

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 30, 2019 - REGULAR EVENING MEETING	REPORT:	19-145
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-23-0183
SUBJECT:	REZONING APPLICATION NO. 100545 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)		

PROPOSAL:

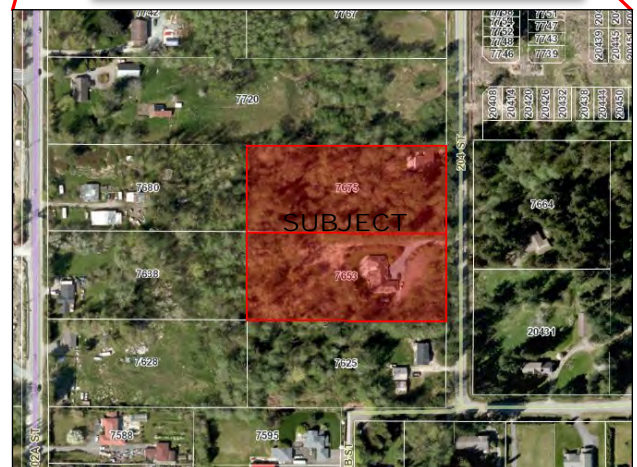
Application to rezone approximately 2.01 ha (4.99 ac) of land located in the southwest phase of the Yorkson Neighbourhood Plan to facilitate a mixed residential development consisting of 40 lots (30 single family lots, four rowhouses and six semi-detached lots).

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5480, subject to completion of eight (8) development prerequisites, and that Council give first and second reading to the accompanying Phased Development Agreement Bylaw No. 5505, authorize issuance of Development Permit No. 101026 for 30 single family lots, and authorize issuance of Development Variance Permit No. 100112 to vary siting provisions; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and the Yorkson Neighbourhood Plan.



REZONING APPLICATION NO. 100545
 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
 DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
 Page 2 . . .

RECOMMENDATION:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480, rezoning 2.01 ha (4.99 ac) of land located in the Yorkson Neighbourhood Plan Southwest Phase, to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD), to accommodate a mixed residential development consisting of 40 lots (30 single family lots, four rowhouses and six semi-detached lots), subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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 Yorkson Engineering Services Plan, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
3. Provision of road dedications, widenings, and necessary traffic improvements for 203 Street, 203A Street, 204 Street and 76B Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Dedication and construction of a 15 metre wide (average) ecological greenway along the northern edge of the site including a connection to 76B Avenue consistent with the Yorkson Neighbourhood Plan greenway standards, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
6. Registration of restrictive covenants acceptable to the Township:
 - a. Restricting development of semi-detached and rowhouse lots until a Development Permit is issued for the site;
 - b. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), is accepted by the Township;
 - c. Identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
 - d. Prohibiting driveway access to 204 Street;

REZONING APPLICATION NO. 100545
 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
 DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
 Page 3 . . .

7. Compliance with the Community Amenity Contribution Policy, including entering into a Phased Development Agreement and completion of the contribution, and the requirements of the Yorkson Greenway Amenity Zoning Policy, including payment of applicable greenway amenity fees;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council give first and second reading to Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5505;

That Council at time of final reading of Rezoning Bylaw No. 5480 authorize issuance of Development Permit No. 101026 for the proposed single family portions of the development, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at the time of final reading of Bylaw No. 5480 authorize the issuance of Development Variance Permit No. 100112 (siting variance) as follows:

- a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule "A";
- b. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule "A";
- c. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line (abutting a street) setback requirement from 4.5 metres to 2.5 metres for the accessory detached garage on proposed Lot 24, indicated on Schedule "A";
- d. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement from 0.9 metres to 0.6 metres for the accessory detached garage on proposed Lots 24 and 25, indicated on Schedule "A"; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5480 and Phased Development Agreement Bylaw No. 5505 in conjunction with the hearing for proposed Development Permit No. 101026 and Development Variance Permit No. 100112.

REZONING APPLICATION NO. 100545
DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
(QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
Page 4 . . .

EXECUTIVE SUMMARY:

Qualico Developments has applied to rezone 2.01 ha (4.99 ac) of land in the Yorkson Neighbourhood Plan southwest phase to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD). The proposed rezoning will allow a mixed residential development consisting of 40 lots (30 single family lots, four rowhouses and six semi-detached lots).

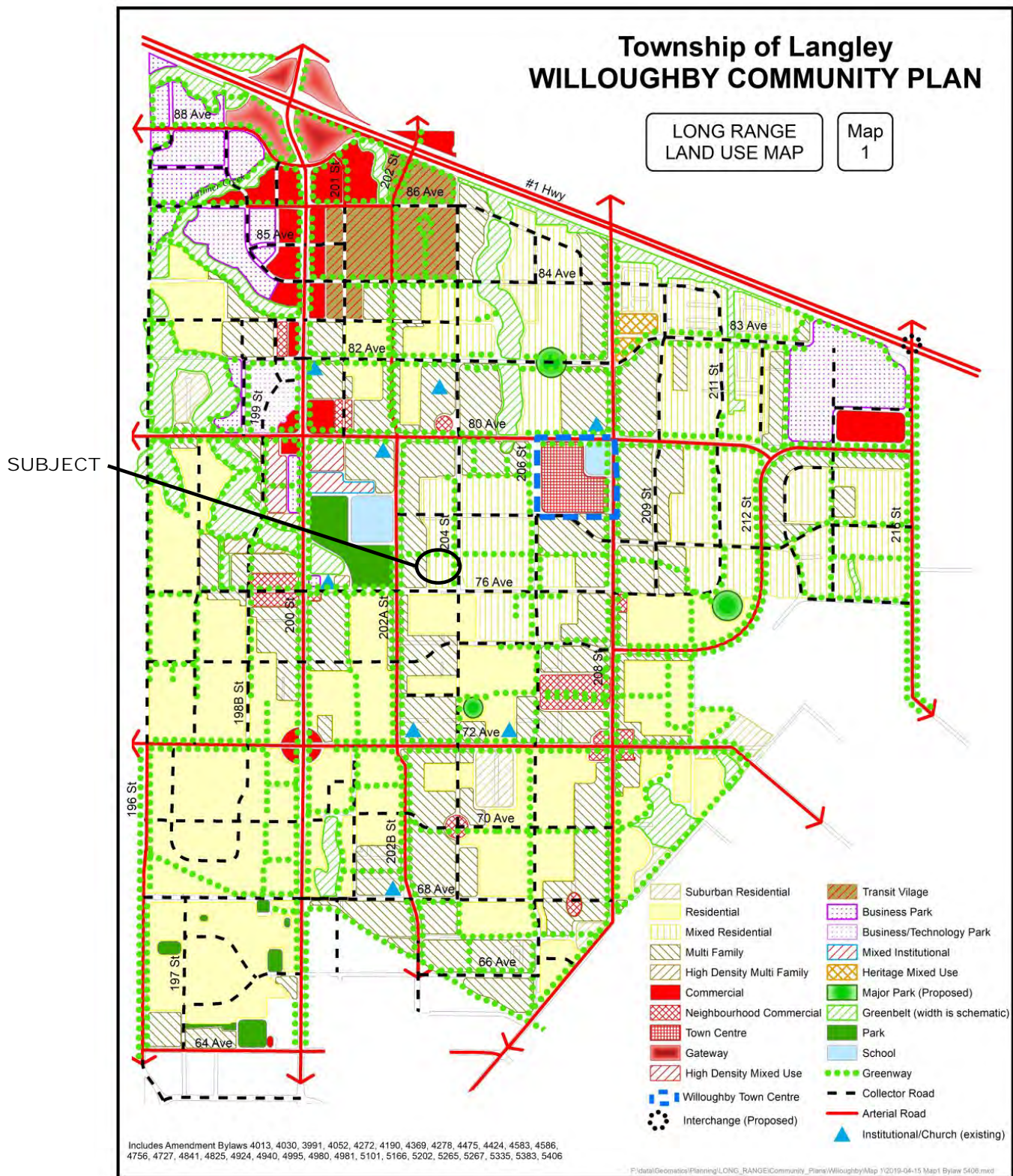
Development Permit No. 101026 is being processed in conjunction with the rezoning application to secure an exterior design control agreement for the R-1A, R-CL(A), and R-CL(B) zoned lots at the time of subdivision. Future Development Permits (yet to be applied for) will provide Council with the opportunity to review the form, character and siting of the rowhouses and semidetached lots.

The development application complies with the overall objectives of the Willoughby Community Plan and the Yorkson Neighbourhood Plan. In order to facilitate consistency in the setbacks of the proposed Residential Zone R-1A lots with the Residential Compact Lot Zones R-CL(A) and R-CL(B) lots, the applicant is proposing building setback variances on lots 11, 24 and 25. Final reading of the rezoning bylaw is contingent upon completion of the eight (8) development prerequisites outlined in this report.

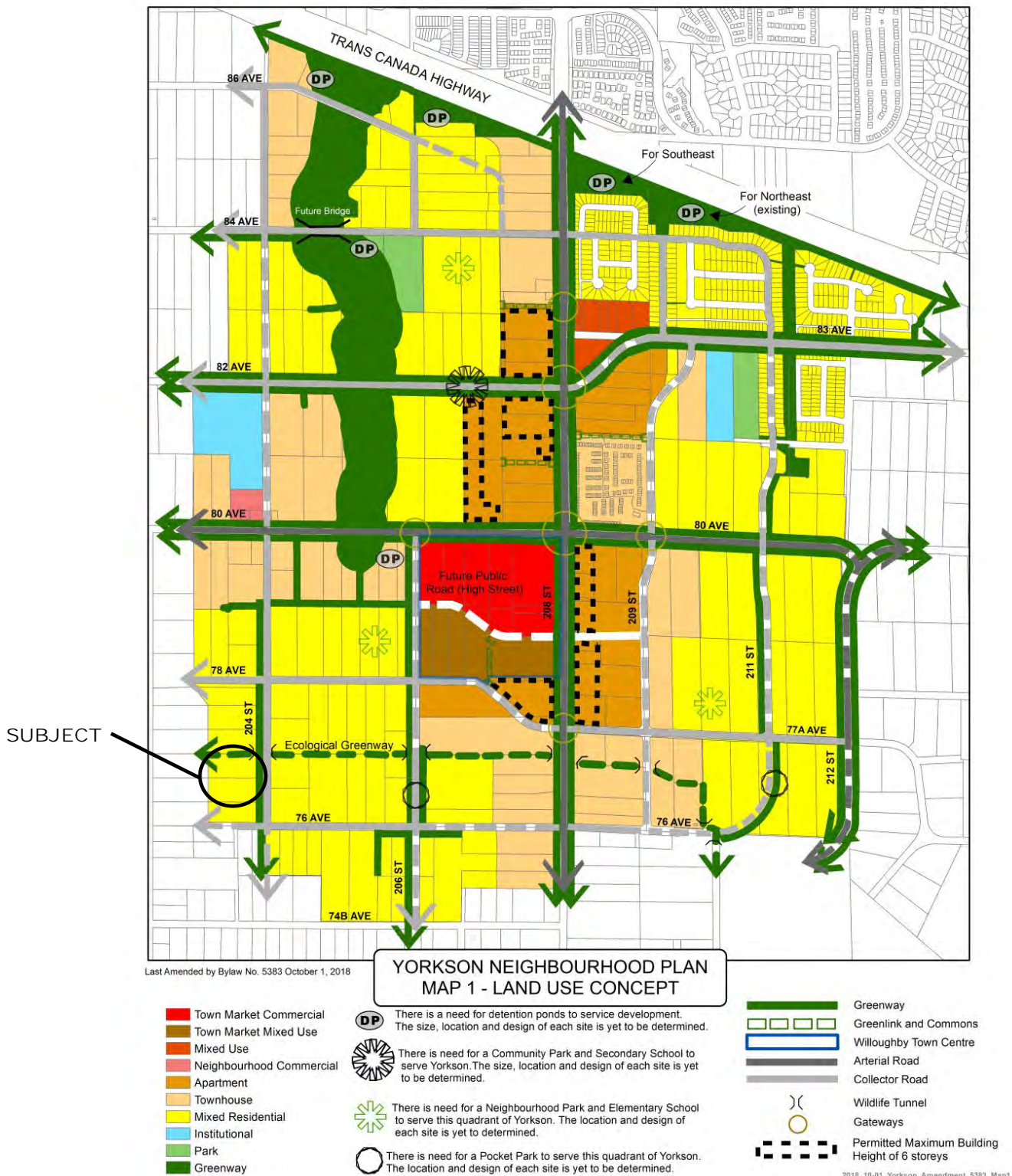
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5480, Phased Development Agreement Bylaw No. 5505, Development Permit No. 101026, and Development Variance Permit No. 100112.

