



MEMORANDUM

TO: MAYOR AND COUNCIL **DATE:** FEBRUARY 11, 2019

FROM: COMMUNITY DEVELOPMENT DIVISION **FILE NO:** LRP00002

SUBJECT: LAND USE DESIGNATION FOR
20115 AND 20139 - 80 AVENUE – LATIMER NP

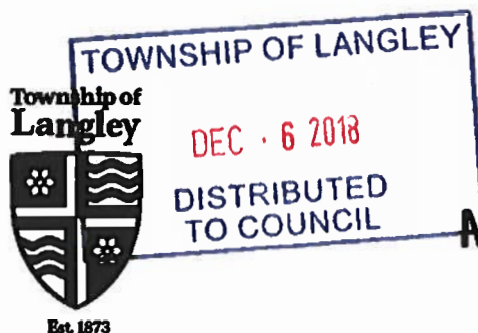
This memorandum is in response to a request for information related to land use designations for properties located at 20115 and 20139 – 80 Avenue (subject properties), in addition to materials provided to Council in the Distribution Packages on December 6, 2018 (Item #34) and January 17, 2019 (Item #10), attached for convenient reference as Attachments A and B, respectively.

At the Regular Evening Meeting on January 21, 2019, Council referred the matter to staff for further clarification. The following table summarizes the key information of the subject properties.

	20115 – 80 Avenue (PID: 006-455-069)	20139 – 80 Avenue (PID: 006-451-039)
Latimer Neighbourhood Plan Designation (see Attachment C)	Apartment Mixed Use (40 to 60 units per acre)	Rowhouse / Townhouse B (8 to 22 units per acre)
Section 5.2.5 of Latimer Neighbourhood	Applicable	The property does not need to avail itself of this section as Map 1 of the Plan provides the Rowhouse/Townhouse designation
Development Application Status	Project # 08-26-0197 (Focus / Sunsa): The subject property is part of a land assembly and Rezoning application for ten (10) duplex lots, three (3) townhouse sites and one (1) apartment site. The proponent is preparing a Development Permit application along with a Plan amendment for a six (6) storey apartment building. The 20115 - 80 Avenue portion of the assembly proposes rowhouse / townhouse only (no mixed use component), using the provision in Section 5.2.5).	Project # 08-26-0199 (Essence Properties): The proponent has submitted a Rezoning / Development Permit application proposing 107 townhouses units. The subject property is the westerly parcel of the application. The Rezoning bylaw received 3rd reading on December 10, 2018. (See Attachment D)

Attachment A
Attachment B
Attachment C
Attachment D

Memo to Mayor and Council dated December 6, 2018
Memo to Mayor and Council dated January 17, 2019
Latimer Land Use Plan (identifying the subject properties)
Map in the Report for Essence Properties (Project No. 08-26-0199)



MEMORANDUM

TO: MAYOR AND COUNCIL **DATE:** DECEMBER 6, 2018

FROM: COMMUNITY DEVELOPMENT DIVISION **FILE NO:** LRP00002

SUBJECT: LAND USE DESIGNATION FOR
20115 AND 20139 - 80 AVENUE – LATIMER NP

This memorandum is in response to a request for background information related to land use designations for properties located at 20115 and 20139 – 80 Avenue (subject properties).

The subject properties are located in the Latimer Neighbourhood Plan (NP) area, on the north side of 80 Avenue across from the Langley Events Centre (LEC); and designated Apartment Mixed Use (40 to 60 upa) and Rowhouse/Townhouse B (8 to 22 upa) respectively. The subject properties form part of rezoning and development permit applications currently at different stages of review process.

Section 5.2.5 of the Latimer Neighbourhood Plan provides the subject properties with the option to proceed with Rowhouse/Townhouse A (8 to 15 upa) or Rowhouse/Townhouse B (8 to 22 upa), in addition to the designations specifically outlined in the Latimer NP. The land use policies were informed by the following:

