



## EXPLANATORY MEMO

### OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 10, 2019, BYLAW No. 3108

The purpose of Bylaw No. 3108 is to amend the Official Community Plan in order to incorporate provisions for a new affordable seniors housing district on the Langley Lions Housing Society properties bounded by 203 Street, 54 Avenue and 204 Street. The provisions require the following amendments:

- Section 16.0 Land Use Designations – the addition of a new Langley Lions Seniors District designation and related policies
- Section 17.0 Development Permit Area Guidelines – the addition of a Langley Lions Seniors District Development Permit Area and guidelines
- Schedule “A” – Land Use Designation Map - revised map including Langley Lions Seniors District land use designation

The proposed OCP amendments were prepared in response to an application for a 981-unit, multiphase affordable seniors housing development by DYS Architecture.



**OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600  
AMENDMENT No. 10**

**BYLAW No. 3108**

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

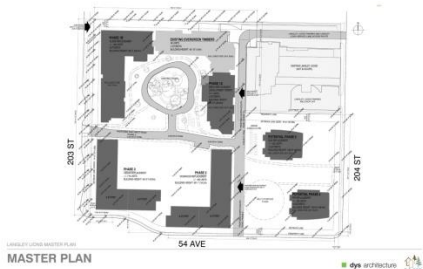
- (1) This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 10, 2019, No. 3108”.

**2. Amendment**

- (2) The City of Langley Official Community Plan Bylaw, 2005, No. 2600 is hereby amended:

- (a) by inserting after Section 16.5 Old Yale Road Seniors District the following new section and by renumbering subsequent sections accordingly:

**16.6 Langley Lions Seniors District**



*Langley Lions Seniors District  
Master Plan*

Langley Lions Housing Society has provided affordable housing for seniors on this 2.5 hectare site south of Downtown Langley since 1975. The existing buildings comprising a total of 518 apartment units need to be replaced to meet contemporary requirements and safety standards. In order to provide for the replacement of existing units and enable future growth, Langley Lions, with the support of BC Housing, has developed a Master Plan for the long term redevelopment of the site in multiple phases.

**Policy 16.6.1**

**Affordable, non-market seniors housing and associated residential, institutional and recreational uses shall be permitted including, congregate housing, seniors-oriented multiple unit residential and multiple-unit residential.**

**Policy 16.6.2**



*Birch Building Replacement*

⇒ **Maximum density and building height shall be as follows:**

**Residential density - 340 units/hectare  
 Floor space ratio - 2.500  
 Building height – 15 storeys**

**Policy 16.6.3**

⇒ **Rezoning applications for Langley Lions Seniors District developments shall consider and respect the character of adjacent land uses and districts including, Downtown Langley, Langley Lodge and the surrounding multifamily residential neighbourhood.**

**Policy 16.6.4**

⇒ **Housing agreements shall be required for each phase of the Langley Lions Seniors District redevelopment.**

**Policy 16.6.5**

⇒ **Development Permits shall be required for Langley Lions Seniors District developments except as provided in Section 17.2.**

(b) by deleting the table in Section 16.11 Land Use Designations and Permitted Zones and substituting the following in its place:

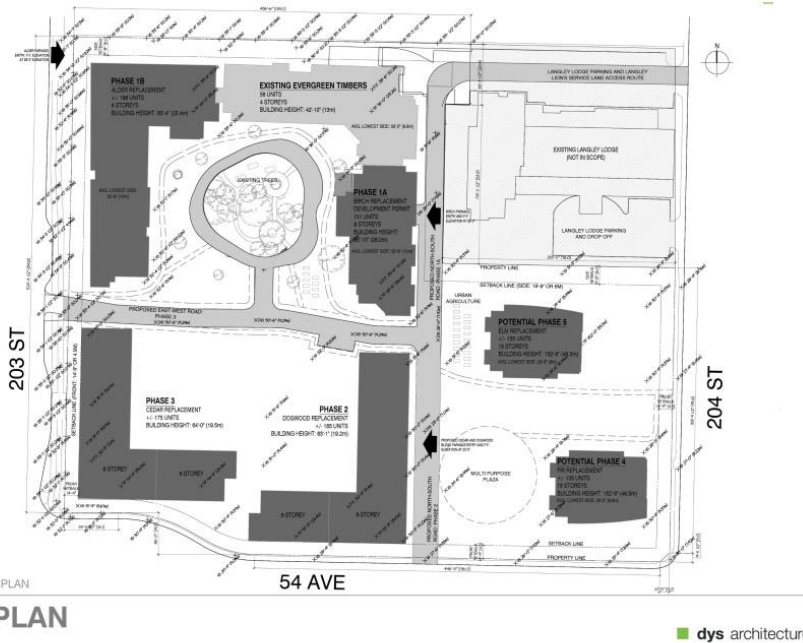
OCP Land Use Designation	Zone													
	RS1	RS2	RM1	RM2	RM3	C1	C2	C3	I1	I2	P1	P2	A1	CD
Urban Residential	✓										✓	✓		✓
Estate Residential		✓									✓	✓		✓
Low Density Residential			✓								✓	✓		✓
Medium Density Residential			✓	✓							✓	✓		✓
High Density Residential			✓	✓	✓						✓	✓		✓
Old Yale Road Seniors District											✓	✓		✓
Langley Lions Seniors District											✓	✓		✓
Downtown Commercial						✓					✓	✓		✓
Service Commercial							✓	✓			✓	✓		✓
Mixed Employment							✓		✓	✓	✓	✓		✓
Industrial									✓	✓	✓	✓		✓
Agricultural													✓	✓
Institutional											✓	✓		✓