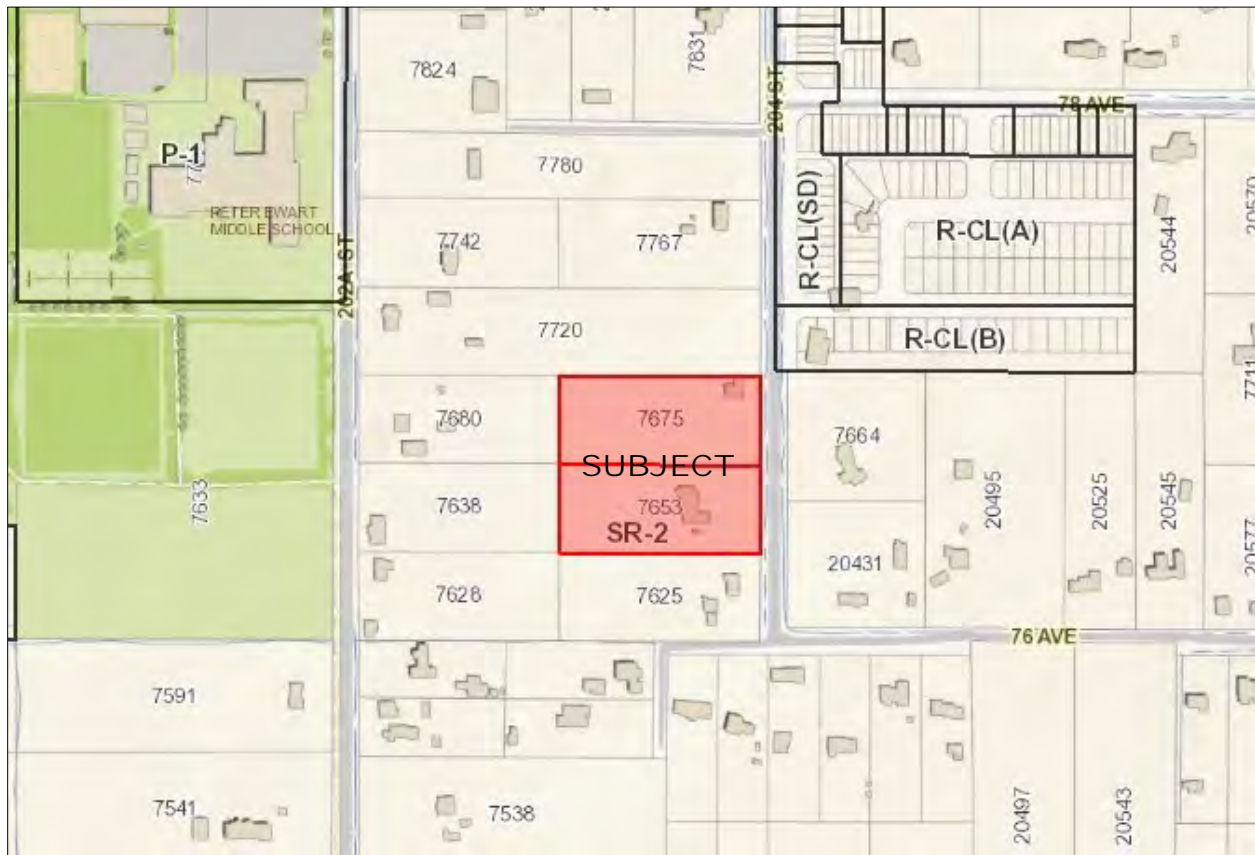
REZONING APPLICATION NO. 100545
 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
 DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
 Page 5 . . .



REZONING APPLICATION NO. 100545
 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
 DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
 Page 6 . . .

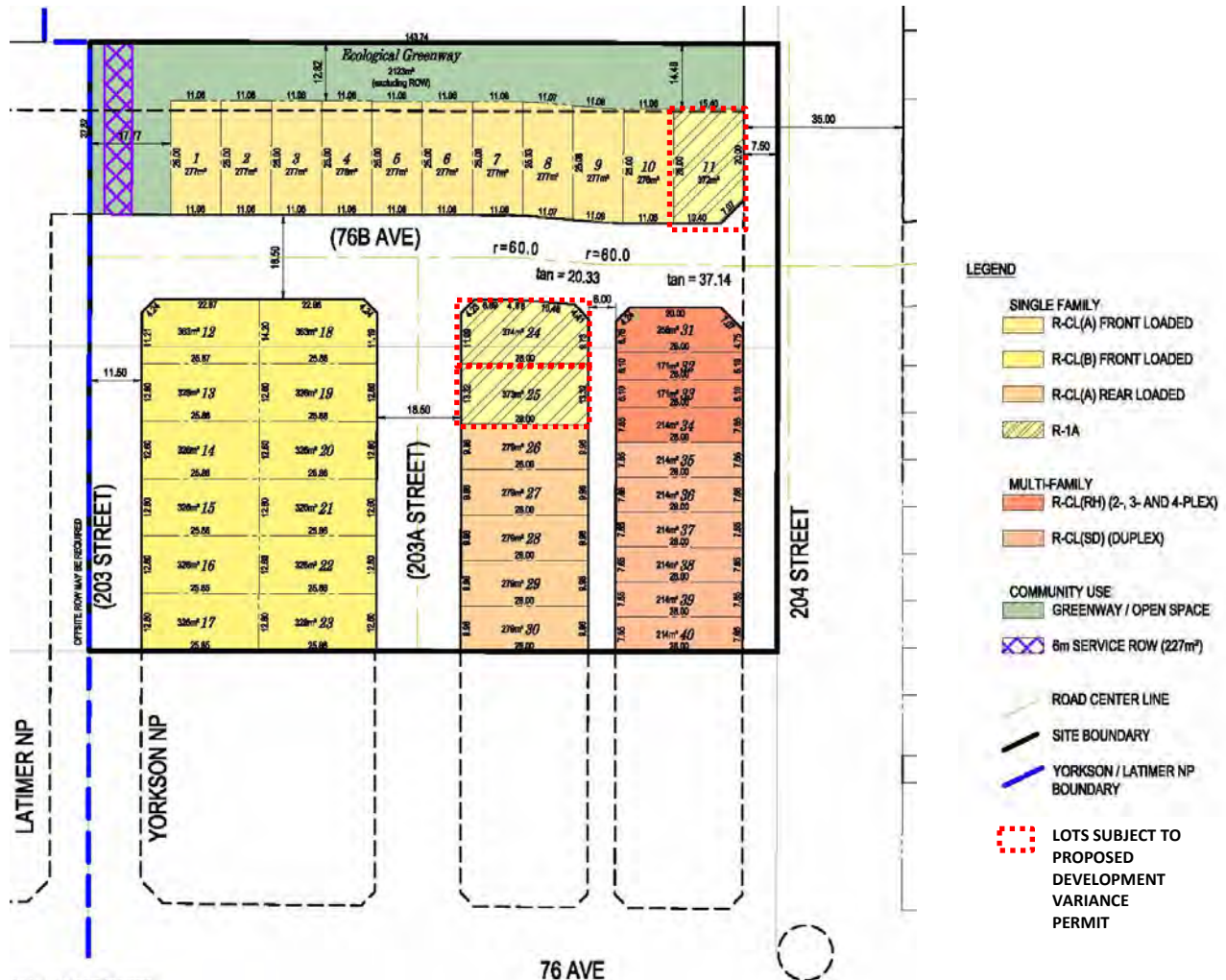


REZONING APPLICATION NO. 100545
DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
(QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
Page 7 . . .



ZONING BYLAW NO. 2500

REZONING APPLICATION NO. 100545
 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
 DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
 Page 8 . . .



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100545
 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
 DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
 Page 9 . . .

REFERENCE:

Owner / Agent:	Qualico Developments (Vancouver) Inc. #310 – 5620 – 152 Street Surrey BC V3S 3K2
Legal Description:	East Half of Lot 26 Section 23 Township 8 New Westminster District Plan 2759 East Half of Lot 27 Section 23 Township 8 New Westminster District Plan 2759
Civic Address:	7653 and 7675 – 204 Street
Area:	2.01 ha (4.99 ac)
Willoughby Community Plan:	Mixed Residential
Yorkson Neighbourhood Plan:	Mixed Residential
Existing Zoning:	Suburban Residential Zone SR-2 (0.8 ha / 2.0 ac minimum lot size)
Proposed Zoning:	Residential Zone R-1A; Residential Compact Lot Zone R-CL(A); Residential Compact Lot Zone R-CL(B); Residential Compact Lot Zone R-CL(RH); and Residential Compact Lot Zone R-CL(SD)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated “Mixed Residential” (20 – 25 units per hectare / 8 – 10 units per acre) in the Yorkson Neighbourhood Plan. The area under application consists of two (2) parcels. The two (2) lots in the land assembly are located on the west side of 204 Street, north of 76 Avenue. The Yorkson Neighbourhood Plan identifies a 30 metre wide ecological greenway on the north edge of the assembly (connecting 204 Street with 202A Street) and a street greenway on the west side of 204 Street.

Staff note that the first development application to proceed in the Southwest Phase of the Yorkson Neighbourhood (File No. 08-23-0134) provided the community stormwater detention pond, and school and neighbourhood park for the subject area.

DISCUSSION/ANALYSIS:

Qualico Developments (Vancouver) Inc. has applied to rezone 2.01 ha (4.99 ac) of land in the Yorkson Neighbourhood Plan Southwest Phase from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD). The proposed rezoning will facilitate a mixed residential development consisting of 40 lots (30 single family lots, six rowhouses and four semi-detached lots).

REZONING APPLICATION NO. 100545
 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
 DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
 Page 10 . . .

Adjacent Uses:

North: Ecological Greenway, as identified in the Yorkson Neighbourhood Plan, beyond which are lots zoned Suburban Residential Zone SR-2 and designated Mixed Residential in the Yorkson Neighbourhood Plan currently under application (ToL Project No. 08-23-0173 / Qualico Developments (Vancouver) Inc.);

South: Lots zoned Suburban Residential Zone SR-2 and designated Mixed Residential in the Yorkson Neighbourhood Plan;

East: 204 Street, beyond which are lots zoned Suburban Residential Zone SR-2 and designated Mixed Residential in the Yorkson Neighbourhood Plan currently under application (ToL Project No. 08-23-0176 / Qualico Developments (Vancouver) Inc.); and

West: Lots zoned Suburban Residential SR-2, designated Rowhouse/Townhouse B (8 – 22 upa) in the Latimer Neighbourhood Plan, beyond which is 202A Street and RE Mountain Secondary School.

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5480 proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD). The rezoning will facilitate development of a mixed residential development consisting of 40 lots (30 single family lots, four rowhouses and six semi-detached lots).

Development Variance Permit No. 100112:

As required by the Yorkson Neighbourhood Plan, the proposal includes three (3) single family residential types consisting of Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B). The setbacks of Residential Zone R-1A lots (proposed lots 11, 24, and 25 - see preliminary subdivision plan included in this report) differ from the setbacks of the proposed compact zone lots. In order to facilitate consistency in the setbacks of the proposed Residential Zone R-1A lots with the Residential Compact Lot Zones R-CL(A) and R-CL(B) lots, the applicant is proposing the following building setback variances:

- Lot 1: Reduce the front lot line setback for the principal building (house) from 6.0m to 2.5m and the side yard setback (abutting a street) from 3.0m to 2.5m
- Lots 24 and 25: Reduce the interior side yard setback for the accessory detached garage from 0.9m to 0.6m
- Lot 24: Reduce the side yard setback (abutting a street) for the accessory detached garage from 4.5m to 2.5m

Staff support the proposed siting variances as they will result in consistent siting of future buildings within the development.

Subdivision:

Preliminary subdivision plans have been submitted in support of the rezoning application. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

REZONING APPLICATION NO. 100545
 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
 DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
 Page 11 . . .

Development Permit:

All of the Yorkson Neighbourhood Plan area is designated as a mandatory Development Permit area in the Willoughby Community Plan. The subject site is located in “Development Permit Area ‘B’ – Residential” which establishes objectives and guidelines for the form, character and siting of residential 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.

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 at the time of subdivision. The exterior design control agreement typically addresses the form, character and siting of individual single family homes constructed in a development.

Future Development Permit applications are required for the attached residential component of the development (rowhouses and semi-detached lots) at which time Council will have an opportunity to review form, character and siting matters prior to building permits being issued. The Development Permit typically details the form and character of each development including siting, access, parking, landscaping, building materials, colours, building elevations and other site development items. As a condition of final reading, the proponent must register a restrictive covenant prohibiting development of the attached residential portion of the development until such time as a Development Permit has been issued.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighbourhood Plan a minimum of 5% of the single family and townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The current target contribution amounts specific to this development are \$5,673 per single family lot and \$4,814 per semi-detached or townhouse unit for a total of \$218,330.00. As noted in the policy, payment of the CAC may be made to the Township prior to consideration of final reading of the rezoning bylaw as specified under Section 5.5 of the CAC Policy. Compliance with the CAC Policy including entering into a Phased Development Agreement and completion of the contribution is included in the list of rezoning prerequisites for this application.

School Sites:

School District 35 has provided comments (Attachment D) and anticipates that the proposed development will generate approximately 15 new students for Willoughby Elementary (located approximately 850 metres northeast of the site), four (4) new students for Peter Ewart Middle School (located approximately 200 metres northwest of the site) and eight (8) students for RE Mountain Secondary School (located approximately 150 metres west of the site).

REZONING APPLICATION NO. 100545
 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
 DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
 Page 12 . . .

Parks:

The closest existing park is Willoughby Community Park located approximately 400 metres to the west of the site. A future neighbourhood park / elementary school site has been secured on 78 Avenue to the northeast of the proposed development.

Greenways and Pedestrian Connections:

The applicant is required to secure an ecological greenway along the north portion of the site (to ultimately connect 204 Street and 202A Street). The width of the ecological greenway has been averaged in conjunction with the application to the north (ToL Project No. 08-23-0173 / Qualico Developments (Vancouver) Inc.) ensuring an average 30 metre width is maintained as required by the Yorkson Neighbourhood Plan. Details of the open space improvements are required to be finalized to the acceptance of the Township prior to final reading of the rezoning bylaw. The proposed ecological greenway alignment also includes a permanent pedestrian connection from the ecological greenway to 76B Avenue. As a condition of final reading the proponent will be required to transfer any greenway lots to the Township, and secure construction of the greenways as part of a Servicing Agreement.

The Yorkson Neighbourhood Plan implements an amenity charge collected on all developments within Yorkson. Prior to final reading, details with respect to payment and/or compensation must be finalized.

Tree Protection/Replacement:

The Tree Management Plan submitted by the applicant indicates that 34 significant trees exist on the developable portion of the site with none currently identified for retention. Staff note that an additional 11 trees located within the required ecological greenway dedication are proposed to be retained subject to detailed design.

A condition of rezoning is a registration of a restrictive covenant prohibiting clearing (with the exception of servicing access areas) until such time as a development permit is issued on the rowhouse (R-CL(RH)) and semi-detached (R-CL(SD)) portion of the site. Staff note that of the 34 significant trees onsite, approximately five (5) are located on the proposed R-CL(RH) and R-CL(SD) lots. This approach allows for the tree management plans for the R-CL(RH) and R-CL(SD) lots fronting 204 Street to be reviewed in conjunction with the future development permit application on these lands.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), a total of 134 replacement trees are required. The applicant is proposing to plant 50 replacement trees on the single family and compact lot portions of the site. Funds for the remaining 84 replacement trees are being secured for tree planting on identified public lands. In addition, approximately 44 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 189 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.

REZONING APPLICATION NO. 100545
 DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
 DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
 (QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
 Page 13 . . .

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, 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.