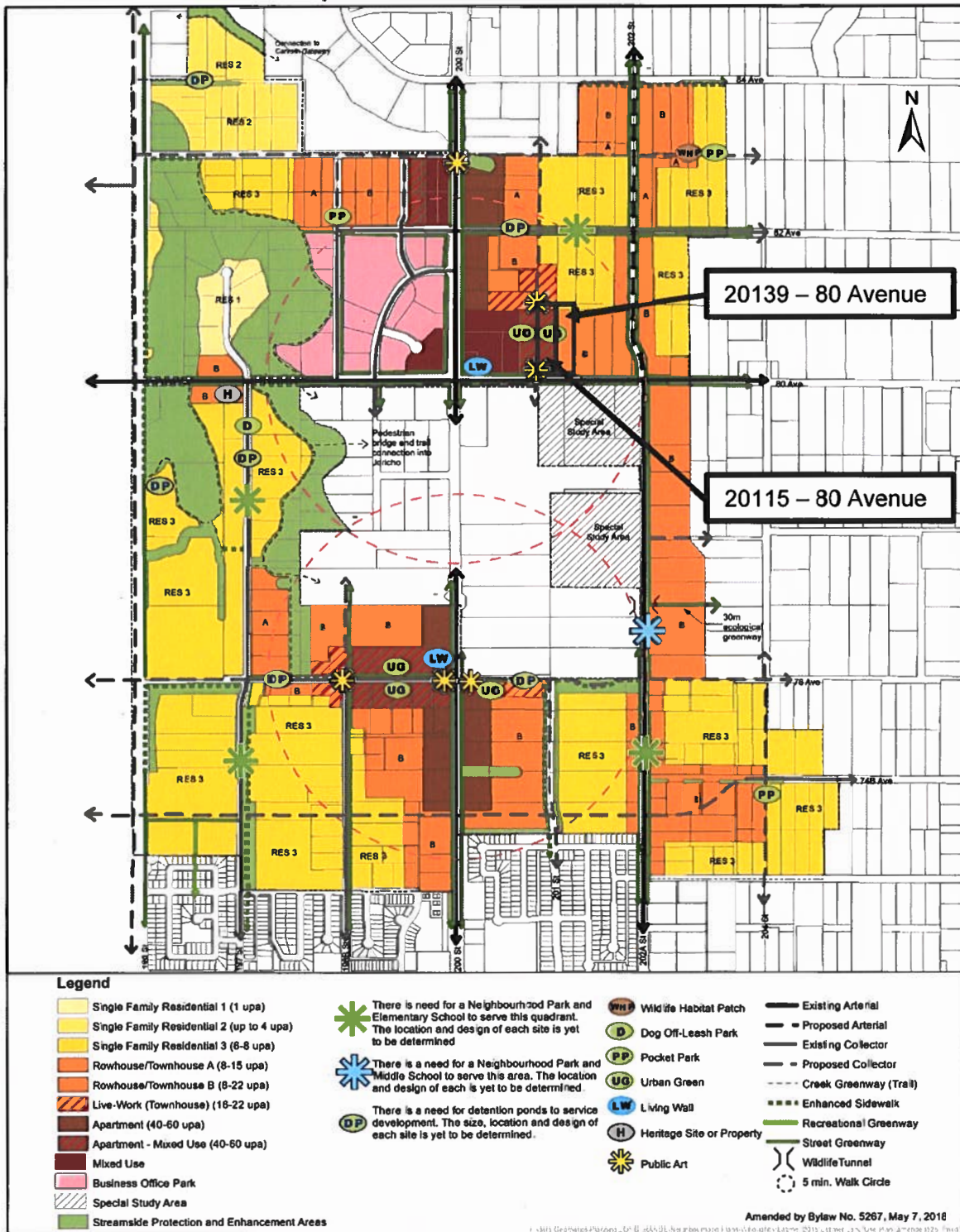
- Willoughby Community Plan (CP): Adopted in 1998, designating the subject properties as Neighbourhood Commercial and Multi Family, respectively; with more specific uses and densities to be determined as part of a neighbourhood plan. The Multi family designation in the Willoughby Community Plan includes townhouses, duplexes, fourplexes and rowhouses, as well as low rise apartment buildings (up to six storeys).
- Sustainability by Design (SxD): In 2006, the Township participated in an extensive process led by the Design Centre for Sustainability at the University of British Columbia to create a vision for the 200 Street corridor. The intersection at 200 Street and 80 Avenue was identified as a future commercial node with no specific designation due to conceptual nature of SxD.
- Jericho Sub-Neighbourhood Plan (SNP): Adopted in 2011, the SNP designates the southeast corner of 200 Street and 80 Avenue as High Density Mixed, providing for residential opportunities along with compatible cultural and commercial uses in multi storey buildings. The Mixed Use and Apartment Mixed Use designations in the Latimer NP reflect the High Density Mixed Use designation in the Jericho SNP.

The subject properties are provided with a range of uses and densities to ensure appropriate transition between the mixed use node and lower residential densities west and east of 201 Street, respectively, permitting for a mix of retail and residential uses for potential development of a “high street” between 80 and 81 Avenues. Subject to market conditions, the “high street” would provide retail and service capacity, in addition to the mixed use node west of 201 Street on both sides of 80 Avenue, to support future destination-type development in the area. Absent favourable market conditions, an alternative option would see 201 Street, a Collector Road, as a transition between mixed use (west) and lower residential densities (east).

In summary, the land use policies of the Latimer NP provide flexibility for accommodating additional retail and service needs, should market conditions warrant.



Map 1 – Latimer Land Use Plan



REZONING APPLICATION NO. 100507 AND
DEVELOPMENT PERMIT APPLICATION NO. 100950
(ESSENCE PROPERTIES INC. / 20139 AND 20159 - 80 AVENUE)
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Map 1 - Latimer Land Use Plan

