

Via Email: jkaur@citiwest.com

September 18, 2024

CitiWest Consulting Ltd.
101 – 9030 King George Boulevard
Surrey, B.C.
V3V 7Y3

Attention: Jasleen Kaur

Our Files: SD 03-20/RZ 07-20/DP 11-22

Dear Madam:

**RE: PROPOSED 8-LOT SUBDIVISION (20525 & 20541 – 46A AVENUE)
LOT 25, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER DISTRICT, PLAN
24420; LOT 90, TOWNSHIP 7, NEW WESTMINSTER DISTRICT, PLAN 45080**

In response to your application for an 8-lot subdivision (create six new lots) of the subject properties, please be advised that I am prepared to approve the proposed subdivision as shown on the attached preliminary subdivision plan prepared by Cameron Land Surveying Ltd. dated November 3, 2022 subject to you satisfying the following conditions.

1. Subdivision Plan

Final layout approval is subject to review of a subdivision plan prepared by a British Columbia Land Surveyor (BCLS) that includes the required road dedication for the extension of 46B Avenue noted below in Section 4. A) vi.

2. Rezoning

The proposed parcels do not satisfy the minimum lot size of the existing RS2 Estate Residential zoning and thus the subdivision requires the adoption of a zoning bylaw amendment to rezone the properties to the RS1 Single Family Residential Zone.

3. Development Permit

The subject properties are located within the Natural Hazard and ESA (Environmentally Sensitive Area) Development Permit Areas in Official Community Plan Bylaw No. 3200. A development permit is therefore required prior to subdivision approval.

4. Engineering Requirements

The following are the preliminary engineering requirements for the proposed 8-lot subdivision. Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work shall be in accordance with the City of Langley's Design Criteria Manual (DCM) and Subdivision and Development Servicing Bylaw, 2021, No. 3126 (SDSB). The developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting the design works. In accordance with the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to commencing the site monitoring works.

The owner is required to execute a development servicing agreement pursuant to the Subdivision and Development Servicing Bylaw prior to City Council's consideration of the zoning amendment and development permit applications.

A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

- i. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- ii. A storm water management plan for the site is required. Refer to the City's DCM (5.7) for design guidelines.
- iii. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
- iv. New water, sanitary sewer service connections are required for each lot. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The Developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity. Please refer to section 6.5.6 in the City's DCM.
- v. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
- vi. A property dedication of approximately 7.6m (to match existing north property line at 20562 46B) will be required along the 46B Ave. frontage of the proposed subdivision to accommodate a modified cross section SS-

R12A from the City's DCM. The extension of 46B Ave. shall include a hammerhead turnaround based on the appropriate turning template.

- vii. The 46A Ave. frontage of the proposed subdivision will be built to the SS-R07 cross section standard from the City's DCM.
- viii. All boulevard planting shall be as per the City's DCM standards.
- ix. The condition of the existing pavement along the proposed project's 46A Ave. shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate, it shall be remediated at the developer's cost.
- x. The capacity of the existing sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. Any upgrade requirement for sanitary mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
- xi. The site layout shall be designed by a civil engineer to ensure that the driveway and access layout meets minimum design standards, including setbacks from property lines.
- xii. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet the City's DCM standards.
- xiii. Eliminate the existing overhead BC Hydro/telecommunication wiring and poles along the development's 46A Ave. project frontage by replacing with underground infrastructure. This requirement will be satisfied with a C-I-L contribution reviewed and approved by the City.
- xiv. Any on-site grades exceeding 20% will require a signed, sealed geotechnical report on slope stability (OCP Natural Hazard Guidelines).

B. The developer is required to submit the following bonding and fees:

- i. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- ii. The City will require inspection and administration fees in accordance with the Subdivision Bylaw based on a percentage of the estimated construction costs (SDSB 4.1.4).

- iii. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- iv. The City will require a \$24,000 bond for the installation of water meters to current standards.
- v. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the Developer with an estimate of connection costs, and the Developer will declare in writing that the estimate is acceptable.

C. The developer is required to adhere to the following conditions:

- i. Unless otherwise specified, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's SDSB.
- ii. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- iii. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's SDSB for details.
- iv. Water meters are required to be installed at the property line in accordance with the City's DCM standards at the Developer's cost.
- v. A complete set of record drawings (as-built), service record cards, a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- vi. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.

vii. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.

5. Demolition

The existing buildings and structures shall be demolished and removed from the subject properties.