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, greenways, tree replacement and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Road dedications, widening, and necessary traffic improvements for 203 Street, 203A Street, 204 Street, and 76B Avenue will be required in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw, the Yorkson Neighbourhood Plan to the satisfaction of the Township. A Class B roadside watercourse is located along the eastern boundary of the subject site. The Yorkson Neighbourhood Plan anticipates this watercourse being incorporated into a non-disturbance area on the west side of 204 Street between 76 and 80 Avenue. Due to the location of a Metro Vancouver water main west of 204 Street, the dedicated watercourse non-disturbance area will be located on the east side of 204 Street. This item will be secured as part of development on the east side of 204 Street (ToL Project No. 08-23-0176 / Qualico Developments (Vancouver) Inc.). The street greenway indicated on the west side of 204 Street in the Yorkson Neighbourhood Plan will also be included on the east side of 204 Street.

Transit:

Transit service is currently provided via the 501 bus on 202A Street (approximately 150 metres from the subject site) and on 200 Street (approximately 650 metres from the subject site).

Public Consultation:

As per Policy No. 07-164, the applicant held a public meeting on May 2, 2019. Results of the Developer Held Public Information Meeting were compiled and are provided on Attachment E.

POLICY CONSIDERATIONS:

The proposed rezoning, Development Permit, and Development Variance Permit will facilitate the development of a mixed residential development consisting of 40 lots (30 single family lots, four rowhouses and six semi-detached lots). The proposed development complies with the land use and density provisions of the Yorkson Neighbourhood Plan. The proposal also complies

REZONING APPLICATION NO. 100545
DEVELOPMENT PERMIT APPLICATION NO. 101026 AND
DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100112
(QUALICO DEVELOPMENTS / 7653 AND 7675 – 204 STREET)
Page 14 . . .

with the proposed Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) zoning (with the exception of the proposed siting for the Residential Zone R-1A lots, which is proposed to be accommodated through a development variance permit).

Staff recommend that Council give first and second reading to Bylaw No. 5480 (subject to eight (8) development prerequisites) and to the accompanying Phased Development Agreement Bylaw No. 5505, authorize issuance (at time of final reading of Bylaw No. 5480) of accompanying Development Permit No. 101026 and Development Variance Permit No. 100112 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101026
ATTACHMENT B	Development Variance Permit No.10112
ATTACHMENT C	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT D	School District 35 comments
ATTACHMENT E	Public Information Meeting comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101026

This Permit is issued this _____ day of _____, 2019 to:

1. Name: Qualico Developments (Vancouver) Inc.

Address: 310 – 5620 – 252 Street
Surrey BC V3S 3K2

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: East Half of Lot 26 Section 23 Township 8 New Westminster
District Plan 2759
East Half of Lot 27 Section 23 Township 8 New Westminster
District Plan 2759

CIVIC ADDRESS: 7675 – 204 Street
7653 – 204 Street

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 Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
 - 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 _____, 2019

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100112

This Permit is issued this _____ day of _____, 2019 to:

1. Name: Qualico Developments (Vancouver) Inc.

Address: 310 – 5620 – 252 Street
Surrey BC V3S 3K2

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: East Half of Lot 26 Section 23 Township 8 New Westminster
District Plan 2759
East Half of Lot 27 Section 23 Township 8 New Westminster
District Plan 2759

CIVIC ADDRESS: 7653 – 204 Street
7675 – 204 Street

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) Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule “A”;
 - b) Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule “A”;
 - c) Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line (abutting a street) setback requirement from 4.5 metres to 2.5 metres for the accessory detached garage on proposed Lot 24, indicated on Schedule “A”;
 - d) Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement from 0.9 metres to 0.6 metres for the accessory detached garage on proposed Lots 24 and 25, indicated on Schedule “A”; and further
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 Variance Permit shall be substantially commenced within two years after the date the Development Permit is issued.

DEVELOPMENT VARIANCE PERMIT NO. 100112
(QUALICO DEVELOPMENTS (VANCOUVER) INC.
7653 AND 7675 – 204 STREET)
Page 2 . . .

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.

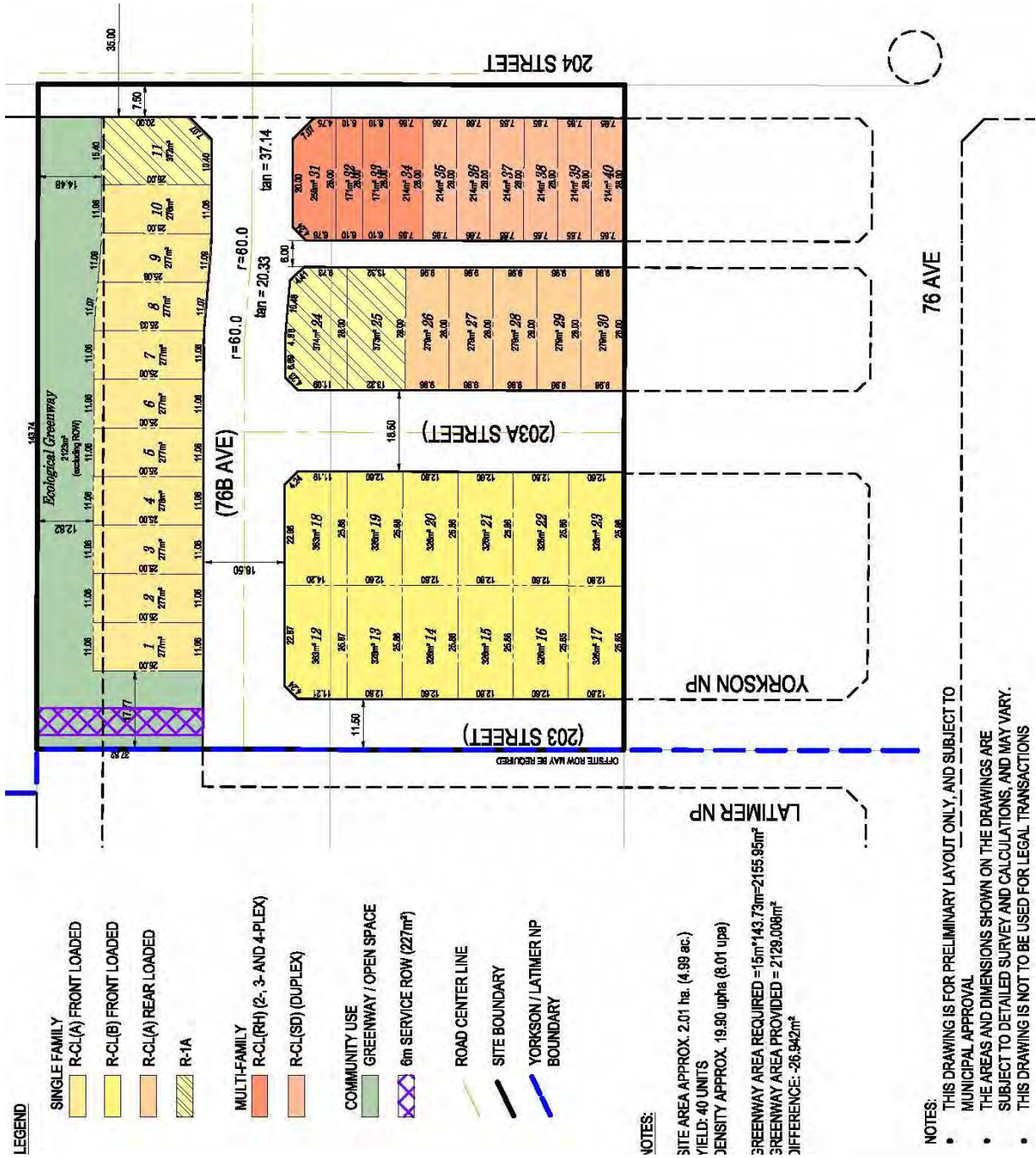
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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 _____, 2019.

SCHEDULE A – Preliminary Subdivision Plan

SCHEDULE A



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.

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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.

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.

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

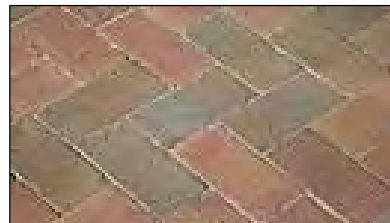
- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.

- 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 from 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.

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- 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).
- 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.

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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.



29 April 2019

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-23-0183 1 QUALICO DEVELOPMENTS (VCR) INC

CIVIC: 7653 & 7675 - 204 Street

LEGAL: The East Half Lot 26 & the East Half Lot 27; both of Section 23 Township 8 NWD Plan 2759

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	30	12	3	6
Rowhomes	10	3	1	2

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

May 14, 2019
Our File: 2111-03365-05

Township of Langley
Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Mr. Joel Nagtegaal, Development Planner

Summary Report - Public Information Meeting

Proposed 40 Lot Development within the Yorkson Neighbourhood Plan Area, Township of Langley Project No. 08-23-0183

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy. The Public Information Meeting (PIM) organization and logistics are also in accordance with the policy.

The PIM for development application 08-23-0183 represented lands located at 7653 204 Street and 7675 204 Street in the Yorkson Neighbourhood Plan Area of the Township of Langley, and was held on Thursday May 2, 2019.

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community.

NOTIFICATION

The public was notified in two (2) ways: through a direct mail-out to neighbouring properties, and through two (2) advertisements in a local newspaper (April 24 and April 26, 2019). The Township of Langley staff generated and provided a mail-out map and prepared mailing labels (*Attachment 1*). A total of 29 notifications were mailed out on April 18, 2019, 14 days prior to the scheduled PIM. A copy of the mail-out invitation is included in *Attachment 1*.

The notification provided general information including an overall description of the development and the location of the PIM, as well as the subject site. A site location map was included to provide context. Contact information was provided on the invitation for anyone who wished to ask a question, inquire, or make a comment if unable to attend the meeting. One phone call was received prior to the PIM requesting general information about development in the area.

A newspaper ad was published in the Langley Times in advance of the PIM date and is also included in *Attachment 1*.

INFORMATION MEETING LOGISTICS

The PIM was held at the Mountainview Alliance Church, located at 7640 200 Street, Langley BC. The venue location, parking availability, and total space of the setting were suitable to host the PIM. The meeting was scheduled from 5:30 p.m. to 7:30 p.m. on Thursday May 2, 2019. The consulting team prepared the meeting room in advance of the publicly advertised start time.

The consulting team in attendance included the following individuals:

James Pernu – Senior Planner, McElhanney Ltd.
Raymond Sull – Senior Engineer, McElhanney Ltd.
Mark Barsevskis – Planner, McElhanney Ltd.
Noah Talbot – Arborist, McElhanney Ltd.

A representative from the Township of Langley Development Services Department and a representative of the proponent, Qualico Developments Ltd, were in attendance to observe the PIM.

PUBLIC INFORMATION MEETING DETAILS

A total of 10 attendees signed the attendance sheet (*Attachment 2*), all of whom provided their addresses. Many of the attendees appear to reside in the area surrounding the subject site, while some travelled from other parts of Langley.

The meeting was arranged in an open house format where community members viewed display boards and had the opportunity to ask questions of project team members. A total of 9 display boards were exhibited at the PIM. Tables and chairs were set up throughout the room to allow members of the public to fill in their comment sheets.

The following display boards were presented in the meeting space:

Welcome	Site Plan
Community Context Map	Tree Management
Overall Road Network Southwest Yorkson	Servicing Plan
Project Information	Thank You
Project Information (cont.)	

In addition to these display boards, the following materials were provided to the public:

Project Information Handout	Questionnaire / Comment Sheet
------------------------------------	--------------------------------------

The questionnaire / comment sheet could either be completed at the meeting and returned to the project team immediately or returned by mail or email following the meeting (by May 12, 2019).

Copies of the display boards, project information sheet and completed questionnaires are included in *Attachments 3, 4 and 5* respectively.

PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire included three (3) questions, and community members were given an opportunity to provide additional comments.

The Questionnaire / Comment Sheet included the questions shown below. The three (3) questions were structured so that respondents had five possible options to choose from:

- *Support*
- *Somewhat Support*
- *Neutral*
- *Somewhat Oppose*
- *Oppose*

Questionnaires also invited attendees to provide any additional comments on space provided on the forms.

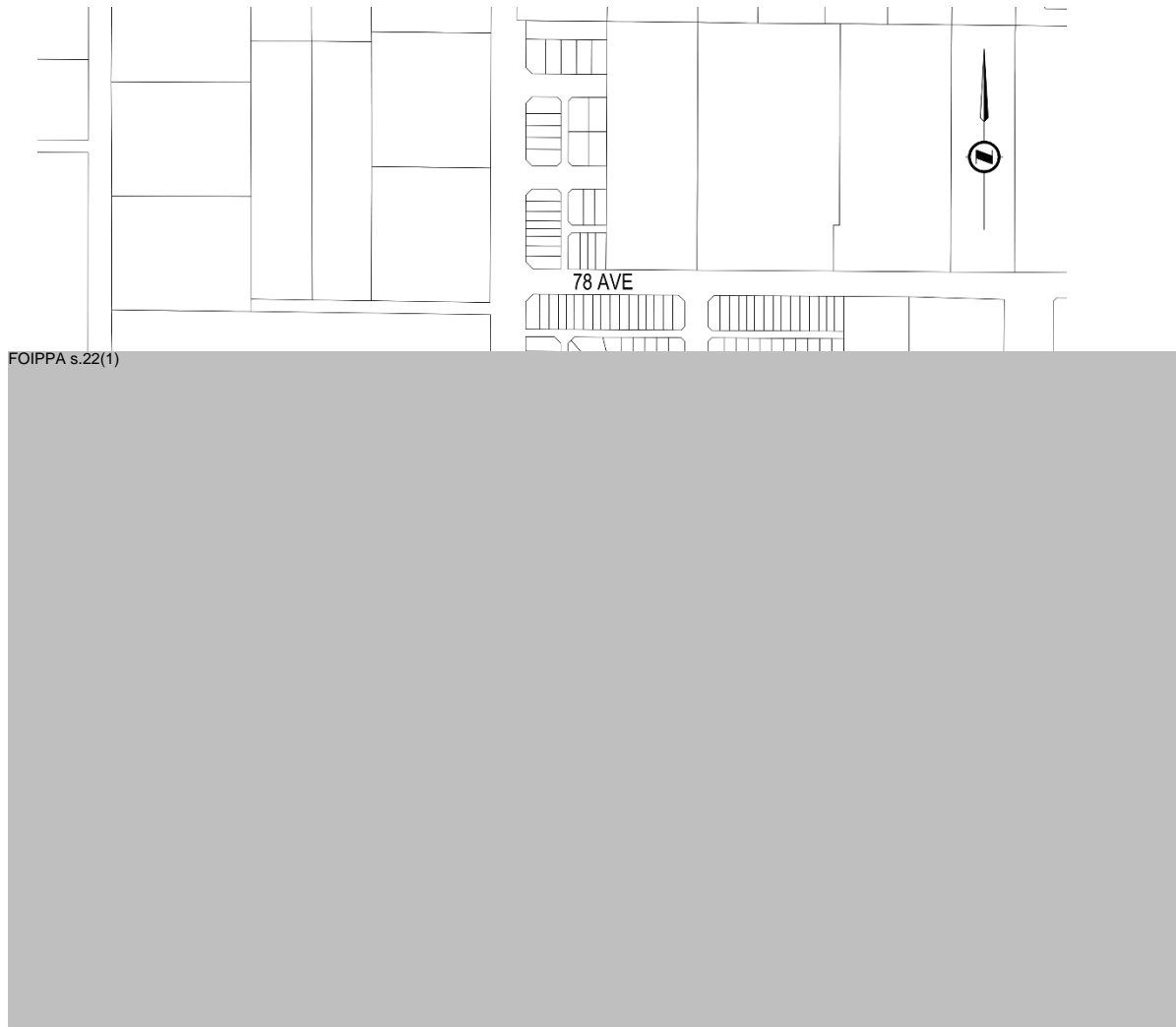
A total of 3 questionnaires were returned at the conclusion of the PIM. No additional correspondence or questionnaires were received after the PIM as of the date of this summary report.