(c) by inserting after 17.5 Old Yale Road Seniors District the following new Development Permit Area Guidelines and renumbering subsequent sections accordingly:

*Designation Criteria:*

- Establishment of objectives for the form and character of multifamily residential development

*Land Use Designation Map (Schedule "A"): Langley Lions Seniors District*



*Langley Lions Seniors District  
Master Plan*

## 17.6 Langley Lions Seniors District

**Objective:**

To facilitate a multi-phase redevelopment of an existing seniors housing complex providing affordable, non-market rental units, according to a master plan that features a pedestrian-friendly site design and pleasant resident-oriented amenities and open spaces.

### 17.6.1 General Site Design

- ⇒ Buildings are required to front public streets and enclose open spaces, in a 'quadrangle' layout in the west and central areas of the site, and a 'tower and podium' layout in the east side of the site, according to the Langley Lions Master Plan, Phasing Plan and Landscape Plan figures in Development Permit Area Guidelines Section 17.6;
- ⇒ Arrange buildings to reduce shadowing on open spaces, create clear sightlines and ensure direct pedestrian and vehicular connections through the site;
- ⇒ Establish a north-south access road between 54 Avenue and Langley Lodge statutory right-of-way, and an east-west road between the north-south road and 203 Street;
- ⇒ Provide fully accessible building and open space designs;
- ⇒ Provide convenient vehicular drop-offs and parkade entrances, and functional loading areas; and
- ⇒ Apply CPTED (Crime Prevention Through Environmental Design) principles to building and open space design, in accordance with the City's CPTED Checklist.



*Langley Lions Seniors District – Phasing Plan*



*Birch Building Replacement – West Facade*

### Building Form and Design

- ⇒ Design buildings according to the Phasing Plan and Birch Building Replacement figures in Development Permit Area Guidelines Section 17.6;
- ⇒ Design building massing and heights to maximize sunlight access into open spaces between buildings;
- ⇒ Reduce the apparent mass of buildings through roof design and façade articulation, materials and colours;
- ⇒ Break up long building faces with ‘architectural breaks’, such as building projections and recesses. Uniform building faces over 50 metres are prohibited;
- ⇒ Avoid blank facades; use varying colours, materials and articulation for facade areas with no or little fenestration;
- ⇒ Provide balconies and roof gardens as amenity space;
- ⇒ Require ground floor units, wherever practical, to be ‘ground oriented’ with direct, gated access between units and public streets and open spaces. These units should be elevated above grade and include semi-private patios;
- ⇒ Require ground floor non-residential spaces (dining rooms, amenity rooms, foyers, entrances), wherever practical, to provide clear glazing, pedestrian access, patios and other features that visually and physically interface with adjacent open space and streets.
- ⇒ Orient building entrances to fronting streets;
- ⇒ Provide drop-off areas at grade level near the main building entrances wherever possible;
- ⇒ Provide all parking in secured underground parkades; and
- ⇒ Minimize above-grade projection of parkade structures.



