

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** MAY 31, 2021 - REGULAR MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** REZONING APPLICATION NO. 100543 AND  
 DEVELOPMENT PERMIT APPLICATIONS NO. 101171  
 AND 101211 (M-3 MANAGEMENT INC. / LUGG /  
 7400 BLOCK OF 197 STREET)

**REPORT:** 21-62  
**FILE:** 08-22-0078

### PROPOSAL:

Application to rezone approximately 2.29 ha (5.65 ac) of land located in the 7400 Block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 lots (nine (9) single family lots and 36 semi-detached lots).

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5686 subject to nine (9) development prerequisites being satisfied prior to final reading, and authorize issuance (at time of final reading of Bylaw No. 5686) of Development Permit No. 101171 (streamside protection) and Development Permit No. 101211 (single family lots); and that staff be authorized to proceed with the written submission opportunity.

### RATIONALE:

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



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### RECOMMENDATIONS:

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686 rezoning 2.29 ha (5.65 ac) of land located in the 7400 block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of 45 lots (nine (9) single family lots and 36 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;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
4. Provision of an enhanced sidewalk along the east side of 197 Street in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
  - a. Prohibiting development of the semi-detached lots until a Development Permit is issued for the lots proposed to be zoned R-CL(SD);
  - b. Prohibiting clearing of the semi-detached R-CL(SD) lots (with the exception of servicing access areas) until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
  - c. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units for R-CL(SD) zoned lots; and
  - d. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and,
9. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

**That** Council at time of final reading of Rezoning Bylaw No. 5686 authorize the issuance of Development Permit No. 101171 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

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- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;

**That** Council at time of final reading of Rezoning Bylaw No. 5686 authorize issuance of Development Permit No. 101211 (single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
- c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit fees prior to issuance.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Completion of a subdivision consistent with the rezoning bylaw; and
- d. Payment of building permit administration fees; and further

**That** Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5686 in conjunction with Development Permit Nos. 101171 and 101211.

#### **EXECUTIVE SUMMARY:**

M-3 Management Inc. / Lugg has applied to rezone a 2.29 ha (5.65 ac) site located in the 7400 block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 lots (nine (9) single-family lots and 36 semi-detached lots).

The proponent's application includes a Development Permit for the single-family lots to secure an exterior design control agreement. A second Development Permit is also being processed to address the proposed relocation and reconstruction of watercourses on the site. A future development permit (yet to be applied for) will provide Council with the opportunity to review the form, character, and siting of the 36 semi-detached lots. Typically, development permits are presented to Council concurrently with the rezoning bylaw for efficiency and to allow Council and the public to evaluate the