The questionnaires are included in the attachments (see *Attachment 5*).

Attendee Questionnaire Response Rate **30%**

The information collected from the questionnaires is summarized below. One (1) respondents opted to fill out the comment section of the questionnaire.

On the below map, properties outlined in black indicate the people who attended the PIM addresses from the sign in sheet.



Question 1

With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 40 residential lots, with a portion designated as Ecological Greenway do you:

Of 3 respondents to Question 1, all of them indicated support for the proposed rezoning.

Question 2

With respect to the proposed road network, do you:

Question 2 received three (3) responses, all somewhat in support of the proposed road network.

Question 3

With respect to the proposed tree retention, replacement, and ecological corridor arrangements, do you:

Question 3 received three (3) responses. Two (2) responses were in support while one (1) left the page blank.

COMMENTS SECTION

The questionnaire included space to provide additional comments. Additional comments were provided on one (1) of the questionnaires. These comments are outlined below:

Location of 203A Street

- With respect to 203A St, south of 76 Ave where an existing road exists, it should continue to 74B Ave either as a road or lane.

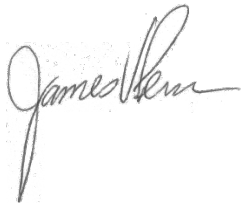
CONCLUSION

The completed questionnaires showed a majority of support for the proposed development. Based on the comments provided, one attendee indicated a preference that proposed 203A Street should continue south of 76 Avenue.

If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McELHANNEY LTD.

A handwritten signature in black ink, appearing to read 'James Pernu', with a stylized, flowing script.

James Pernu, M.Sc.
Senior Planner / Project Manager
jpernu@mcelhanney.com

Attachments:

- 1 Mail-out catchment map, mail-out invitation, and newspaper advertisement
- 2 Sign-in sheets
- 3 Display board content
- 4 Project information sheet
- 5 Completed questionnaire / comment sheets

April 18, 2019

Our File: 2111-03365-05

Township of Langley Project No. 08-23-0183

Dear Neighbour,

Re: Public Information Meeting Notification for Proposed Residential Development Project

Qualico Developments (Vancouver) Inc. has applied to the Township of Langley to rezone properties at 7653 & 7675 – 204 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), and R-CL(RH) for development of 40 lots (30 single family, 6 semi-detached, and 4 rowhouse).

You are invited to attend a Public Information Meeting to review and discuss the proposed residential development project in the southwest portion of the Yorkson Neighbourhood.



The Public Information Meeting will be held on
Thursday May 2nd, 2019 from
5:30pm to 7:30pm at the
Mountainview Alliance Church
7640 200 St, Langley BC

The project consultants will be available throughout the meeting to answer questions and collect your input on the proposal, which will be forwarded to Township of Langley Council for consideration. Please also note that this is **NOT** a Public Hearing notice.

If you are unable to attend this meeting or require additional information, please do not hesitate to contact the undersigned either by phone (604-424-4889) or email at jpernu@mcelhanney.com.

Yours very truly,
McELHANNEY CONSULTING SERVICES LTD.



James Pernu, M.Sc.
Senior Planner / Project Manager
jpernu@mcelhanney.com

cc: Township of Langley, Community Development Division

Blaze season gets off to soggy start

Poor weather delayed the start of regular season for Langley baseball team

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

A Good Friday victory by the Langley Blaze baseball team over the White Rock Tritons at McLeod Athletic Park saw the regular season finally get underway for the BC Premier Baseball League team.

Blaze assistant general manager Steve Petersen said the 5-4 win came after the first four regular season games were canceled during the preceding two weeks because of rain. "It was definitely nice to be playing the first meaningful game," Petersen said.

Blaze players Brandon Nicol and Jaden Lamothe each went two for three RBIs, while Lamothe, Carson Chorpita, Sean Sasaki and Nick Holdershaw each had doubles.

The win was accomplished without the services of Blaze pitchers Theo Millas, Ryan Scott

and Justin Thorsteinson, who are playing games against major league teams at spring training camps in the U.S as members of the Canadian Junior National Team of top young players selected by Baseball Canada.

"It's a little more of a challenge," to win without the trio, but the team has the depth to pull it off, Petersen said.

Over the years, more than 30 Langley Blaze players have been drafted to the majors, including Brett Lawrie, to Milwaukee, and Tyler O'Neill, to Seattle.

On Sunday, the Blaze dominated the visiting Prairie Sticks from Calgary, racking up 13 strikeouts on route to a 15-1 exhibition win.

Ryan Beitel and Loreto Siniscalchi each had three strikeouts in their first inning of work.

Holden Cumisky had a home run, while Haiden Letzing, Tommy Kreitz, and Russel Young each had doubles.



Justin Thorsteinson is one of three Langley Blaze players currently making the rounds of major league clubs as part of the Canadian Junior National Team.

File photo



Day of MOURNING

Last year, 47 B.C. workers died as a result of asbestos exposure. When you lose a loved one, the pain never goes away.

Let's make our workplaces healthy and safe.

Sunday, April 28

For more information about ceremonies in your area, visit dayofmourning.bc.ca



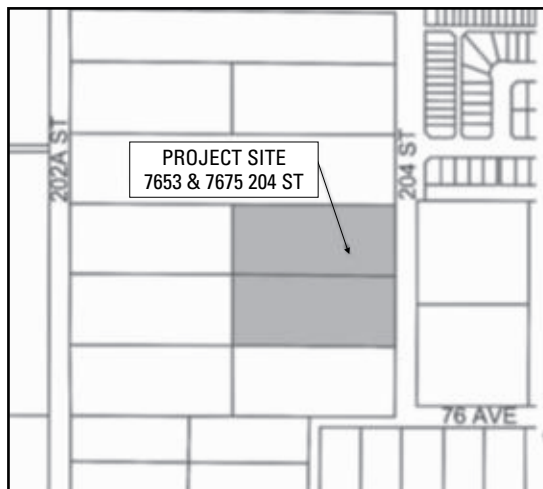
WORK SAFE BC

DEVELOPER LED PUBLIC INFORMATION MEETING

**Proposed Development Application
Township of Langley Project No. 08-23-0183**

Qualico Developments (Vancouver) Inc. has applied to the Township of Langley to rezone properties at 7653 & 7675 – 204 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), R-CL(RH) and Residential Zone R-1A for development of 40 lots (30 single family, 6 semi-detached, and 4 rowhouse).

Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.



Thursday May 2, 2019 | 5:30pm – 7:30pm

Mountainview Alliance Church
7640 200 Street, Langley BC

For more information, please contact
James Pernu at 604-424-4889 or by email at
jpernu@mcelhanney.com.

NOTARY PUBLIC



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- read questions from other seniors and care providers



University
of Victoria

Supported by the Province of BC



Jackie Mitchell photo

Kodiaks tackler Graeme Godard brought down a Bear with teammates Claran Davies and Seth Mangroo.

Kodiaks bite Surrey Bears

North Langley Kodiaks flattened the North Surrey Bears 42-0 on Sunday, April 21 at Bear Creek Park.

Kodiaks tacklers had a productive game, with Claran Davies making four solo tackles, while Graeme Godard, Nolan Speers, and Tysen Bright recorded three, and Stryker Roloff, Jesse Tomica, Josh Fletcher made two each.

Kodiaks starting quarterback Trey Jones threw for 105 yards while backup quarterback Samir Colby threw for 45.

Dallas Pattenden recovered a Bears fumble and Bachuoch Michael had one interception and an 85-yard punt return for a touchdown.

Kodiaks running backs took advantage of holes in the offensive line. Jun Jun Cadacio ran for 70 yards and one touchdown while Ethan Bernardin had 55 yards and three touchdowns.

Terrel Jones kept the Bears back with long kickoffs averaging 45 yards each.

Cutting horse champ from Langley

Top-ranked rider getting ready to compete in Chilliwack Classic

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

Travis Rempel thinks cutting horse competitions are fun, especially the winning part.

He isn't sure how many championship belt buckles he has.

"I don't know," the Fort Langley resident said, laughing.

"It's a lot, but it's never enough."

Rempel is one of the rising stars in the National Cutting Horse Association (NCHA) with nearly a half-million dollars in winnings.

"I'm just a guy on a horse," said the modest rider.

He is a guy with a string of major titles and sizable purses to his credit.

Facing a field of 500 in Fort Worth, Texas, Rempel finished inside the top 10 at the NCHA Futurity 2018 World Championship last November.

Rempel rode This Cats Max, to take the Calgary Stampede Open Mecuria in 2017. He was the first Canadian to do so in 40 years.

The way Rempel tells it, he always knew he would do something horse-related, but he didn't settle on cutting until other people told him he seemed to have a knack for the sport, which requires a high degree of communication between horse and rider to "cut" cattle from a herd.

"I had a lot of success and the more I did, the more success I had," Rempel said.

"It just kind of landslided."

Rempel is going to Chilliwack for the Heritage Cutting Classic that runs this weekend at Heritage Park.

Cowboys, cowgirls, and hall of fame trainers from B.C., Alberta, and Washington State will be competing for more than \$20,000 in prize money.



Contributed photo

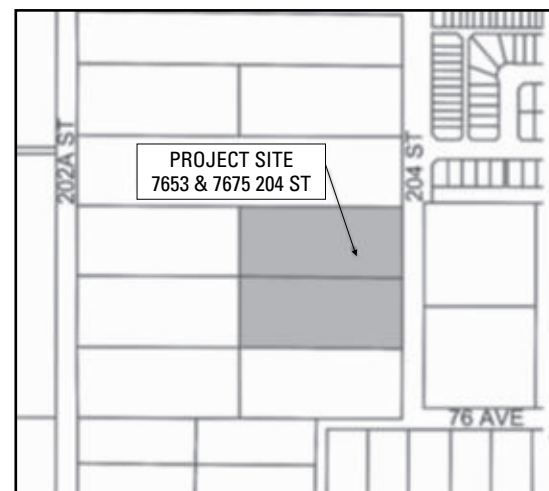
Langley's Travis Rempel isn't sure how many horse cutting competitions he has won, but said it is never enough.

DEVELOPER LED PUBLIC INFORMATION MEETING

Proposed Development Application Township of Langley Project No. 08-23-0183

Qualico Developments (Vancouver) Inc. has applied to the Township of Langley to rezone properties at 7653 & 7675 – 204 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), R-CL(RH) and Residential Zone R-1A for development of 40 lots (30 single family, 6 semi-detached, and 4 rowhouse).

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Mountainview Alliance Church
7640 200 Street, Langley BC

For more information, please contact
James Pernu at 604-424-4889 or by email at
jpernu@mcelhanney.com.

206 Wellness & Reflexology
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RMT Therapist, Reflexology
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Address: #40-20631 Fraser Hwy, Langley

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B.Sc., DVM, Dip. Surg.
Dr. Laura Omeljaniuk
DVM
Tara Schneider
VOA, MISAP, (Beh)
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604-574-8873
Unit #3 - 17967 56th Ave. Cloverdale
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Email: catsathomehospital@shawbiz.ca

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School Sponsor: ODLUM BROWN
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SIGN-IN SHEET
Public Information Meeting for Proposed Development Application
Township of Langley Project No. 08-23-0183

Thursday May 2, 2019 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley)

NAME

ADDRESS

EMAIL

FOIPPA s.22(1)

FOIPPA s.22(1)

FOIPPA s.22(1)

7675 / 7653 204 Street

WELCOME TO TONIGHT'S PUBLIC INFORMATION MEETING

For proposed development at
7675 / 7653 204 Street
in Yorkson Neighbourhood

All public input including comment sheets will be submitted
to Township of Langley for their consideration.

If you have any questions, please do not hesitate to ask.

