



EXPLANATORY MEMO

Zoning Amendment Bylaw No. 3295 Citivest 8-Lot Subdivision 20525 & 20541 – 46A Avenue

City Council adopted the following resolution concerning the subject bylaw and development application at the December 9, 2024 Regular Council Meeting:

THAT the application be referred to staff for a report back on the following:

- *review of the applicant's tree and environmentally sensitive areas assessments in relation to their alignment with the City's Urban Forest Management Plan;*
- *the feasibility of a pedestrian connection between 46A Ave. and Grade Crescent;*
- *the feasibility of road extension of 46B Ave. and connection to Grade Crescent;*
- *habitat restoration and net environmental benefit to the City of Langley.*

1. Alignment with Urban Forest Management Strategy

The subject application was made in 2020, four years prior to the completion and approval of the Urban Forest Management Strategy. Based on this context, the application has been processed according to Official Community Plan policies and development permit area guidelines that enable development of lower sensitivity ESA's if off-site habitat compensation and tree replanting are provided at a 2:1 replacement ratio. While not directly reflective of the new Urban Forest Management Strategy, this application's habitat compensation (\$201,040) and tree replacement (\$75,000) cash-in-lieu payments would enable off-setting restoration of the urban forest and canopy cover lost through development. For Council's consideration, City staff have identified a habitat compensation and tree planting project (discussed further below in Item 4.) in the Nicomekl River Floodplain to replace forest canopy and sensitive habitat.

2. Pedestrian Connection between 46A Avenue and Grade Crescent

The preferred location for a through-block walkway connecting 46A Avenue and Grade Crescent is approximately 70 metres east of the subject properties in line with 206 Street as shown conceptually in the map below. The City can pursue this linkage as part of a future rezoning and subdivision application involving the affected properties.

Due to the significant slope of the terrain between 46A Avenue and 46B Avenue, it should be noted that stairs will be necessary and accessible ramps may not be feasible.



Conceptual Road Alignment & Walkway Location

3. 46B Avenue Road Extension to Grade Crescent

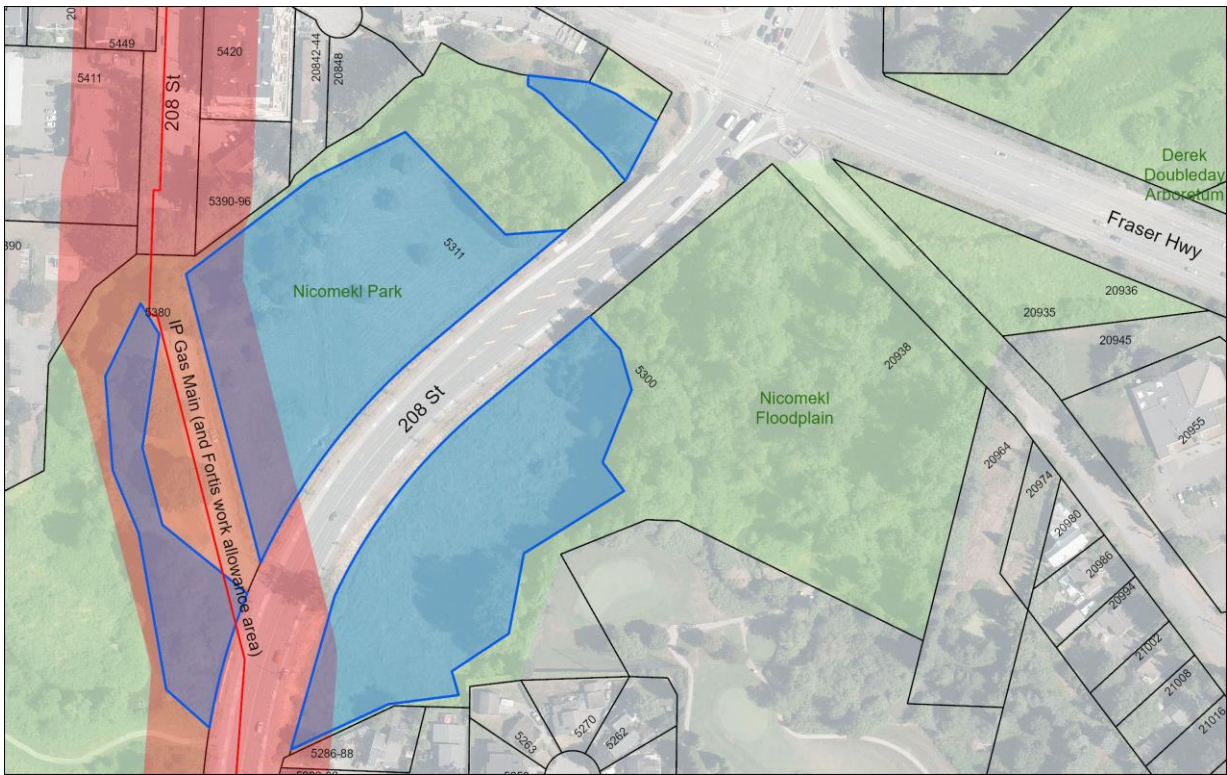
The City engaged Binnie & Associates in 2019 to evaluate and propose conceptual road alignments and subdivision layouts to complete the road network and enhance lot yield within the block. The recommended option was to extend 46B Avenue approximately 100 metres to the west and then curve it northwards to Grade Crescent to align with the existing 205 Street intersection as shown above. The extension of 46B Avenue to Grade Crescent maximizes access within the block enabling the creation of up to 25 lots (under current zoning) in the Binnie concept. The 46B Avenue extension would be dedicated and constructed incrementally on a subdivision-by-subdivision application basis at the expense of the developers.