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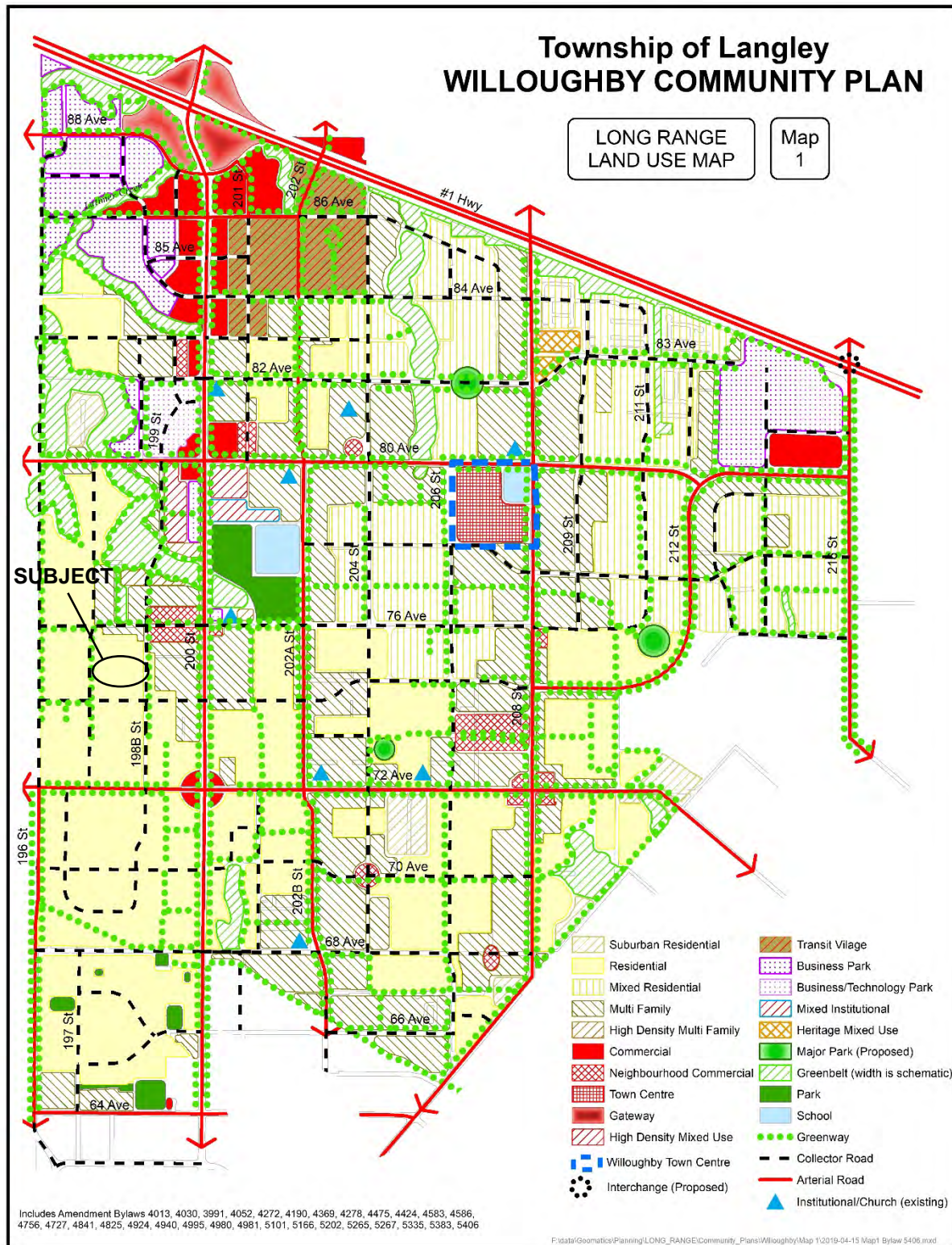
rezoning and the form and character at the same time, however, the applicant has requested to advance the rezoning bylaw for consideration without the accompanying form and character development permit for the semi-detached lots at this time.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to the completion of nine (9) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5686) of Development Permit No. 101171 (streamside protection) and Development Permit No. 101211 (single-family lots).