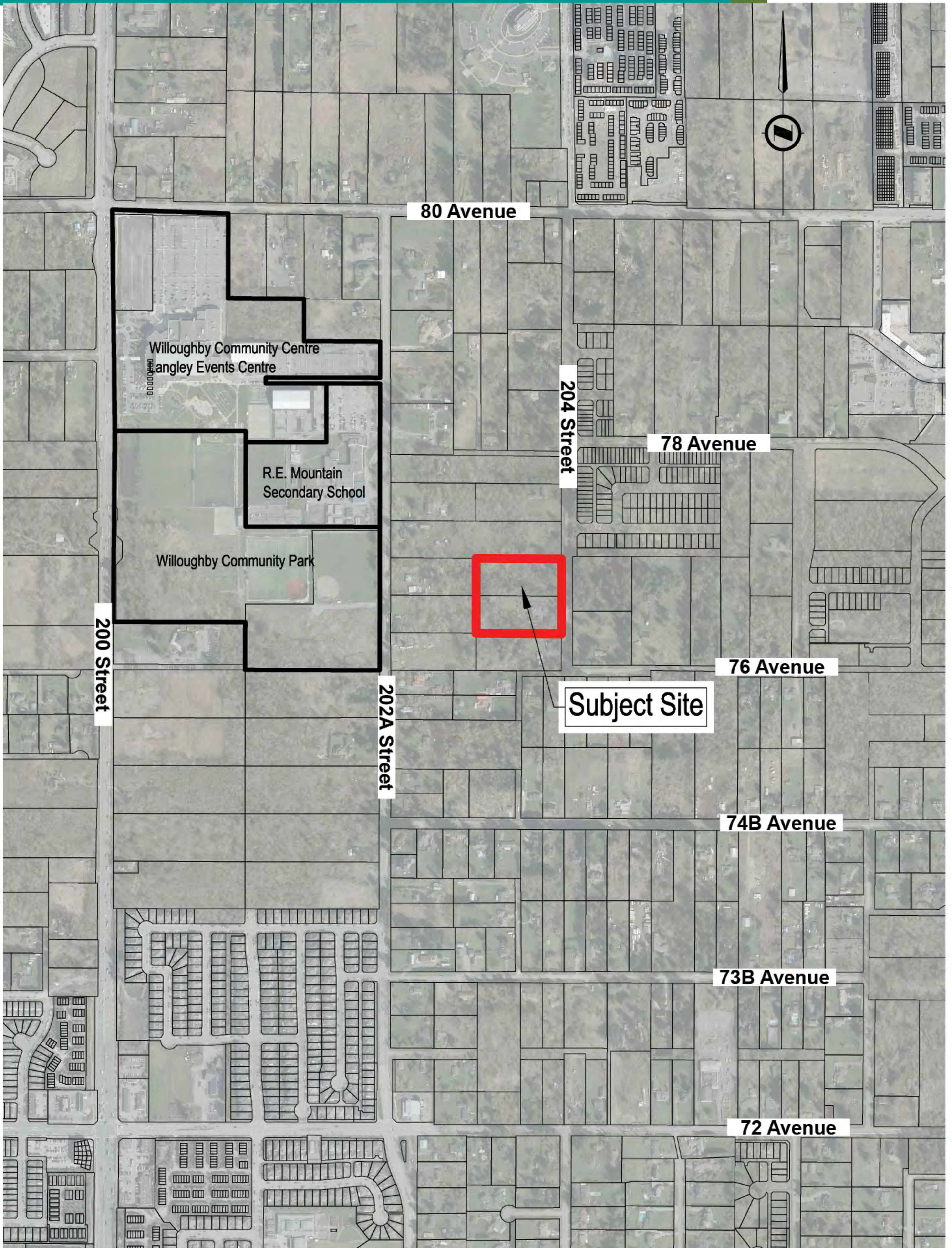


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Public Information Meeting | May 2, 2019
Township of Langley | 08-23-0183
MCSL | 2111-03365-05

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communities

COMMUNITY CONTEXT MAP

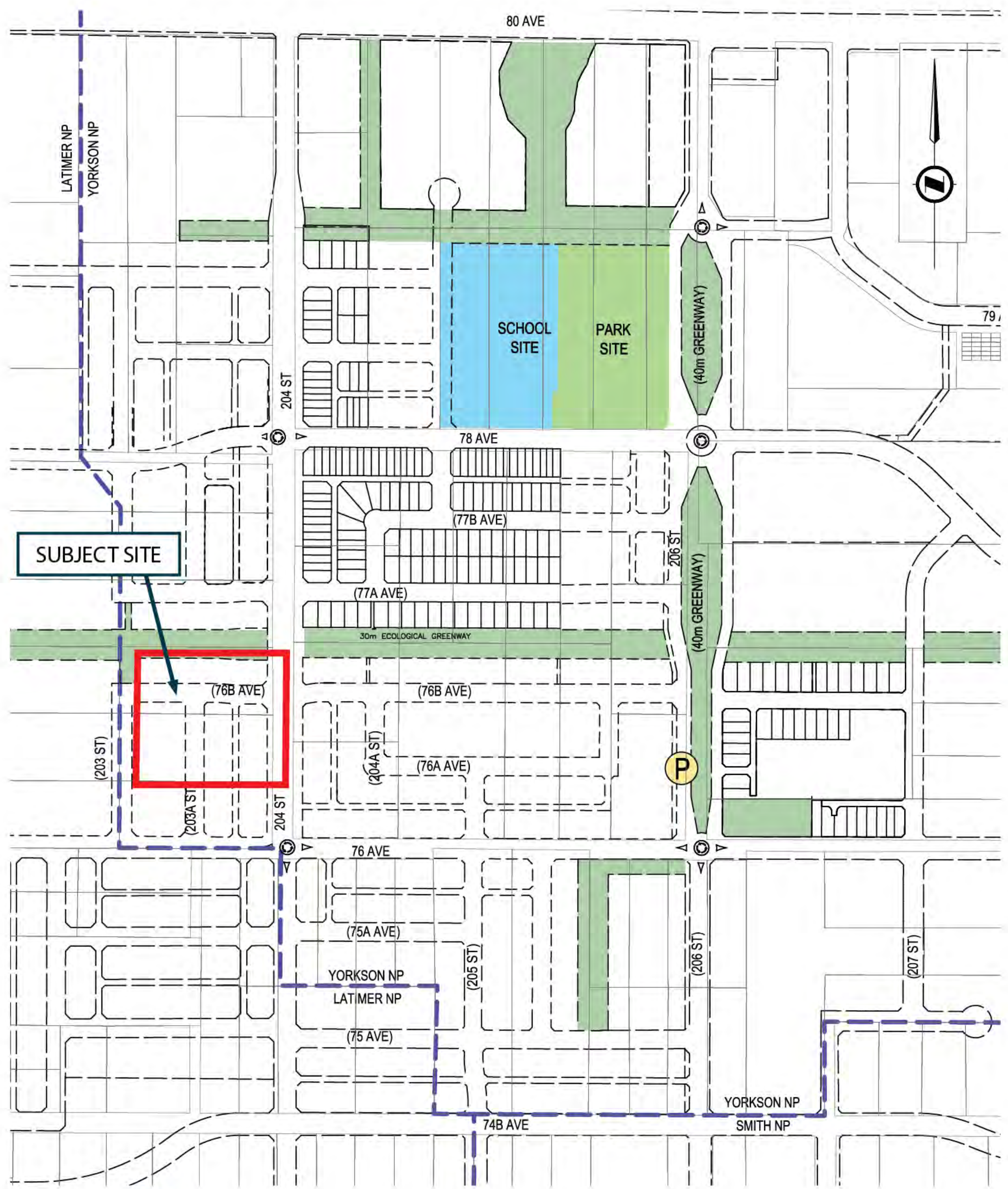


McElhanney

Public Information Meeting | May 2, 2019
Township of Langley | 08-23-0183
MCSL | 2111-03365-05

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OVERALL ROAD NETWORK SOUTHWEST YORKSON



P Pocket Park location to be determined.



McElhanney

Public Information Meeting | May 2, 2019
Township of Langley | 08-23-0183
MCSL | 2111-03365-05

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communities

PROJECT INFORMATION

The development proposes to rezone and subdivide properties at 7653 & 7675 204 Street into 40 lots. The rezoned lots consists of a mix of single family detached R-CL(A), R-CL(B), and R-1A lots, and attached R-CL(RH) and R-CL(SD) lots.

A variable-width ecological greenway (average = 15m) is proposed to be located along the northern end of the site.

PROJECT SPECIFICATIONS

TOL Application No.	Area		Lot Yield (est.)		Density	
	Hectares	Acres			Units Per Hectare	Units Per Acre
08-23-0183	2.01	4.97	40		20	8

Minimum Zone Requirements						
	R-CL(A) Front	R-CL(A) Rear	R-CL(B) Front	R-CL(RH)	R-CL(SD)	R-1A
Lot Area	275m ²	266m ²	315m ²	168m ²	201m ²	371.6m ²
Lot Width	11m	9.5m	12.6m	6m	7.2m	12m
Lot Depth	25m	28m	25m	28m	28m	25m (Front) 28m (Rear)

Proposed Lot Specifications (minimums)						
	R-CL(A) Front	R-CL(A) Rear	R-CL(B) Front	R-CL(RH)	R-CL(SD)	R-1A
Lot Area	277m ²	281m ²	333m ²	172m ²	245m ²	372m ²
Lot Width	11.06m	10.00m	12.60m	6.10m	7.65m	13.22m
Lot Depth	25.00m	28.14m	26.45m	28.17m	28.17m	25m (Front) 28.16 (Rear)
# of Lots	10	5	12	4	6	1 Front 2 Rear

Ecological Greenway	Max Width	Min. Width	Area	% of Gross Site
	17.77m	12.28m	2,129 m ²	11%

PROJECT INFORMATION (cont.)

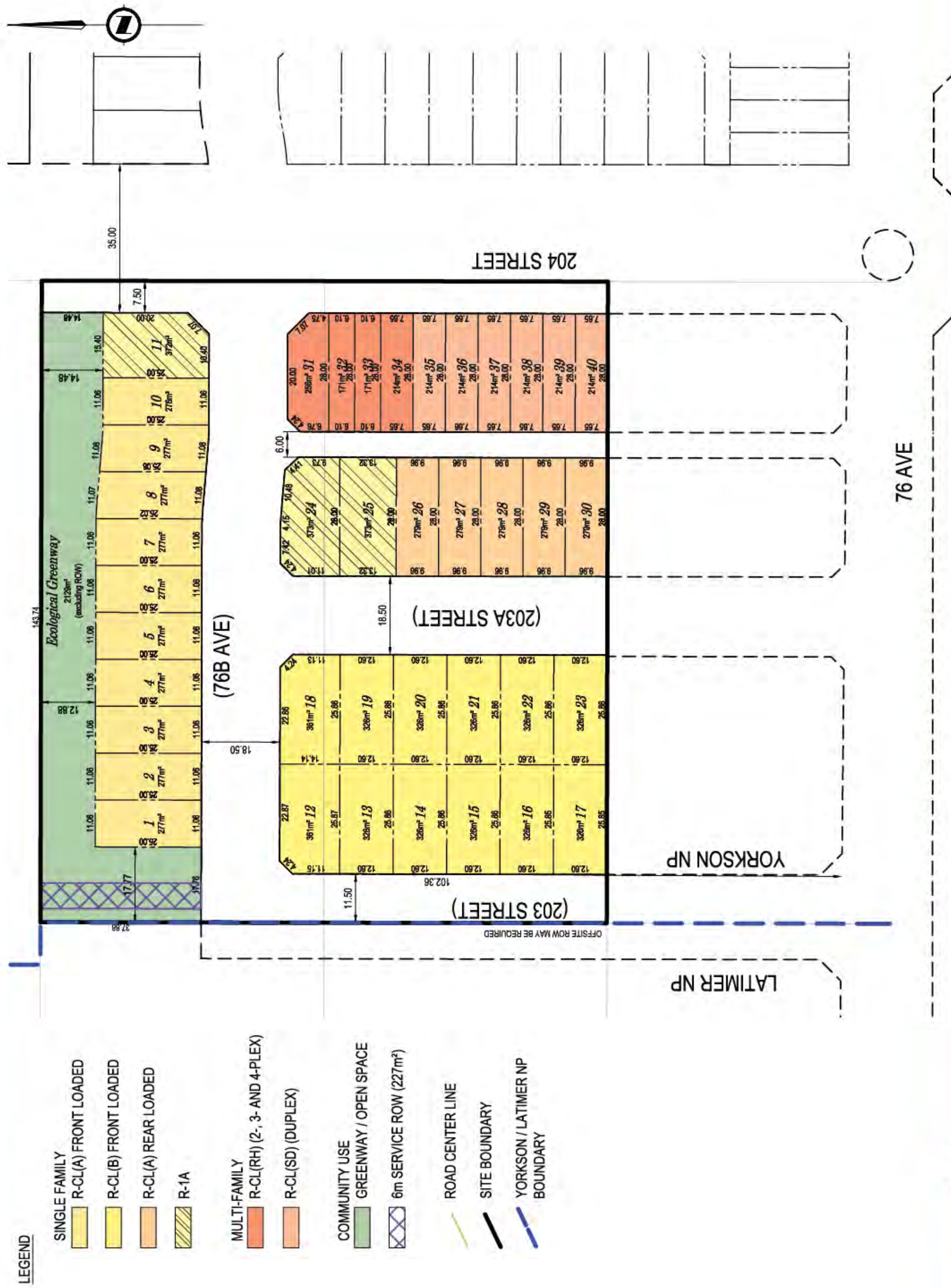
Setback variance is proposed for the three R-1A zoned lots to match setbacks of surrounding front and rear-loaded R-CL lots for consistent building siting appearance.