6. Tree Replacement

You are required to provide a tree replacement plan from a registered landscape architect for the trees identified for removal in the arbourist's (Mike Fadum & Associates Ltd.) report dated May 18, 2021. Tree replacement shall be provided at a ratio of 2:1. Where on-site replacement is not feasible, a cash-in-lieu payment to the City is required at a rate of \$500 per tree. The City uses funds from cash-in-lieu payments for off-site habitat enhancement projects.

7. ESA Habitat Compensation

In accordance with the attached Development Permit Area Guidelines, compensation for the replacement of lost habitat areas identified in the Official Community Plan Environmentally Sensitive Areas (ESA) map is required at a ratio of 2:1. The agreed compensation amount of \$201,040.00, as determined by EBB Environmental (see attachment), shall be provided to the City.

8. Park Land Dedication

A cash-in-lieu payment to the City equivalent to a 5% park land dedication is required in accordance with Section 510 (1) (b) of the *Local Government Act*. Further to your accepted valuation of the property (see attached email), the agreed payment amount is \$310,000.00.

9. Development Cost Charges

The following development cost charges (for the creation of six new lots) shall be paid to the City of Langley prior to final approval of the subdivision:

City of Langley Development Cost Charges	\$110,454.00
Greater Vancouver Sewerage & Drainage District Charges	\$37,524.00
Greater Vancouver Water District Charges ¹	\$40,152.00
Regional Transportation DCC (TransLink)	\$17,958.00
<u>School District No. 35 School Site Acquisition Charge</u>	<u>\$6,000.00</u>
Total	\$212,088.00

¹Pursuant to Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2023

10. Property Taxes

You are required to pay all property taxes owing on the subject property or submit a deposit in the amount estimated by the Director of Corporate Services to be the total of the school taxes and municipal taxes owing on the subject property. Please contact Darrin Leite, Director of Corporate Services (Tel. 604-514-2806) if you have any questions regarding this matter.

11. Legal Costs

All survey costs and registration of plans and documents in the Land Titles Office are the responsibility of the owner/applicant.

This preliminary approval shall be effective for a period of six months from the date of this letter. Please note that preliminary approval shall not be construed to be final approval of a subdivision for *Land Title Act* purposes. Preliminary approval may be revoked or revised in the event that new information becomes available or new legislation, regulations or bylaws come into effect that would render the proposed subdivision unlawful.

Should you require clarification with regard to any of these matters please contact the undersigned.