**PURPOSE:**

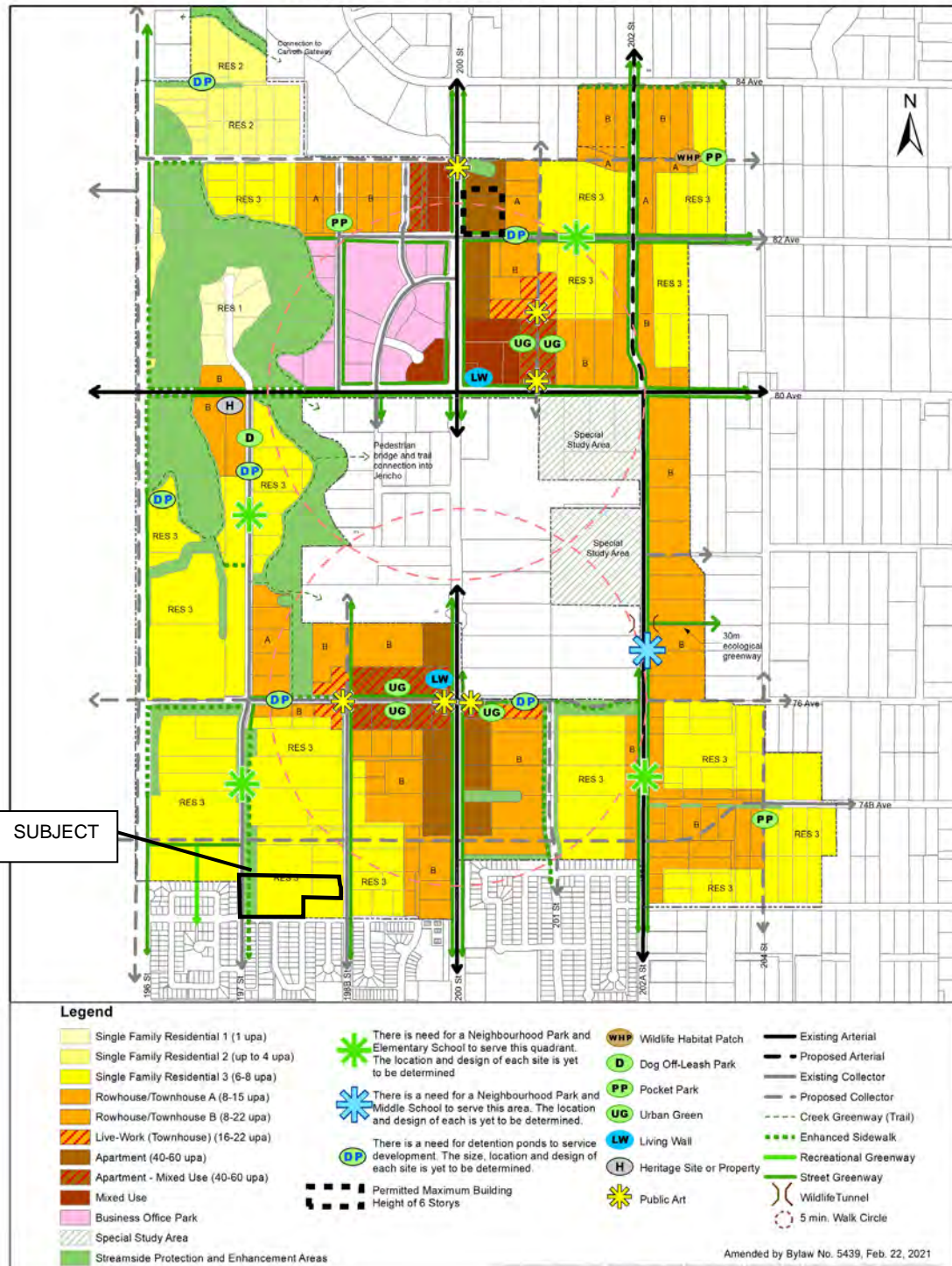
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5686 and Development Permits No. 101171 and 101211.

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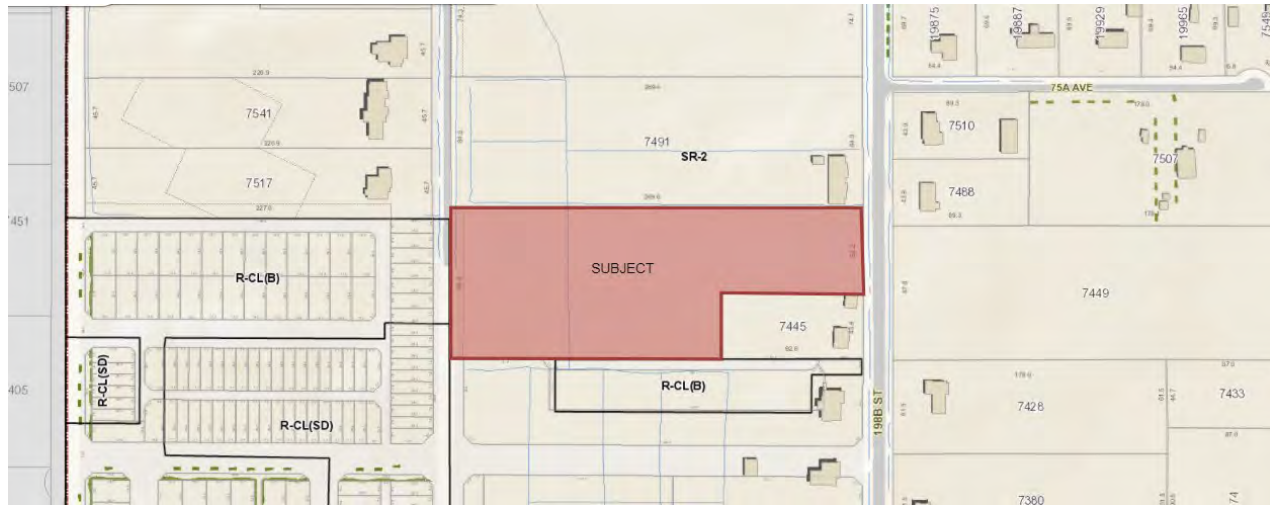