2111-03365-05 (Sketch 6 Rev 1)						
R-1A Zone Setbacks						
Lot #	R-1A Front Yard Setback	R-1A Side Yard Setback (Abutting Street)	R-1A Side Yard Setback (Abutting Lane)	R-1A Side Yard Setback for Detached Garage (Interior)	R-1A Side Yard Setback for Detached Garage (Abutting Street)	
11	6.0	3.0	n/a	n/a	n/a	
24	2.5	2.5	n/a	0.9	4.5	
25	2.5	n/a	n/a	0.9	n/a	
Amendments						
Lot #	Amended Front Yard Setback	Amended Side Yard Setback (Abutting Street)	Amended Side Yard Setback (Abutting Lane)	Amended Side Yard Setback for Detached Garage (Interior)	Amended Side Yard Setback for Detached Garage (Abutting Street)	
11	2.5	2.5	n/a	n/a	n/a	
24	n/a	n/a	n/a	0.6	2.5	
25	n/a	n/a	n/a	0.6	n/a	

Proposed Setback Variance



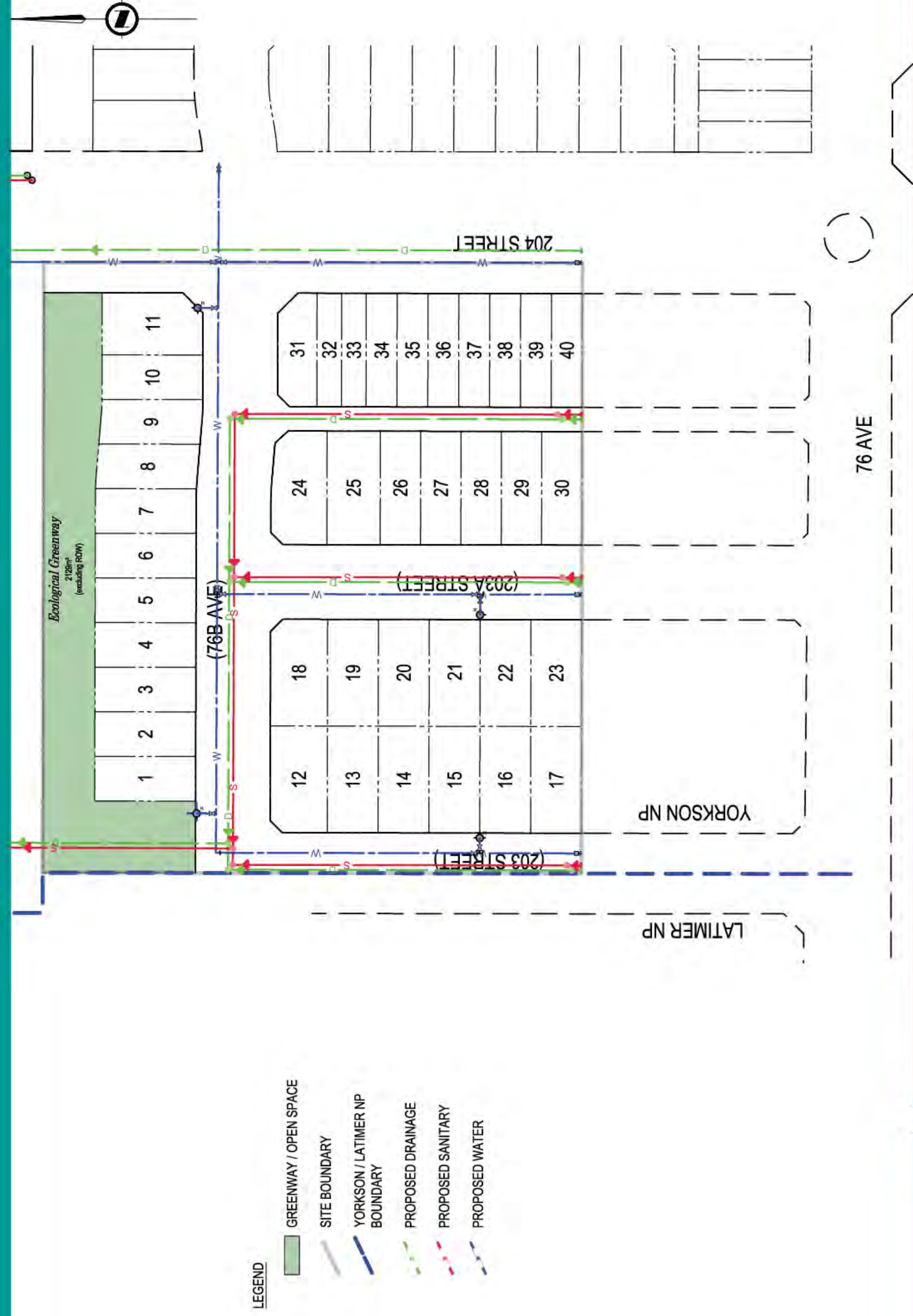
SITE PLAN



TREE MANAGEMENT



SERVICING PLAN



7675 / 7653 204 Street

Thank You

for your questions and comments on the proposed
development at 7675 / 7653 204 Street
in Yorkson Neighbourhood

Please return your comment sheet to the registration table.

You may also send your comments by email
prior to May 12, 2019 to jpernu@mcelhanney.com



McElhanney

Public Information Meeting | May 2, 2019
Township of Langley | 08-23-0183
MCSL | 2111-03365-05

QUALICO
communities

PROJECT INFORMATION SHEET

Public Information Meeting for Proposed Development Application Township of Langley (TOL) Project No. 08-23-0183

Thursday May 2, 2019, 5:30 pm – 7:30 pm
Mountainview Alliance Church, 7640 200 St, Langley

A development application for properties 7653 & 7675 204 Street has been submitted to the Township of Langley for rezoning and development of 40 lots (30 single family, 6 semi-detached, and 4 rowhouse).

A development variance has been applied to vary the setback of the three proposed R-1A lots to match that of the surrounding Residential Compact Lots for creation of consistent frontages and building siting's.

PROJECT SPECIFICATIONS

TOL Application No.	Area		Lot Yield (est.)	Density	
	<i>Hectares</i>	<i>Acres</i>		<i>Units Per Hectare</i>	<i>Units Per Acre</i>
08-23-0183	2.01	4.97	40	20	8

Ecological Greenway	Max Width	Min. Width	Area	% of Gross Site
	17.77m	12.28m	2,129 m ²	11%

The proposed lots conform to the R-CL(A), R-CL(B), R-CL(RH), R-CL(SD), and R-1A zones. The minimum lot widths, depths, areas, and coverage vary according to each zone.

Minimum Zone Requirements						
	R-CL(A) Front	R-CL(A) Rear	R-CL(B) Front	R-CL(RH)	R-CL(SD)	R-1A
Lot Area	275m ²	266m ²	315m ²	168m ²	201m ²	371.6m ²
Lot Width	11m	9.5m	12.6m	6m	7.2m	12m
Lot Depth	25m	28m	25m	28m	28m	25m (Front) 28m (Rear)

Proposed Lot Specifications (minimums)						
	R-CL(A) Front	R-CL(A) Rear	R-CL(B) Front	R-CL(RH)	R-CL(SD)	R-1A
Lot Area	277m ²	281m ²	333m ²	172m ²	245m ²	372m ²
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Lot Depth	25.00m	28.14m	26.45m	28.17m	28.17m	25m (Front) 28.16 (Rear)
# of Lots	10	5	12	4	6	1 Front 2 Rear



LEGEND

- SINGLE FAMILY
 - R-CL(A) FRONT LOADED
 - R-CL(B) FRONT LOADED
 - R-CL(A) REAR LOADED
 - R-1A
- MULTI-FAMILY
 - R-CL(RH) (2, 3- AND 4- PLEX)
 - R-CL(SD) (DUPEX)
- COMMUNITY USE
 - GREENWAY / OPEN SPACE
 - 6m SERVICE ROW (227m²)
- ROAD CENTER LINE
- SITE BOUNDARY
- YORKSON / LATIMER NP BOUNDARY

***Proposed Subdivision Plan**



* Subject to Township of Langley Approval

May 2, 2019
Our File: 2111-03365-05

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application Township of Langley Project 08-23-0183

Thursday, May 2, 2019 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley)

FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

- With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 40 residential lots, with a portion designated as Ecological Greenway do you:

<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C	<input type="radio"/> D	<input type="radio"/> E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

- With respect to the proposed road network, do you:

<input type="radio"/> A	<input checked="" type="radio"/> B	<input type="radio"/> C	<input type="radio"/> D	<input type="radio"/> E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

- With respect to the proposed tree retention, replacement, and ecological corridor arrangements, do you:

<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C	<input type="radio"/> D	<input type="radio"/> E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the space below for any additional comments:

With respect to 203A St, south of
76 Ave or where an existing road exists,
it should ~~continue~~ continue to 74B Ave,
either as a road or ~~to~~ lane

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at
jpernu@mcelhanney.com prior to May 12, 2019.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 596 0391

May 2, 2019
Our File: 2111-03365-05

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0183

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^A	^B	^C	^D	^E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

- With respect to the proposed road network, do you:

^A	^B	^C	^D	^E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

- With respect to the proposed tree retention, replacement, and ecological corridor arrangements, do you:

^A	^B	^C	^D	^E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the space below for any additional comments:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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May 2, 2019
Our File: 2111-03365-05

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FOIPPA s.22(1)

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Phone/ Email

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☒ ^A Support ☐ ^B Somewhat Support ☐ ^C Neutral ☐ ^D Somewhat Oppose ☐ ^E Oppose

2. With respect to the proposed road network, do you:

☐ ^A Support ☒ ^B Somewhat Support ☐ ^C Neutral ☐ ^D Somewhat Oppose ☐ ^E Oppose

3. With respect to the proposed tree retention, replacement, and ecological corridor arrangements, do you:

☒ ^A Support ☐ ^B Somewhat Support ☐ ^C Neutral ☐ ^D Somewhat Oppose ☐ ^E Oppose

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Please return your comment sheet to the registration table.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 596 0391

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW 2019 NO. 5480****EXPLANATORY NOTE**

Bylaw 2019 No. 5480 rezones 2.01 ha (4.99 ac) of land at 7653 and 7675 – 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to accommodate a mixed residential development consisting of 40 lots (30 single family lots, four rowhouses and six semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)

BYLAW 2019 NO. 5480

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 (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

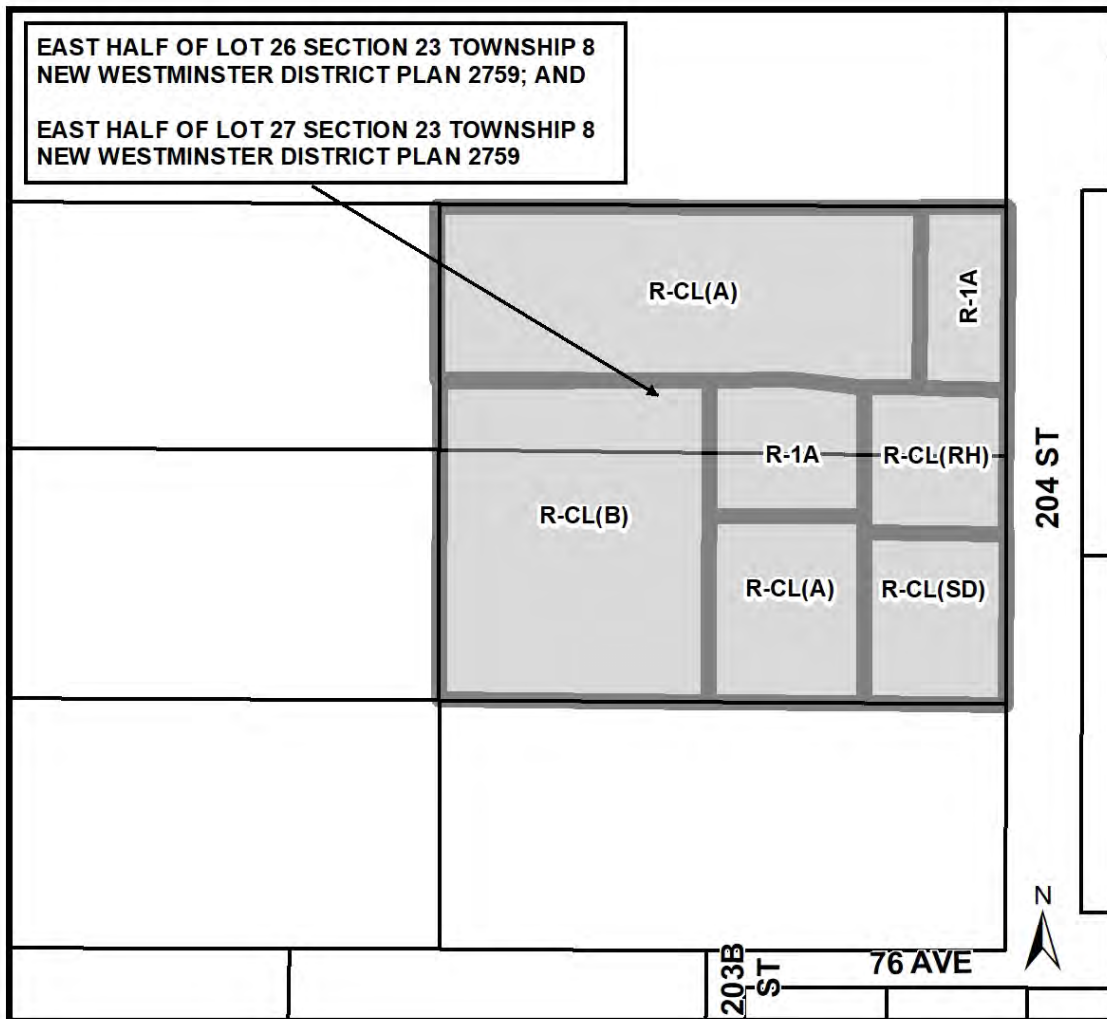
East Half of Lot 26 Section 23 Township 8 New Westminster District Plan 2759; and
East Half of Lot 27 Section 23 Township 8 New Westminster District Plan 2759

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

READ A FIRST TIME the	day of	, 2019.
READ A SECOND TIME the	day of	, 2019.
PUBLIC HEARING HELD the	day of	, 2019.
READ A THIRD TIME the	day of	, 2019.
ADOPTED the	day of	, 2019.

	Mayor		Township Clerk
--	-------	--	----------------

SCHEDULE 'A' BYLAW NO. 5480



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2019 NO. 5505**

EXPLANATORY NOTE

Bylaw 2019 No. 5505 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2019 NO. 5505**

A Bylaw to enter into a phased development agreement;

WHEREAS under Section 516 of the *Local Government Act* a municipality may enter into a phased development agreement with the owner of land to provide the municipality with amenities, works and services and other things; provide assurances related to future changes to land use regulations; and allow development to proceed in phases over an extended period of time;

AND WHEREAS Council has considered the bylaw in conjunction with the Official Community Plan;

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 Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5505".
2. Appendix "A" is a copy of the phased development agreement.
3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding of invalidity shall not affect the validity of the remainder of the Bylaw.
4. The Township enters into, and the Mayor and Corporate Officer, are authorized to execute that certain form of phased development agreement attached to and forming part of this bylaw as Appendix "A".

READ A FIRST TIME the	day of	, 2019.
READ A SECOND TIME the	day of	, 2019.
NOTICE WAS ADVERTISED ON	day of	, 2019.
PUBLIC HEARING HELD the	day of	, 2019.
READ A THIRD TIME the	day of	, 2019.
ADOPTED the	day of	, 2019.

_____ Mayor _____ Township Clerk

PHASED DEVELOPMENT AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) INC.)