Yours truly,








Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services/
Approving Officer

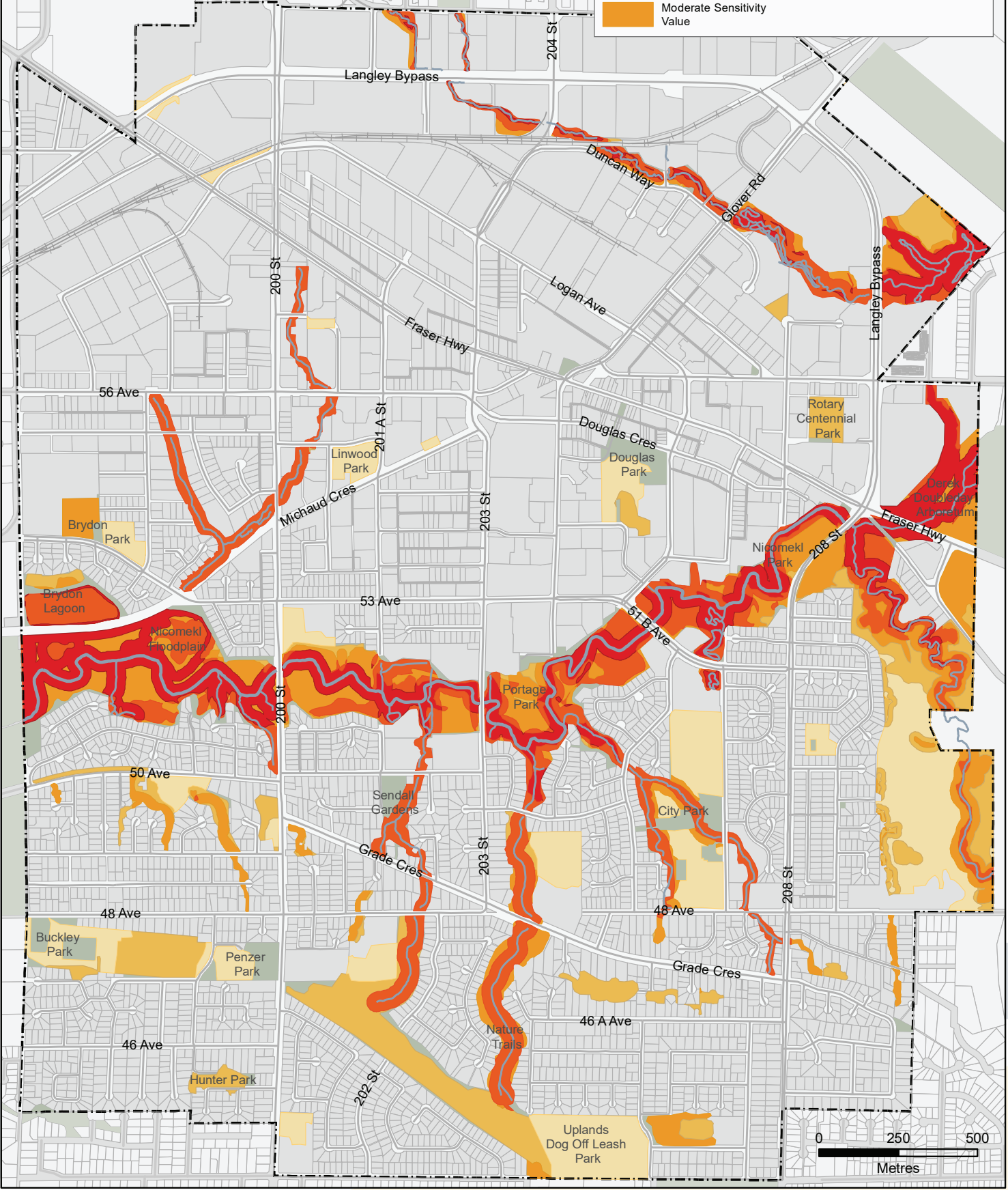
attachment

cc: Director of Development Services
Director of Engineering, Parks & Environment
Manager of Engineering Services
Engineering Technologist
Director of Corporate Services
Langley City Fire-Rescue Service
Canada Post
B.C. Hydro
Telus
FortisBC
Shaw

13. Natural Environment DPA Environmentally Sensitive Areas

Environmentally Sensitive Area Ratings

 Low Sensitivity Value	 Moderately High Sensitivity Value
 Moderately Low Sensitivity Value	 High Sensitivity value
 Moderate Sensitivity Value	



ENVIRONMENTALLY SENSITIVE AREA GUIDELINES

AREA

These guidelines apply to properties that have environmentally sensitive areas (ESA) within them as shown on Map 13.