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Map 1 - Latimer Land Use Plan



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**ZONING BYLAW NO. 2500**



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#### REFERENCE:

<b>Owner:</b>	M-3 Management Inc. 18484 – 72 Avenue Surrey, BC, V4N 1M9
<b>Legal Description:</b>	Lot 38 Section 22 Township 8 New Westminster District Plan 60187
<b>Location:</b>	7400 Block of 197 Street
<b>Area:</b>	2.29 ha (5.65 ac)
<b>Existing Zoning:</b>	Suburban Residential Zone SR-2
<b>Proposed Zoning:</b>	Residential Compact Lot Zones R-CL(A) and R-CL(SD)
<b>Latimer Neighbourhood Plan:</b>	Single Family Residential 3 (6 – 8 upa)

#### BACKGROUND / HISTORY:

The proposed development site is currently zoned Suburban Residential Zone SR-2 and is designated Single Family 3 (6 – 8 units per ac) in the Latimer Neighbourhood Plan. The site is relatively flat and does not have any buildings on it.

#### DISCUSSION / ANALYSIS:

The applicant has applied to rezone the subject property to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 lots (nine (9) single family lots, 36 semi-detached lots).

A Development Permit for the nine (9) single-family detached lots is being processed in conjunction with the rezoning application. A Streamside Development Permit has also been applied for as part of this application to establish the boundaries of the Streamside Protection and Enhancement Areas to accommodate relocation and reconstruction of existing watercourses on the site. The applicant has elected not to apply for a form and character development permit for the semi-detached lots at this time but would be required prior to development of the semi-detached lots.

#### Adjacent Uses:

North:	A lot zoned Suburban Residential Zone SR-2, designated Single Family Residential 3 in the Latimer NP. An application has been submitted on this site for development (TOL Project 08-22-0085) for 47 single-family lots and 36 semi-detached lots, currently at third reading.
South:	Three (3) lots, zoned Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL(B). The lots were created as part of TOL Project 08-22-0071 that has received final reading. The R-CL(B) lot is currently being subdivided to create 13 single-family lots (TOL Project 08-22-0096), the subdivision application cannot be completed until access is provided to the site from the subject application. An application is currently being reviewed by staff on the SR-2 zoned lot to the southeast for eight (8) single-family lots (TOL Project 08-22-0097). The remaining SR-2 zoned lot to the southwest has been dedicated to the Township for watercourse protection.

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- East: 198B Street, beyond which are two (2) lots, zoned Suburban Residential Zone SR-2, that are split designated Rowhouse / Townhouse B (8 – 22 upa) and Single Family 3 (6 – 8 upa).
- West: 197 Street, beyond which are ten (10) lots zoned Residential Compact Lot Zones R-CL(B) and R-CL(SD) that are currently under construction. The lots were rezoned as part of TOL Project 08-22-0071.

### **Zoning Amendment:**

Bylaw No. 5686 proposes to zone the site Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 residential lots (nine (9) single-family lots and 36 semi-detached lots) at a density of 19.7 uph (7.9 upa) consistent with the site's Single Family 3 (6 – 8 upa) designation in the Latimer Neighbourhood Plan. The proposed Streamside Protection and Enhancement Area adjacent to 197 Street will retain its SR-2 zoning.