THIS AGREEMENT dated for reference _____, 2019

BETWEEN:

Qualico Developments (Vancouver) Inc.
310 – 5620 – 152 Street
Surrey, BC
V3S 3K2

(the “**Developer**”)

AND

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC
V2Y 3J1

(the “**Township**”)

THIS AGREEMENT WITNESSES that, pursuant to section 516 of the *Local Government Act*, and in consideration of the promises hereby contained, the parties agree as follows:

Definitions

1. In this Agreement

“**Amenities**” means collectively the Cash in Lieu, the dedication of the Roads and the Ecological Greenway pursuant to this Agreement;

“**Assumption Agreement**” has the meaning set out in section 28;

“**Authorized Assignee**” has the meaning in section 23;

“**Cash in Lieu**” has the meaning set out in section 2;

“**Development**” means the design and construction on the Lands of residential development consisting of 30 single family dwellings, 4 rowhouses and 6 semi-detached dwellings, together with all servicing works and landscaping, as shown on the Site Plan;

“**Development Variance Permit**” means the development variance permit No. 100112 to vary siting provisions in the Rezoning Bylaw in respect to the Development, a copy of which is attached as Schedule D;

“**Ecological Greenway**” means an approximately 15 metre wide area to be dedicated and constructed as an ecological greenway including a connection to 76B Avenue to the satisfaction of the Township, along the northern lot line, materially as shown on the Site Plan;

“Lands” means, collectively, the lands and premises legally described as:

- PID: 010-734-970, East Half of Lot 27 Section 23 Township 8 New Westminster District Plan 2759; and
- PID: 001-722-298, East Half of Lot 26 Section 23 Township 8 New Westminster District Plan 2759;

“PDA Bylaw” means the bylaw authorizing the entering into of this Agreement, being the “Township of Langley Phased Development Agreement Bylaw 2019, No. 5505;

“Policy” means the Community Amenity Contributions Policy No. 07-166, as amended from time to time;

“Rezoning Bylaw” means Zoning Bylaw Amendment 2019 No. 5480, a copy of which is attached as Schedule C;

“Roads” means the east half of 203 Street, 203A Street, the lane between 203A Street and 204 Street, west half of 204 Street, and 76B Avenue, as generally shown on the Site Plan;

“Site Plan” means the plan attached as Schedule A;

“Specified Bylaw Provisions” means any and all provisions of the Rezoning Bylaw, as modified by the Development Variance Permit, that regulate:

- (a) the use of land, buildings and other structures;
- (b) the density of the use of land, buildings and other structures;
- (c) the siting, size and dimensions of:
 - (i) buildings and other structures; and
 - (ii) uses that are permitted on the land; and
- (d) the location of uses on the land and within buildings and other structures;
- (e) the shape, dimensions and area, including the establishment of minimum and maximum sizes, of parcels of land that may be created by subdivision; or
- (f) the conditions that will entitle an owner to different density regulations;

“Term” means five years from the date on which the Township executes this Agreement, following the adoption of the PDA Bylaw; and

“Zoning Bylaw” means Township of Langley Zoning Bylaw No. 2500, 1987, as amended by the Rezoning Bylaw.

Amenities and Restrictions

2. The Developer will deliver to the Township the amount of \$218,330.00 (the “**Cash in**

Lieu”). The Cash in Lieu represents an amount in lieu of amenities for the benefit of the residents of the Township contemplated in the Policy and calculated in accordance with the Policy.

3. The Cash in Lieu will be payable in accordance with the Policy, being one of the following, at the discretion of the Township:
 - (a) prior to the adoption of the Rezoning Bylaw; or
 - (b) at the time of issuance of a development permit or a building permit for the Development, provided that the entire Cash in Lieu amount is secured by a letter of credit.
4. The delivery of the Cash in Lieu does not exempt the Developer or the Development from any other requirements or conditions imposed in connection with the Rezoning Bylaw, in connection with the subdivision of the Lands, or in connection with any development or building permit for the Development.
5. The Developer will survey and diligently seek all necessary approvals to dedicate areas necessary to widen or to create the Roads as municipal roads pursuant to section 107 of the *Land Title Act*, or as otherwise may be acceptable to the Township, with the intent of transferring the freehold in the Roads to the Township. The areas required as Roads will be consistent with the Township’s Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan.
6. The Developer will survey and diligently seek all necessary approvals to dedicate the Ecological Greenway as a public area pursuant to section 107 of the *Land Title Act*, or as otherwise may be acceptable to the Township, with the intent of transferring the freehold in the Ecological Greenway to the Township. The exact dimensions of the Ecological Greenway are to be determined by survey, to the satisfaction of the Township, and will be consistent with the Yorkson Neighbourhood Plan.
7. The Developer will not apply for any development permit, building permit or subdivision of the Lands or the Development, and the Township or the Township’s approving officer will have no obligation to consider any such application, until the Developer has complied with sections 3, 5 and 6, to the satisfaction of the Township.
8. The Lands will only be subdivided as necessary to create the layout shown on the Site Plan, unless authorized by the Township in writing in advance. The Developer will not apply to file a subdivision plan (under the *Land Title Act*), a strata plan (under the *Strata Property Act*) or otherwise create shared interest in the Lands that is different from the layout shown on the Site Plan. The Township and the Township’s approving officer will have no obligation to consider any application for subdivision inconsistent with the Site Plan.

Bylaw Changes

9. Changes made during the Term to the Specified Bylaw Provisions will not apply to the Development or the Lands, unless:
 - (a) the changes fall within the limits established by section 516 of the *Local Government Act*, being:
 - (i) changes to enable the Township to comply with an enactment of British Columbia or of Canada;
 - (ii) changes to comply with the order of a Court or arbitrator or another direction in respect of which the Township has a legal requirement to obey;
 - (iii) changes that, in the opinion of the Township, are necessary to address a hazardous condition of which the Township was unaware at the time it entered into this Agreement; and
 - (iv) other changes that may be made as a result of an amendment to the *Local Government Act*;
 - (b) this Agreement has been terminated; or
 - (c) the Developer has agreed in writing that the changes apply.
10. In the event of the repeal of the Zoning Bylaw in its entirety, including where that bylaw is replaced by one or more bylaws under the *Local Government Act*, the Specified Bylaw Provisions will continue to apply to the Lands for the balance of the Term, despite such repeal.
11. The agreement of the Developer that changes to provisions of the Zoning Bylaw that fall within the definition of the Specified Bylaw Provisions will apply to the Development or the Lands will only be effective if it is in writing and includes the terms set out in Schedule B.
12. Changes made to the provisions of the Zoning Bylaw that do not fall within the definition of the Specified Bylaw Provisions will apply to the Development and the Lands. The interpretation of whether a section in the Zoning Bylaw is one of the Specified Bylaw Provisions is not impacted by the headings used in the Zoning Bylaw.

Amendment

13. No amendment to this Agreement will be effective unless it is made in writing and is duly executed by the Developer and the Township.
14. The Township, by resolution without a new public hearing, and the Developer, may agree to “minor amendments” of this Agreement. For the purposes of this Agreement, a “minor amendment” is any amendment other than one that proposes the renewal or extension of this Agreement or changes to any of the following provisions of this

Agreement:

- (a) the Lands;
 - (b) the definition of the Specified Bylaw Provisions
 - (c) the Term of this Agreement;
 - (d) the provision of this Agreement regarding what cannot constitute a minor amendment; or
 - (e) the provisions of this Agreement regarding transfer.
15. Nothing in section 14 prevents the Township from deciding to hold a public hearing in advance of a minor amendment to this Agreement if it so chooses.
16. A public hearing is required as a precondition to an amendment to this Agreement that is not a minor amendment.

Term, Termination and Enforcement

17. This Agreement will be in place during the Term after which it will expire and all rights granted herein will terminate, except as expressly stated otherwise.
18. The parties may terminate this Agreement by mutual written agreement at any time before the transfer of a subdivided parcel within the Lands to a third party.
19. The Township may, but is not obliged to, terminate this Agreement if the Developer is in default of any of its obligations and has not corrected the default within 30 days of written notice by the Township.
20. The following enforcement procedures and remedies will be available to a party if the other party does not comply with any other section hereof when required:
- (a) either party may commence proceedings for a declaration or to otherwise enforce against any breach, and, if successful, will be entitled to recover costs from the other on a solicitor and his own client basis; and
 - (b) either party may commence proceedings for injunctive relief in connection with a breach, and, if successful, will be entitled to receive costs from the other on a solicitor and his own client basis;

provided however that, in the event of a default in performance of any such sections, a party will give the other party written notice within thirty days after it becomes aware that any default has occurred, and the other will have thirty days from the date of the written notice to correct the default.

21. Whether or not the Developer proceeds with the Development during the Term:
- (a) the expiry or termination of this Agreement will not entitle the Developer to recover any portion of the Amenities or to seek restitution in relation thereto or in relation to any other obligation of as performed. The Developer further agrees

that the Township's covenant that the Specified Bylaw Provisions will not be amended during the Term constitutes sufficient consideration for the Amenities; and

- (b) the Developer will not commence or advance a legal proceeding of any kind to seek to quash, set aside, hold invalid this Agreement, or the Zoning Bylaw, or to recover any portion of the Amenities, or seek restitution in relation to any of the Amenities, and if does any of the foregoing, the Township may provide this Agreement to a Court as a full and complete answer.

Rights and obligations upon title transfer

- 22. Nothing in the Agreement in any way limits the right of the Developer to sell all, or any portion of, the Lands.
- 23. In the event of a sale, the "class of persons" by whom the rights set out in this Agreement may be exercised without further consent by the Township, as contemplated by section 516 of the *Local Government Act*, is any company, partnership, individual or other entity to whom the Developer transfers the Lands, or individual parcels subdivided therefrom, other than companies, partnerships, individuals or entities that are in receivership or bankruptcy (the "**Authorized Assignee(s)**").
- 24. A company, partnership, individual or entity that is in receivership or bankruptcy may only exercise the rights set out in this Agreement if it first obtains the consent of the Township to the assignment of such rights. Otherwise, consent of the Township to the assignment is not required.
- 25. The Developer's obligations under this Agreement are binding on all persons who acquire an interest in the land affected by this Agreement.
- 26. In the event of a transfer of the whole of the Lands to an Authorized Assignee, the following will apply:
 - (a) this Agreement is, effective immediately upon such transfer, assigned to the transferee such as to be a Phased Development Agreement between the Township of the transferee, and enforceable as between the Township and the transferee;
 - (b) the obligations of the Developer to the Township under this Agreement (as compared to the obligations of the transferee to the Township) will cease if the Developer provides the Township with an acknowledgement signed by the transferee that the transferee assumes the obligations of the Developer under this Agreement; and
 - (c) notwithstanding section 26(b), the Developer will not be released as regards any breach of this Agreement that occurred while the Developer was the owner of or had an interest in the Lands, unless the Township provides the Developer with a release to that effect.

- 27. In the event of a transfer of any subdivided portion of the Lands:

- (a) subject to section 27(c), the transferee will have all right, title, benefit, interest, privilege and advantage of the Developer of this Agreement in respect of the portion of the Lands transferred to the transferee, but only in respect of that portion of the Lands transferred;
 - (b) the agreement of the transferee is not and will not be required under this Agreement on the issue of whether a change made to the Specified Bylaw Provisions is applicable to the development of lands other than the portion of the Lands transferred to the transferee; and
 - (c) unless otherwise set out in the Assumption Agreement, notwithstanding section 27(a), the transferee:
 - (i) will not have any rights under any provision of this Agreement other than section 6, as against the Developer or the Township; and
 - (ii) the transferee will have no rights or remedies against the Developer or the Township in the event of the termination of this Agreement pursuant to provisions herein.
28. Unless an assumption agreement is entered into between the Township, the Developer and the transferee, in the form satisfactory to the Township (the “**Assumption Agreement**”) a transfer of a subdivided portion of the Lands does not in any way affect:
- (a) the rights and obligations of the Township as against the Developer (as compared to the transferee) under this Agreement;
 - (b) the rights and obligations of the Developer (as compared to the transferee) as against the Township under this Agreement; or
 - (c) the Township’s right to terminate this Agreement (and by doing so terminate the rights of the transferee) under this Agreement.
29. The Assumption Agreement can provide that some or all of the rights and obligations of the Developer to the Township under this Agreement are transferred to the transferee and cease to be rights or obligations of the Developer, as set out in the Assumption Agreement.
30. Unless otherwise provided for in the Assumption Agreement, the obligation of the transferee in respect of a subdivided portion of the Lands includes an obligation to:
- (a) cooperate fully and promptly execute all documentation that the Developer may require; and
 - (b) provide all authorizations, access and information that the Developer may require,

to facilitate or enable the performance and discharge by the Developer of its rights and obligations under this Agreement.

Other

{00567240; 2 }

31. This Agreement will enure to the benefit of and will be binding upon the parties hereto, and their respective successors and permitted assigns.
32. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.
33. This Agreement does not restrict any discretion of the Township's Council or officials under its or their statutory powers, apart from the restrictions expressly provided for herein and as provided for in section 516 of the *Local Government Act*.
34. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.
35. The Developer and the Township will do all further acts as may be necessary for carrying out this Agreement, including without limitation execution of all required documentation and alterations required to achieve registration at the Land Title Office.
36. This Agreement (including consequential agreements contemplated herein) is the entire agreement (verbal or written) between the parties regarding the Specified Bylaw Provisions and the payment of Cash in Lieu. The parties acknowledge and agree that the Developer and the Township may enter into other agreements and covenants in respect to the Rezoning Bylaw, the Development and the Lands, including a servicing agreement for the construction of the Roads, the Greenway and other servicing for the Development, development works agreement, latecomer agreements, Statutory Rights of Way, and covenants pursuant to section 219 of the *Land Title Act*.
37. Time is of the essence of this Agreement.
38. All obligations of the parties will be suspended so long as the performance of such obligation is prevented, in whole or in part, by reason of labour dispute, fire, act of God, unusual delay by common carriers, earthquake, act of the elements, riot, civil commotion or inability to obtain necessary materials on the open market, and the period in which any party is required to perform any such obligation is extended for the period of such suspension. The impact of the Developer's financial circumstances upon the Developer's ability to perform this Agreement does not suspend the Developer's obligations under this Agreement. This provision does not extend the Term. Furthermore, delays in Development (for any reason) will not result in extension of the Term.
39. No provision of this Agreement is to be considered to have been waived by a party unless the waiver is expressed in writing by the party. The waiver by a party of any breach by another party of any provision is not to be construed as or constitute a waiver of any further or other breach.
40. If any part of this Agreement other than section 9 is held to be invalid, illegal or unenforceable by a Court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part. In the event that section 9 is held to be invalid, illegal or unenforceable by a Court having jurisdiction to do so, such a holding will not limit such nonconforming use protection as has accrued

to the Developer or transferee in connection with the subdivision and development of the Lands in keeping with the Site Plan, including by way of the doctrine of “commitment to use”, nor the application of the law related to unjust enrichment.