PURPOSE

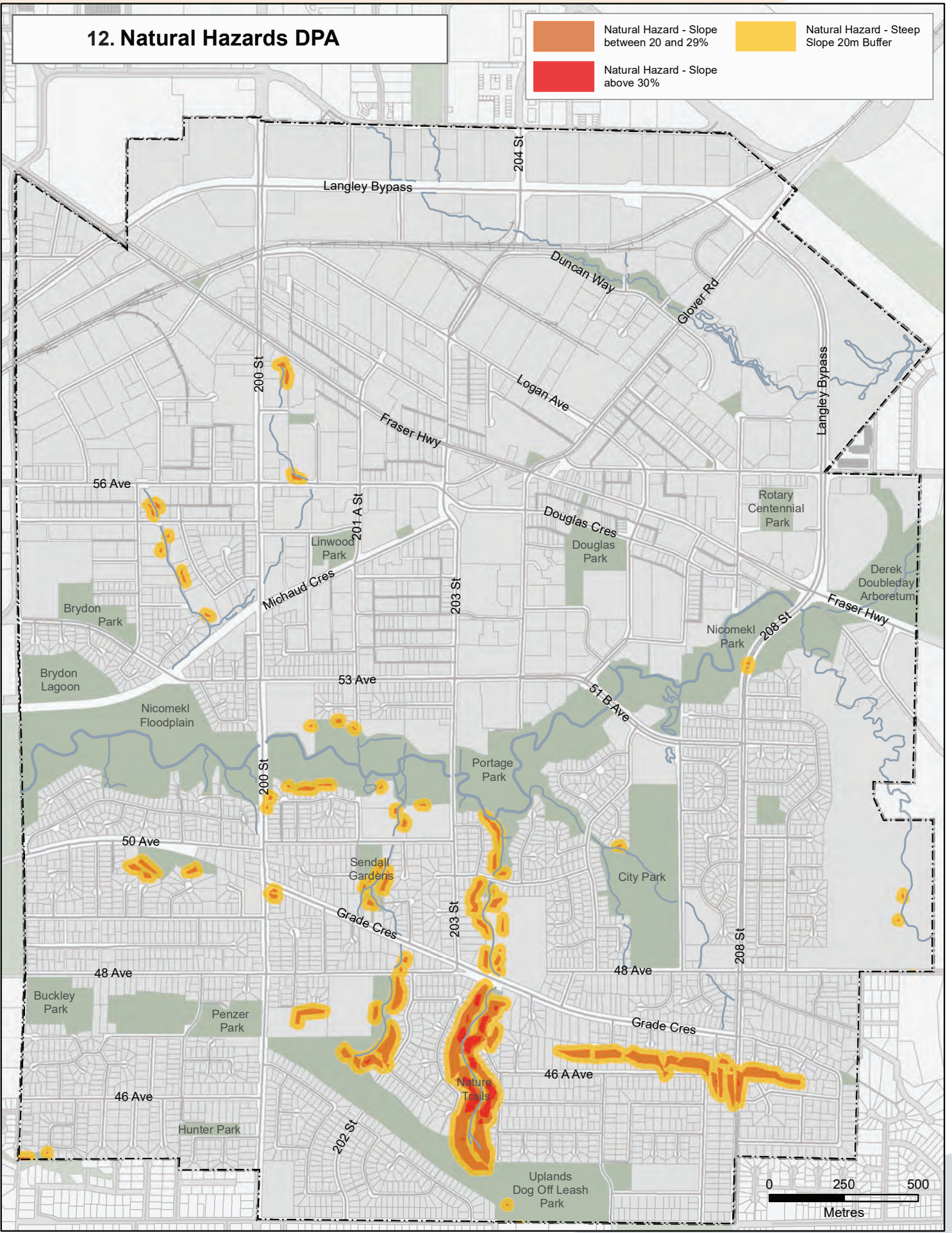
These guidelines are intended to protect the natural environment, its ecosystems, and biological diversity where healthy riparian habitat, watercourses, and tree stands are key to achieving the OCP's key directions and policies related to mitigating the impacts of climate change and enhancing biodiversity.

1. Development in ESAs ranked as moderate to high value is prohibited.
2. Development in ESAs ranked as moderately low to low value is strongly discouraged and shall maintain ecological connectivity and function where possible.
3. Ensure development results in no net loss of habitat area. Where loss of habitat is unavoidable, replace the value of lost habitat at a ratio of 2:1.
4. Locate and design development to protect, complement and enhance ESA values, including natural areas, landforms, and hydrological function.
5. Applicants may be required to provide a detailed environmental inventory study and/or environmental impact assessment in accordance with the requirements of the B.C. Ministry of Environment.
6. Applications affecting environmentally sensitive areas shall be reviewed in consultation with the B.C. Ministry of Environment, the Department of Fisheries and Oceans, and the Kwantlen First Nation (where applicable).
7. Development must be set back from sensitive areas to minimize any impacts on riparian habitat in accordance with the methods for determining streamside protection and enhancement areas under the Riparian Areas Protection Regulation, and the recommendations of a Qualified Environmental Professional (QEP).
8. Land development projects shall adhere to Land Development Guidelines for the Protection of Aquatic Habitat prepared by the B.C. Ministry of Environment and the Department of Fisheries and Oceans.
9. Habitat protection boundaries shall be formalized through dedication to the City, rezoning, or Restrictive Covenants in accordance with Section 219 of the Land Title Act.
10. Applicants may be required to provide an arborist's report and tree replacement plan, for the subject development site and potentially adjacent properties as well, complete with security for replanting prior to issuance of a development permit.
11. Any subdivision of land shall consider natural features including topography, mature trees, creeks and ravines;
12. An arborist's report and tree replacement plan, complete with security for replanting, may be required by the Approving Officer prior to subdivision approval.



12. Natural Hazards DPA

	Natural Hazard - Slope between 20 and 29%		Natural Hazard - Steep Slope 20m Buffer
	Natural Hazard - Slope above 30%		





HAZARD GUIDELINES

AREA

These guidelines apply to properties that have within them lands with slopes of 20% or greater and land within 20m of slopes that are 20% or greater, as shown on Map 12.

