The subject site is located at 21020 72 Avenue, in the Township of Langley, BC. The site is rectangular in shape with dimensions of approximately 201.2 x 50.3m. An existing Creek and its associated ravine are present within the eastern portion of the site. The site is approximately 2.503 Acres in size, with a net usable area (subject site excluding area below Top of Bank) of 2.437 Acres.

The subject site is located within an area designated as “Suburban Bonus Density 1” within the Township of Langley Willoughby Community Plan (Map. 2), which allows for 4 UPA, when elements under “Eligibility” have met.

Based on a net usable area of 2.437 Acres, it is understood that 9.75 units are permitted. The Applicant is proposing to dedicate an additional 267.3m² to the Township of Langley for community benefit for the proposed additional 1.25 Units to allow for the proposed 11 Lot SFD residential subdivision. It is considered that the proposed additional dedication would significantly enhance the ecological/greenway preservation efforts of the Township of Langley.

It is understood that the existing development to the south of the subject site (Vesta Properties) dedicated an additional 64m² per each additional unit allowed by the Township of Langley. Based on the amount of usable space proposed to be dedicated on the subject site, (and 64m² per each additional unit), 4.2 additional units would provide for a 14 unit Multi-Family Residential Development. Note, for a Multi-Family Residential concept, additional land may be dedicated, allowing for a 22 Unit development based on 64m² per each additional unit.

It is the opinion of the Applicant that an 11 lot SFD subdivision would better serve as a transition from the existing Multi-Family Residential developments to the west and south of the subject site, to the suburban residential zonings and the ALR east of the subject site, than a higher density Multi-Family Residential development.

We trust this meets your current requirement. Should you have any questions, please do not hesitate to contact the undersigned.

Regards,

Harmunpreet Dhillon
1131703 BC Ltd.
15926 56 Avenue
Surrey, BC V3S 2J7

ATTACHMENT F

Croydon Business Centre
 #218-2630 Croydon Drive
 Surrey, BC V3S 6T3

October 24, 2018

Township File: 08-13-0086
 Centras File: 17018

The Township of Langley
 Development Planning
 20338-65 Avenue, Langley
 V2Y 3J1

Attn: Mr. Daniel Graham, Planner

Re: Public Information Meeting - Residential subdivision at 21020-72 Avenue, Langley

As per the Township of Langley policy, a developer held Public Information Meeting (PIM) was organised at the Willoughby Community Center on September 11, 2018 from 5 PM to 8 PM. The meeting was an open house event. A sign-in sheet and a comment sheets were arranged at the entrance so that the guests can provide their contact information and provide comments on the proposed development. The Developer, Developer's agent (Centras Engineering) and Township of Langley staff (Daniel Graham) were present at the PIM.

The project information was presented on the display boards in the meeting room. The following information was presented to the guests:

- Subject site location plan,
- Conceptual subdivision layout,
- Integrated Site Design Concept Plan (ISDC),
- Building design drawings,
- Arborist tree retention plan,
- Landscape Architect plans, and
- Environmental consultant plantation and setback plans.

A total of five (5) guests attended the PIM. The Development team (Developer and Developer's agent) had interactions and discussions with the guests. The proposed design was explained and it seemed all the guests were impressed with the proposed development. They encouraged the development especially all the green infrastructure the development will bring to the area. The guests supported the multiuse pathway and pedestrian trail proposed in the subject development. The guests appreciated the building design proposed by the developer. Out of five (5) guests, three (3) guests presented their written responses, which are attached with this letter and will be submitted to the Township in original as well. During the meeting, it seemed most of the guests were seeking information about the proposed landscape and building features. The overall mood of the guests was calm and encouraging towards the proposed development.

Overall, there was an overwhelming positive support to the proposed development.

Yours Truly,

Centras Engineering Ltd.

Steve O'Connell, P.Eng.
 Enclosures:

A handwritten signature in black ink, appearing to read 'Steve O'Connell', is written over a large, stylized 'M' or similar graphic.



Croydon Business Centre
#216-2630 Croydon Drive
Surrey, BC V3S 6T3

Public Information Meeting
Rezoning & Subdivision at 21020-72 Avenue

[illegible]

Rezoning & Subdivision at 21020-72 Avenue

Comment :
Looks like it will be a nicely
designed development. Good to
know there will be lots of green
space

COMMENTS

Rezoning & Subdivision at 21020-72 Avenue

FOIPPA s.22(1)

Name	
Address	

Comment :

Send the scenery photo & fruits
Attractive & delicious plans
Very nice.

COMMENTS

Rezoning & Subdivision at 21020-72 Avenue

Name	FOIPPA s.22(1)
Address	

Comment :

VERY IMPREST