*Birch Building Replacement – East Facade*

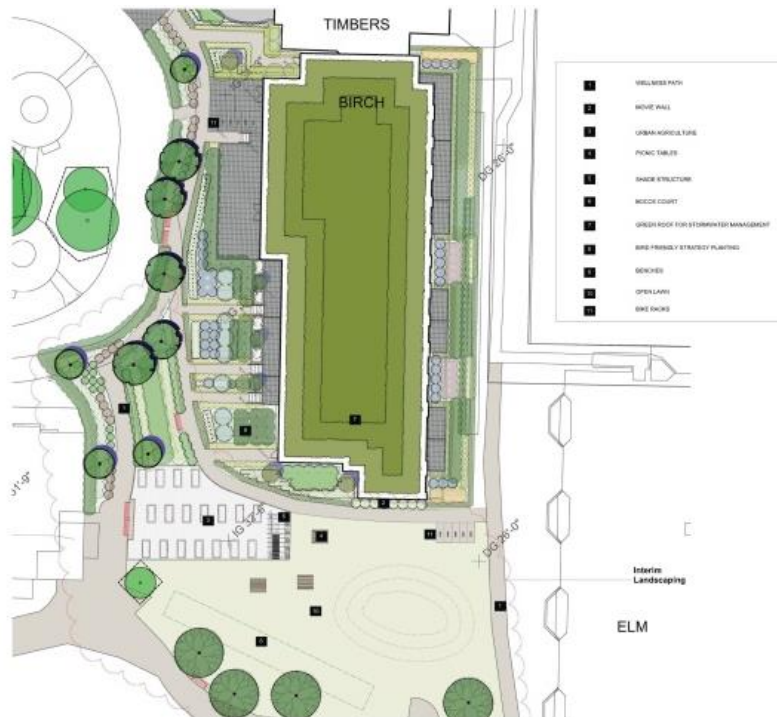
### Exterior Finishes and Building Envelope

- ⇒ Use high quality exterior finishes to create attractive facades and ensure building envelope integrity;
- ⇒ Use durable and low maintenance materials, such as stone, metal and cementitious tile/siding.
- ⇒ Architectural designs that incorporate exterior finishes, colours and other features that complement and reflect the surrounding area are encouraged;
- ⇒ Screen roof top elevator rooms, telecom equipment and accesses with additional façade or architectural features;
- ⇒ Use stone and/or metal-based materials for fencing and other similar applications. Wood fencing is prohibited;
- ⇒ Above-grade parkade walls must be tiered to reduce massing at grade level, and treated and/or screened with brick/stone or other cementitious material facing, landscaping, landscaped berms or combination thereof. Exposed concrete parkade walls are prohibited

### **17.6.2 Phase-specific Building and Open Space Design**

#### Phase 1-2

- ⇒ Buildings are required to be located according to the Langley Lions Master Plan;
- ⇒ Provide landscaping according to the Langley Lions Landscape Plans;
- ⇒ Preserve mature trees within central amenity area and program this area for active and passive use by residents;
- ⇒ Locate a community garden for resident use near the



*Birch Building Replacement Landscape Plan*

south end of the Birch Building;

- ⇒ Orient interior amenity uses towards the central amenity area;
- ⇒ Step back building façades, at the 6<sup>th</sup> storey, and provide an architectural break along the facades of buildings fronting 203 Avenue;
- ⇒ Retain pedestrian access to property to north.

### Phase 3-4

- ⇒ Buildings are required to be located according to the Langley Lions Master Plan;
- ⇒ Provide landscaping according to the Langley Lions Landscape Plans;
- ⇒ Program central amenity area for active and passive use by residents;
- ⇒ Orient interior amenity uses towards the central amenity area;
- ⇒ Step down building heights to 6 storeys, for the majority of building portions along 54 Avenue, to provide increased sunlight access into the central amenity area;
- ⇒ Step back building façades, at the 6<sup>th</sup> storey, and provide an architectural break along the facades of buildings fronting 203 Avenue;
- ⇒ Orient buildings along 54 Avenue to encourage the retention of mature trees along the south property line.