### **Public Consultation:**

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Health Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

### **Development Permit:**

The site is designated a mandatory Development Permit Area to provide Council the opportunity to review the form, character, and siting of any proposed development. The site has been considered in accordance with the Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment C).

The applicant has elected not to submit a Development Permit application for the proposed semi-detached units at this time. A future development permit (yet to be applied for) will provide Council with the opportunity to review the form, character, and siting of the semi-detached lots. Typically, these are presented to Council concurrently with the Rezoning Bylaw for efficiency and to allow Council as well as the public an opportunity to evaluate the rezoning and the form and character at the same time. However, the applicant has requested to advance the Rezoning Bylaw for consideration without the accompanying form and character development permit at this time. Included as a condition of rezoning in this report is a requirement for a covenant to be registered on the proposed R-CL(SD) lots to prohibit development until such time as a development permit for the lots has been submitted and issued by Council.

### **Development Permit No. 101211 (Single Family Lots):**

The Development Permit guidelines for the nine (9) proposed single-family residential lots are implemented through the requirement for the proponent to enter into an exterior design control agreement at time of subdivision. The exterior design control agreement addresses the form, character, and siting of individual single-family homes constructed in the development.

### **Development Permit No. 101171 (Streamside Protection):**

Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no disturbance zones, referred to as "Streamside Protection and Enhancement Areas" (SPEA), follows

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the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence. Map 2 (Watercourse Setbacks) of the Latimer Neighbourhood Plan depicts the protection, relocation, and consolidation of SPEAs consistent with the objectives, policies, and guidelines of OCP Schedule 3 to accommodate the Latimer Neighbourhood Plan.

Three (3) Class B (yellow-coded) constructed watercourses and three (3) Class C (green-coded) drainages are located on and adjacent to the project site. Class B watercourses provide fish habitat and require SPEAs, whereas Class C watercourses provide a drainage function only and do not require a SPEA. Watercourse and drainage information is indicated in Schedule A of Attachment A.

The Latimer Neighbourhood Plan envisions consolidation of watercourses on the site into two (2) corridors, one (1) on the western side of the site and one (1) on the eastern side of the site. The applicant has submitted a proposal to relocate and reconstruct the watercourses and SPEAs on the site into a single SPEA rather than providing two (2) separate SPEAs. As depicted in Schedule B of Attachment A, 2688 m<sup>2</sup> (0.27 ha / 0.66 ac) of SPEA is proposed along the western side of the site. Staff are supportive of the proposal as a single corridor will provide improved habitat functions and an additional 18 m<sup>2</sup> (193 ft<sup>2</sup>) of SPEA.

Dedication of SPEAs, acceptance of streamside restoration and enhancement plans and details, streamside fencing and signage, and security have been made a development prerequisite.

Based on the results of the applicant's streamside submission, the proposed streamside enhancements, and adherence to the conditions of this permit, staff consider the proposal consistent with the Latimer Neighbourhood Plan. The proposal also supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. Proposed Streamside Protection Development Permit No. 101171 is attached to this report (see Attachment A) for Council's consideration.

### **Greenhouse Gas (GHG) Development Permit:**

The subject properties are located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the Bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit.

### **Subdivision:**

The applicant is proposing to subdivide the lands to create 45 residential lots (nine (9) single family lots and 36 semi-detached lots) and a separate lot for the streamside protection area. The subdivision plan is proposed to match the proposed zoning.

### **Adaptable Housing:**

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 5.2.1 of the Latimer Neighbourhood Plan, a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. 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 applicant has reviewed the policy and has agreed to contribute the current target contribution amounts specific to this development which are \$6,808 per single family lot and \$5,776 per semi-detached lot for a total of \$269,208. 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 is included in the list of rezoning prerequisites for this application.