PURPOSE

These guidelines are intended to protect development from hazardous conditions on lands with steep slopes where land slip and erosion may impact the safety of people, property, and buildings.

1. A geotechnical assessment report is required for development on a parcel subject to this development permit to determine risks from natural hazards and required mitigation measures to the satisfaction of the City.
2. Avoid developing on land with slopes over 30%.
3. No development shall take place which is likely to result in erosion, sloughing, excessive run-off or siltation within or adjacent to the Development Permit Area.
4. Buildings, structures and paved surfaces shall be located away from areas subject to erosion, sloughing or landslip or damage there from.
5. Appropriate measures shall be put in place to direct surface run-off away from areas subject to erosion and sloughing and from downstream developed lands unless the downstream services are designed to accommodate the increased storm water load.
6. Contain any excessive run-off, erosion or siltation at the clearing and construction stage and for the completed development.
7. Buildings, structures and paved surfaces shall be sited so as to preserve natural vegetation on the steeper slopes, minimize cutting into slopes and avoid the use of retaining walls over 1.5 metres [4.92 ft.] in height.
8. Terrace retaining walls with sufficient width to allow plantings and maintenance. Lock style retaining walls are not permitted.
9. Protect slopes identified as unsuitable for development by a geotechnical report through dedication to the City, rezoning, or Restrictive Covenants in accordance with Section 219 of the Land Title Act.

Roy Beddow
Deputy Director of Development Services
City of Langley
City Hall
20399 Douglas Crescent
Langley, BC, V3A 4B3

September 16, 2024

ESA Habitat Compensation Valuation for 20525 & 20541 46A Avenue, City of Langley.

Hello Roy;

As requested, I have put together a generic formula to determine the cost of compensation for works within an Environmentally Sensitive Area (ESA). Works occurring within sensitive habitats require a compensation planting of native species at a ratio of 1 plant per square metre. Typically, planting lists have a ratio of 1 tree:3 shrubs, with trees being in the 1 to 2 metre height (5-gallon pot). The determination of the planting density and ratio is based on several guiding documents:

- Province of British Columbia: Riparian Restoration Guidelines (March 2008)
https://www.env.gov.bc.ca/lower-mainland/electronic_documents/RiparianRestorationGuidelines.doc
- Species at Risk Voluntary Stewardship Practices or: Guidance for Restoration Activities in Riparian Areas. (December 2013). Prepared by Mike Pearson, PhD. RPBio: and DG Blair M.SC.
http://stewardshipcentrebc.ca/PDF_docs/sar/GuidanceforRestorationActivitiesinRiparianAreasPilot12-2013.pdf

For the properties in question (20525 & 20541 46th Avenue) the total area of impacted ESA is 2,872 sq. metres. With the City's requirement of a 2:1 ratio for works that create a loss of habitat the adjusted impacted area is 5,744 sq. metres.

With a requirement of one plant every sq metre the total number of plants required to offset the proposed impacts is 5,744. In discussions with several suppliers of native plants the average price for native plants (shrubs in 1-gallon pots and trees to 5-gallon pots) is \$23.00/plant. The total estimated cost for the plant is \$132,112.00.

In addition to the fees for the planting stock is the cost of installation. Installation requires the preparation of the site, bring in additional topsoil to help the plants establish, and the labor fees for installation. Based on discussions with several suppliers a rate of \$12.00/plant can be used to estimate the total fees for installation. Assuming 5,744 plants the installation fees will be approximately \$68,928.00.

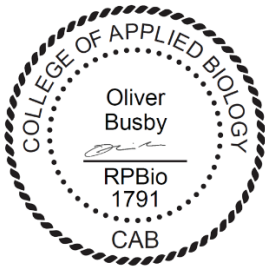
A final consideration is the assurance that the plants will have a suitable survival, 80% is required by both the Federal Department of Fisheries and Oceans Canada as well as the Provincial Water Sustainability Branch. To ensure these values are met survivability surveys are completed in

Year 1, 2,3,5,7 and 10. Typical surveys fees are \$1200 to \$1500 per year. Assuming an average of \$1500.00 (to account for inflation) and additional charge of \$9,000.00 is to be considered when determining the cost of compensation.

The total cost of compensation for the 2, 872 sq. metres of ESA is \$201,040.00 (excluding taxes).

If you have any questions, please feel free to contact me at your convenience.

Regards;



Oliver Busby, MBA, RPBio
Principal
EBB Environmental Consulting, Inc.

I certify that the work described herein fulfills standards acceptable of a Professional Biologist.