Overall Landscape Plan

### Phase 5-6

- ⇒ Buildings are required to be located according to the Langley Lions Master Plan;
- ⇒ Provide landscaping according to the Langley Lions Landscape Plans;
- ⇒ Locate a central, 'great lawn' open space between the buildings, between 204 Street and the east-west road;
- ⇒ Locate a plaza west of the south building and community garden for resident use west of the north building;
- ⇒ Orient ground floor building amenity uses and windows towards the great lawn, plaza and community garden;
- ⇒ Design buildings in a tower and podium form, where the tower portion is set back from the building base or podium. The podiums shall be at least 6 metres high and the ground level shall include windows and entrances that address streets and open spaces;
- ⇒ Design vehicle drop offs, with access from 204 Street, to ensure the buildings maintain a street fronting presence along 204 Street and 54 Avenue;
- ⇒ Create a public amenity space at the corner of 204 Street and 54 Avenue, to include, as appropriate, seating, trees, and/or other landscaping, art or interpretative features.

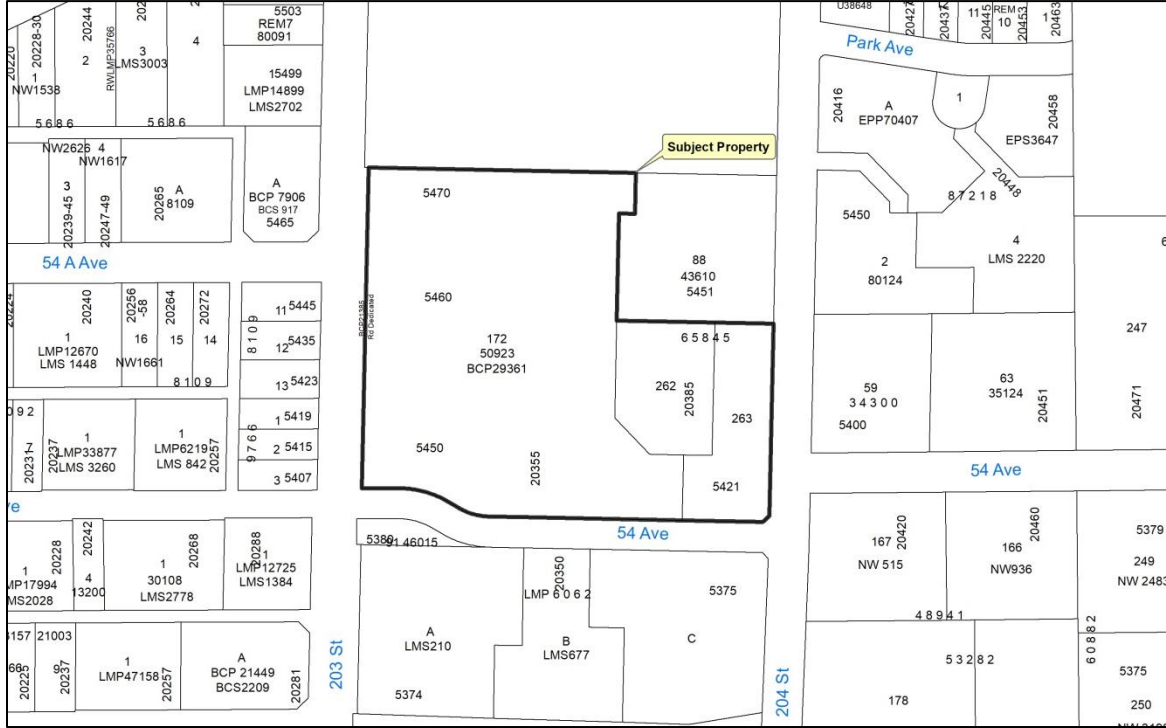
### 17.6.3 General Landscaping

- ⇒ Landscape plans shall be prepared by a registered BC Landscape Architect;
- ⇒ Landscaping shall be in accordance with BCNTA/BCSLA standards and equipped with in-ground irrigation systems;
- ⇒ All new trees shall be a minimum 6.0 cm caliper;

- ⇒ Street trees shall comply with the City of Langley Street Tree Master Plan and;
- ⇒ Provide community garden spaces in easily accessible and well-lit areas, near higher traffic pedestrian pathways and near buildings with fenestration, entries and outdoor amenity areas to maximize passive surveillance.

- e) by redesignating the area shown outlined in bold on Schedule A attached to and forming part of this Bylaw from High Density Residential to Langley Lions Seniors District in Schedule "A" – Land Use Designation Map:

*Schedule A*



READ A FIRST AND SECOND TIME this 9<sup>th</sup> day of December, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held this thirteenth day of January, 2019.

READ A THIRD TIME this twenty-seventh day of January, 2020.

FINALLY ADOPTED this ----- day of ----- .

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**MAYOR**

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**CORPORATE OFFICER**