The Binnie proposal predated the adoption of the current Official Community Plan (OCP) and was based on the existing RS2 Estate Residential zoning (920 sq m minimum lot area). A significantly higher lot yield (35-40 lots) would be attainable with rezoning to RS1 (557 sq m minimum lot area) in accordance with the current Suburban Residential land use designation in the OCP. In this scenario, Small-Scale Multi-Unit Housing (SSMUH) development could theoretically create 140-160 dwelling units,

providing a significant contribution to “Missing Middle” housing within the Uplands Neighbourhood.

4. Habitat Restoration and Net Environmental Benefit

The City’s environmental consultant, EBB Environmental, determined a compensation value for the loss of habitat resulting from the proposed development based on the City’s ESA mapping, the environmental assessment report, and the 2:1 habitat replacement ratio of \$201,040 which the applicant has agreed to pay prior to zoning adoption. Combined with a tree replacement payment of \$75,000, a total of \$276,040 would be available for urban forest and habitat restoration should this application be approved.



Nicomekl Floodplain Park/208 Street

NOTE: The blue shaded areas represent the habitat compensation area required for the development applications currently under consideration.

In a staff report on recommended “habitat bank” sites presented at the March 10, 2025 Regular Council Meeting, Nicomekl Floodplain Park along 208 Street near Fraser Highway was identified as the preferred site for a habitat compensation project for this development application. The report noted that approximately 32,000 m² of suitable area exists within the Park for conversion into a “riparian floodplain forest” by planting a mix of native deciduous and coniferous trees and implementing a program of invasive species management. In addition to re-establishing lost natural habitat, such

a project would, in time, significantly enhance the City's urban forest and tree canopy area.

The development is anticipated to impact approximately 2,872 m² of ESA. In accordance with the City's 2:1 habitat compensation requirement, a total of 5,744 m² must be compensated for. The available area within Nicomekl Floodplain Park greatly exceeds this requirement, making it a highly suitable site for the proposed compensation project. The City would use the cash-in-lieu funds provided by the applicant to implement the compensation project, including engaging Qualified Environmental Professionals (QEPs) to develop ecological restoration plans. Additionally, where appropriate, the City may use Local Government Climate Action Program (LGCAP) funding from the Province to enhance these initiatives.