Interpretation

41. In this Agreement:

- (a) the headings and captions are for convenience only and do not form a part of this Agreement and will not be used to interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions;
- (b) the word “including” when following any general term or statement is not to be construed as limiting the general term or statement to the specific items or matters set forth or to similar terms or matters but rather as permitting it to refer to other items or matters that could reasonably fall within its scope;
- (c) a reference to currency means Canadian currency;
- (d) a reference to a statute includes every regulation made pursuant thereto, all amendments to the statute or to any such regulation in force from time to time and any statute or regulation that supplements or supersedes such statute or any such regulation;
- (e) a reference to time or date is to the local time or date in Langley, British Columbia;
- (f) a word importing the masculine gender includes the feminine or neuter, and a word importing the singular includes the plural and vice versa;
- (g) a reference to approval, authorization, consent, designation, waiver or notice means written approval, authorization, consent, designation, waiver or notice; and
- (h) a reference to a section means a section of this Agreement, unless a specific reference is provided to a statute.

42. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

Indemnity and Release

- 43. The Developer will indemnify and save harmless the Township from all claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever, whether based in law or equity, whether known or unknown, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage or injury, including economic loss or deprivation, arising out of or connected with or any breach by the Developer of this Agreement.
- 44. The Developer hereby releases forever discharges the Township of and from all claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever which the Developer can or may have against the Township, whether

based in law or equity, whether known or unknown, for any loss, damage or injury, including economic loss or deprivation, that the Developer may sustain or suffer arising out of or connected with this Agreement, including the restrictions and requirements of this Agreement, the provisions of the Amenities, or any breach by the Developer of any covenant in this Agreement.

45. The indemnity and release provisions of sections 43 and 44 will survive the expiry or termination of this Agreement.

Notice

46. A notice, demand, statement, request or other evidence required or permitted to be given hereunder must be written and will be sufficiently given if delivered in person or by registered mail, as follows:

- (a) if to the Developer:

Qualico Developments (Vancouver) Inc.
310 – 5620 – 152 Street
Surrey, BC V3S 3K2

- (b) if to the Township:

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

Attention: General Manager, Engineering and Community Development

and a party at any time may give notice to the others of a change of address after which the address so specified will be considered to be the address of the party who gave the notice. Any notice, demand, statement, request or other evidence delivered in person will be considered to have been given at the time of personal delivery and if delivered by registered mail, on the date of receipt.

Execution

47. This agreement may be executed in counterparts and may be electronically delivered.

Costs

48. Every obligation of the Developer under this Agreement must be satisfied by the Developer at its sole cost.

Schedules

49. The following schedules are annexed to and form part of this Agreement:

Schedule A – Site Plan

Schedule B – Form for Agreement to Bylaw Changes

Schedule C – Copy of the Rezoning Bylaw

Schedule D – Copy of the Development Variance Permit

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above.

QUALICO DEVELOPMENTS (VANCOUVER) INC.

**THE CORPORATION OF
THE TOWNSHIP OF
LANGLEY**

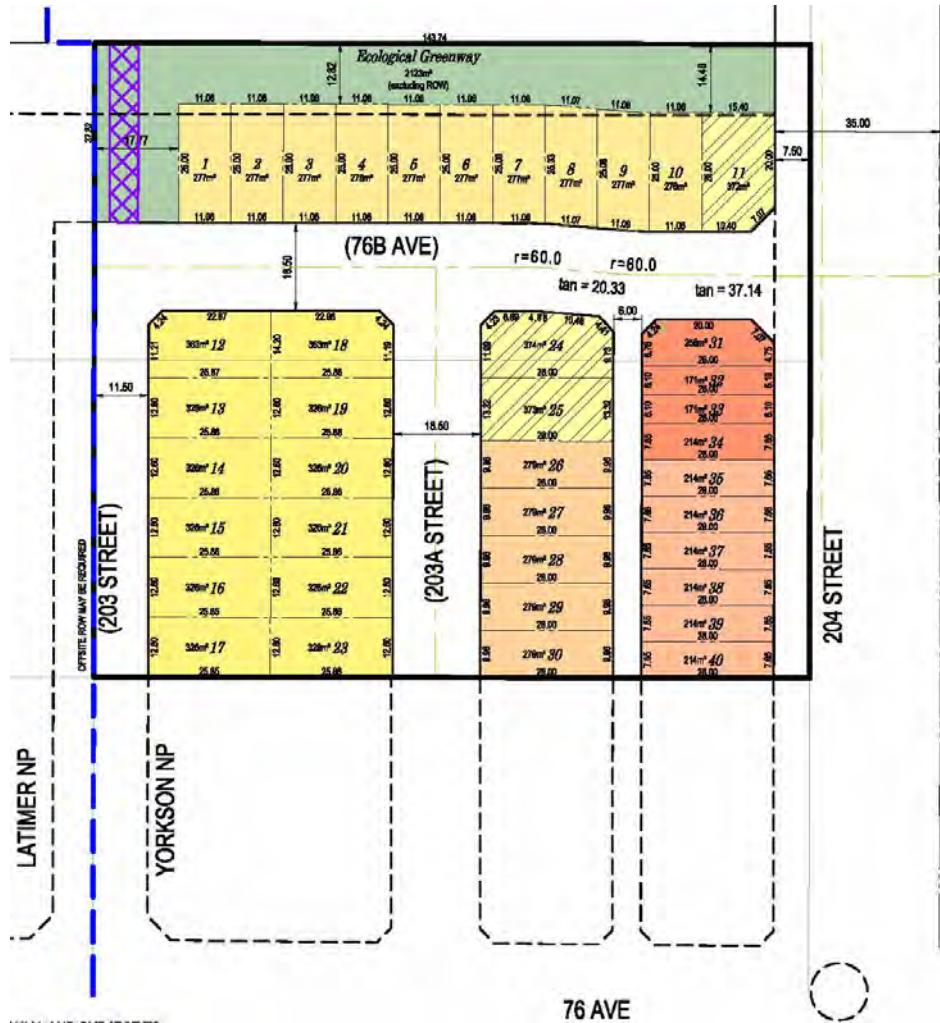
Per: _____
Authorized Signatory

Per: _____

Per: _____
Authorized Signatory

Per: _____

SCHEDULE A SITE PLAN



SCHEDULE B

FORM FOR AGREEMENT TO BYLAW CHANGES

This AGREEMENT dated for reference the ____ day of ____, ____

BETWEEN:

Qualico Developments (Vancouver) Inc.

310 – 5620 – 152 Street

Surrey, BC

V3S 3K2

(the “**Developer**”)

AND:

The Corporation of the Township of Langley

20338-65 Avenue

Langley, BC V2Y 3J1

(the “**Township**”)

WHEREAS:

A. The Township has entered into a Phased Development Agreement authorized by Bylaw 2019, No.5505, dated the ____ day of _____, ____ (the “**PDA**”);

B. The Developer is the registered owner of the lands described below, being all or part of the lands that are the subject of the PDA:

PID: 010-734-970, East Half of Lot 27 Section 23 Township 8 New Westminster District Plan 2759; and PID: 001-722-298, East Half of Lot 26 Section 23 Township 8 New Westminster District Plan 2759 (the “**Lands**”);

C. The Township has, pursuant to Bylaw 2019, No. 5480 amended the provisions of its Zoning Bylaw as set out below:

[set out the amendments that the Township and the Developer agree apply to the Lands]

(the “**Amended Provisions**”)

D. The Developer and the Township wish to agree that the Amended Provisions apply to the Lands;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Developer and the Township hereby agree, further to section 516 of the *Local Government Act*, that the Amended Provisions apply to the development of the Lands.
2. Apart from the amendment of the Amended Provisions, the agreement of the Township and the Developer hereunder is not intended to, and does not, in any way:
 - (a) limit or otherwise alter the rights and responsibilities of the Developer and the Township under the PDA, which will continue in full force and effect, and be enforceable by both parties, notwithstanding section 1; or
 - (b) impact lands that may be the subject of the PDA other than the Lands.
3. Without limiting the generality of section 1, the Township and the Developer, noting that neither the definition of Specified Bylaw Provisions in the PDA, nor the provisions of the PDA relating to the Specified Bylaw Provisions, have been amended, agree and confirm that:
 - (a) the foregoing agreement in respect of the Amended Provisions does not imply, and will not be construed as implying, that the Developer has waived the protection that the PDA provides to it in respect of the Specified Bylaw Provisions, apart from the application of the Amended Provisions; and
 - (b) any further or subsequent changes to the Specified Bylaw Provisions, other than the Amended Provisions, will not apply to the development of the Lands unless the Developer agrees in writing that they apply on the basis set out at sections 2 and 3 of this Agreement.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

QUALICO DEVELOPMENTS (VANCOUVER) INC.

**THE CORPORATION OF
THE TOWNSHIP OF
LANGLEY**

Per: _____
Authorized Signatory

Per: _____

Per: _____
Authorized Signatory

Per: _____

**SCHEDULE C
Rezoning Bylaw
THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2019 NO. 5480**

EXPLANATORY NOTE

Bylaw 2019 No. 5480 rezones 2.01 ha (4.99 ac) of land at 7653 and 7675 – 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to accommodate a mixed residential development consisting of 40 lots (30 single family lots, 4 rowhouses and 6 semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2019 NO. 5480**

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 (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

East Half of Lot 26 Section 23 Township 8 New Westminster District Plan 2759; and
East Half of Lot 27 Section 23 Township 8 New Westminster District Plan 2759

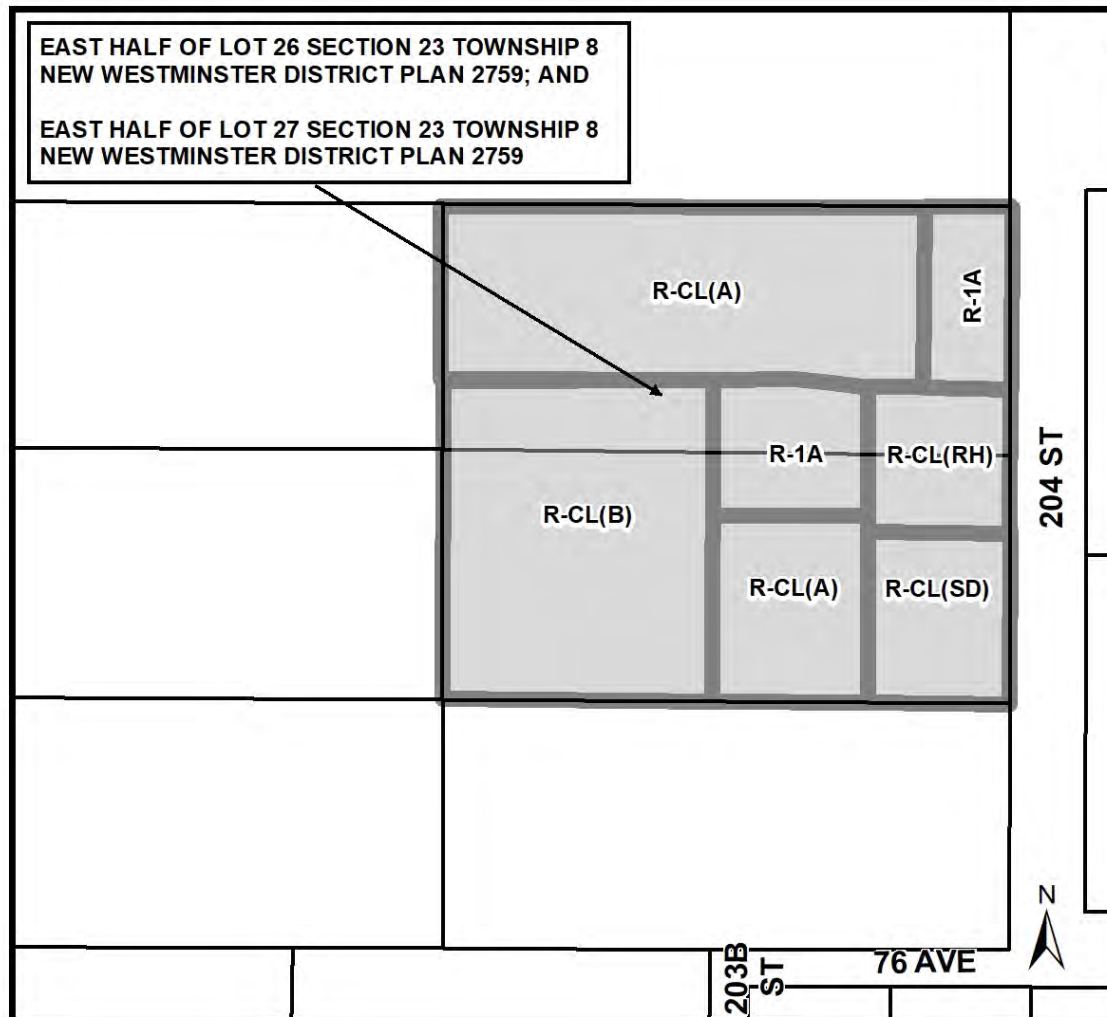
As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) as shown on Schedule “A”.

READ A FIRST TIME the	day of	, 2019
READ A SECOND TIME the	day of	, 2019
PUBLIC HEARING HELD the	day of	, 2019
READ A THIRD TIME the	day of	, 2019
ADOPTED the	day of	, 2019

_____ Mayor	_____ Township Clerk
----------------	-------------------------

SCHEDULE 'A'

BYLAW NO. 5480



Schedule D

Development Variance Permit

Development Variance Permit No. 100112

This Permit is issued this _____ day of _____, 2019 to:

1. Name: Qualico Developments (Vancouver) Inc.

Address: 310 – 5620 – 252 Street
Surrey BC V3S 3K2

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: East Half of Lot 26 Section 23 Township 8 New Westminster
District Plan 2759
East Half of Lot 27 Section 23 Township 8 New Westminster
District Plan 2759

CIVIC ADDRESS: 7653 – 204 Street
7675 – 204 Street

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) Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule “A”;
 - b) Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule “A”;
 - c) Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line (abutting a street) setback requirement from 4.5 metres to 2.5 metres for the accessory detached garage on proposed Lot 24, indicated on Schedule “A”;
 - d) Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement from 0.9 metres to 0.6 metres for the accessory detached garage on proposed Lots 24 and 25, indicated on Schedule “A”; and further
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 Variance 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 _____, 2019.

SCHEDULE A – Preliminary Subdivision Plan

SCHEDULE A
Development Variance Permit No. 100112