### **Tree Protection / Replacement:**

Staff note that in accordance with the development prerequisites a restrictive covenant prohibiting tree clearing (with the exception of servicing access areas) until such time as a development permit is issued will be registered on the proposed Residential Compact Lot Zone R-CL(SD) lots. As a result, tree management plans for the semi-detached lots will be reviewed in conjunction with development permit applications on these lands.

The tree management plans submitted by the applicant indicate that no significant trees exist within the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection). A total of 134 replacement trees are required and the applicant is proposing to plant 134 replacement trees. In addition, approximately 45 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Approximately 179 trees will be in place post development. 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.

### **Pedestrian Connections:**

As part of the project, the applicant will be required to dedicate and construct an enhanced sidewalk (including a path and landscaping) along the east side of 197 Street as defined in the Latimer Neighbourhood Plan.

### **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 to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Latimer NP. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

### **School and Park Sites:**

The Latimer Neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). In the short term, elementary students from the proposed development are expected to attend Willoughby Elementary School. School District 35 has provided comments (Attachment D) and anticipates that the overall development will generate approximately 18 new students for Willoughby Elementary (located approximately 2.7 km north east of the site), five (5) new students for Peter Ewart Middle

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School (located approximately 1.0 km northeast of the site) and nine (9) new students for R.E. Mountain Secondary School (located approximately 0.6 m northeast of the site).

In addition to the future neighbourhood school / park 80 m south of the development, the existing Willoughby Community Park is located 450 m northeast of the development site. Prior to final reading the proponent is also required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

#### **Transit:**

Transit service is currently provided along 200 Street via the 501 bus route (350 m east of the site).

#### **Policy Considerations:**

The proposed rezoning and development permits will facilitate the rezoning and subdivision of 45 lots (9 single-family lots and 36 semi-detached lots). The proposed rezoning complies with the land use and density provisions of the Willoughby Community Plan, Latimer Neighbourhood Plan and Residential Compact Lot Zones R-CL(A) and R-CL(SD).

The proposed development is located in an area designated Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan as the proposal is consistent with the Single Family 3 designation. Staff recommend that Council give first and second reading to Bylaw No. 5686 and authorize issuance (at time of final reading of Bylaw No. 5686) of accompanying Development Permits No. 101171 and 101211 authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Colin Moore  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101171 (streamside protection)
ATTACHMENT B	Development Permit No.101211 (single family)
ATTACHMENT C	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT D	School District 35 Comments

**ATTACHMENT A**

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101171

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2021 to:

1. NAME: M-3 Management Inc.

ADDRESS: 18484 – 72 Avenue  
Surrey, BC V4N 1M9

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 38 Section 22 Township 8 New Westminster District Plan  
60187

CIVIC ADDRESS: 7400 Block of 197 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. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

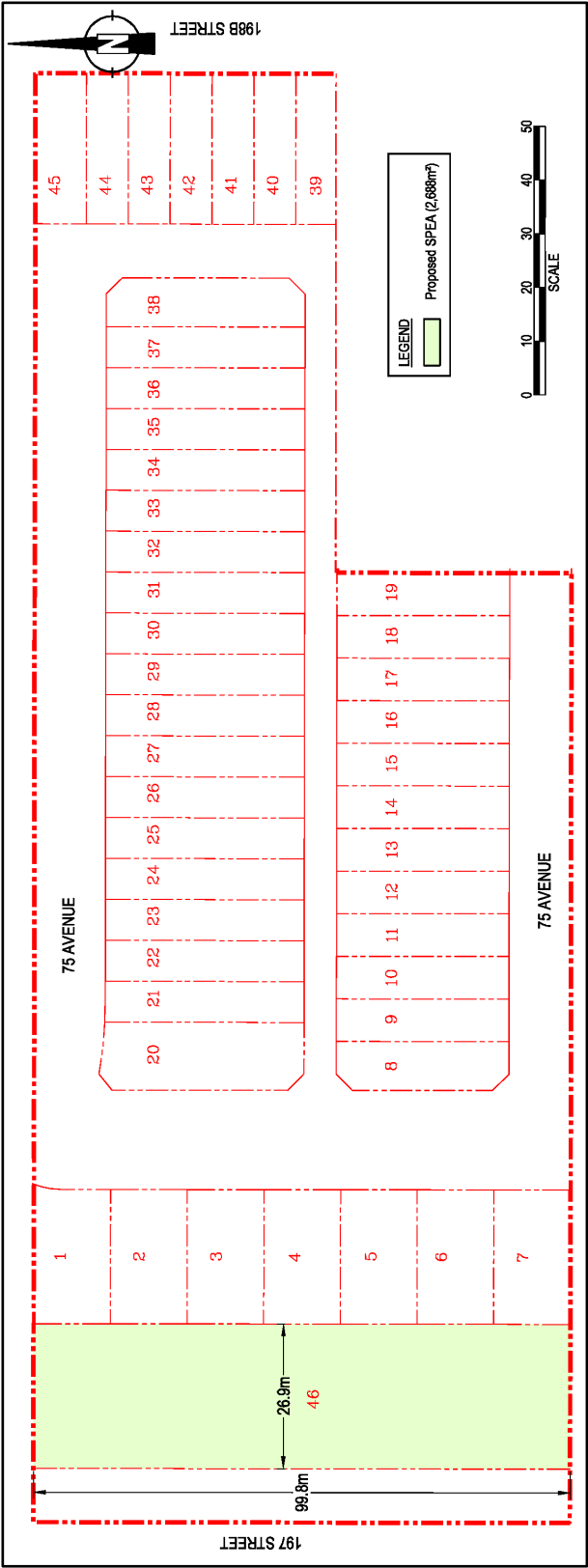
Attachments:

SCHEDULE A Required Streamside Protection and Enhancement Areas

SCHEDULE B Proposed Streamside Protection and Enhancement Areas



SCHEDULE B



PROPOSED STREAMSIDE PROTECTION AND  
ENHANCEMENT AREAS

**ATTACHMENT B**

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101211

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2021 to:

1. NAME: M-3 Management Inc.

ADDRESS: 18484 - 72 Avenue  
Surrey BC, V4N 1M9

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 38 Section 22 Township 8 New Westminster District Plan 60187

CIVIC ADDRESS: 7400 Block of 197 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 Compact Lot Zones R-CL(A);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
- c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit application fees prior to issuance.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
  - b. On-site landscaping to be secured by letter of credit at building permit stage;
  - c. Completion of a subdivision consistent with the rezoning bylaw; and
  - d. Payment of building permit administration fees.
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 \_\_\_\_\_, 2021.

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*

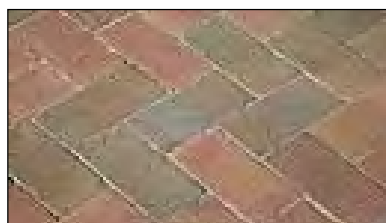
- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.

- 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

Colin Moore  
Development Planner  
Township of Langley  
20338 65 Avenue  
Langley, BC V2Y 3J1

Re: Development Application Project 08-22-0078 1 M-3 MANAGEMENT/LUGG

CIVIC: 7400 Block of 198B Street

LEGAL: Lot 38 Section 22 Township 8 NWD Plan 60187

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	45	18	5	9

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

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (M-3 MANAGEMENT INC. / LUGG) BYLAW 2021 NO. 5686**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5686 rezones land in the 7400 Block of 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to permit development of 9 single family and 36 semi-detached lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (M-3 MANAGEMENT INC. / LUGG) BYLAW 2021 NO. 5686

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 (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Portion of Lot 38 Section 22 Township 8 New Westminster District Plan 60187

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

READ A FIRST TIME the	day of	, 2021.
READ A SECOND TIME the	day of	, 2021.
NOTICE WAS ADVERTISED the	day of	, 2021.
READ A THIRD TIME the	day of	, 2021.
ADOPTED the	day of	, 2021.

_____	Mayor	_____	Township Clerk
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# SCHEDULE 'A' BYLAW NO. 5686

