



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: CitiWest 8-Lot Subdivision Application - 20525 & 20541 – 46A Avenue

File #: 6620.00

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: November 25, 2024

RECOMMENDATION:

THAT the report titled, “CitiWest 8-Lot Subdivision Application - 20525 & 20541 – 46A Avenue”, be received for information.

PURPOSE:

The purpose of the report is to consider an application by CitiWest Consulting Ltd. to rezone the subject properties from the RS2 Estate Residential Zone to the RS1 Single Family Residential Zone to permit an 8-lot subdivision.

POLICY:

The subject properties are designated “Suburban Residential” in the Official Community Plan (OCP) which supports RS1 Single Family Residential zoning. The re-designation from Estate Residential was intended to encourage “gentle density” south of the Nicomekl River, enabling smaller lots and additional housing units. Since portions of the subject properties are identified in the OCP as Natural Hazard Areas (Map 12) and Environmentally Sensitive Areas (Map 13), the proposed subdivision also requires a development permit to proceed. Section 05. of the OCP sets out guidelines for these development permit areas.

minute walk on 208 Street (590, C60, C61 routes) and Grade Crescent (590, C63 routes). The future neighbourhood commercial node identified in the OCP at 208 Street and 48 Avenue is approximately 900 metres (10-15 minute walk) to the northwest.

2. Layout

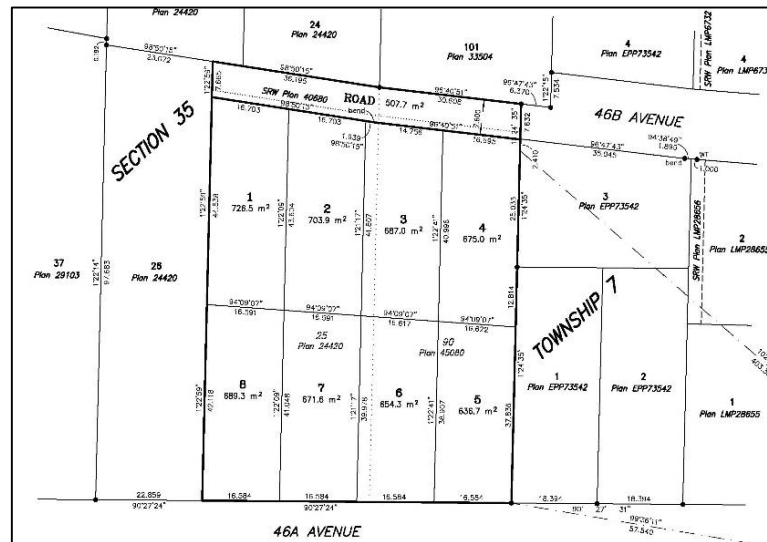
In order to enable the most efficient subdivision of the subject properties and the remaining lots in the block in a manner consistent with the OCP Suburban land use designation, a westward extension of 46B Avenue would be required. To that end, the City engaged Binnie & Associates in 2019 to evaluate and propose conceptual road alignments and subdivision layouts. 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. Although the Binnie proposal predated the adoption of the current Official Community Plan and was based on the RS2 Estate Residential zoning (920 sq m minimum lot area), the same road layout would facilitate access to the rear portions of 46A Avenue and Grade Crescent lots for RS1 subdivision (557 sq m minimum lot area).



Conceptual Extension of 46B Avenue

The subject proposal extends 46B Avenue westward as a half-road construction (the north half to be completed when 20532 and 20556 Grade Crescent are subdivided), enabling an 8-lot subdivision of the subject properties under RS1 zoning. The road extension includes a temporary “hammerhead” turnaround (Attachment 3) over a

portion of proposed Lots 1 and 2. The remaining sections of the road extension would be dedicated and constructed incrementally as a condition of future subdivision approvals.



Preliminary Subdivision Plan

The eight proposed lots (Attachment 2) exceed the RS1 zone’s minimum lot area and width, ranging in size from 637 to 725 square metres. The lots accommodate generous building envelopes capable of supporting single family homes and/or additional dwelling units and configurations contemplated by the Small-Scale Multi-Unit Housing (SSMUH) legislation and permitted as “Plex Homes” in the RS1 zone.

3. Environmentally Sensitive Area

The northern portion of the site is identified as an Environmentally Sensitive Area (ESA) in Map 13 of the Official Community Plan and is therefore part of the ESA Development Permit Area. The ESA affecting the subject properties has a “Low to Moderate” sensitivity value. Although the ESA DP guidelines “strongly discourage” development in ESA areas of lower sensitivity, there is a provision for compensation at a 2:1 ratio where “loss of habitat is unavoidable”.

In accordance with the ESA Development Permit guidelines, the applicant provided an environmental assessment report (Attachment 4) that substantiates the lower sensitivity value determined by the City’s ESA Mapping Study, concluding that:

The Property does not include any mapped critical habitat for species at risk. There are no known occurrences of species at risk on the Property. No species at risk or evidence of species at risk were observed on the Property during the field assessment. Although the ESA contains mature coniferous forest, it is isolated, with no connection to any

*other natural habitat, and likely only provides habitat for birds and small mammals.
(Enkon Environmental, 2022)*



Environmentally Sensitive Areas (OCP Map 13)

Since the applicant is proposing to develop in an ESA area and to compensate the City for the resultant loss of habitat, the City retained EBB Environmental to determine a compensation value based on the City’s ESA mapping, the environmental assessment report and the 2:1 habitat replacement ratio. EBB Environmental determined the compensation value to be \$201,040 (Attachment 5) and the applicant has agreed to pay this amount prior to zoning adoption. Should the rezoning be approved, the compensation payment would be used by the City for habitat enhancement projects at other locations in the City. The following off-site enhancement projects have been identified as priorities:

- Newlands Brook and wetlands habitat improvements (Nicomekl Floodplain near 52 Avenue/206 Street)
- Invasive species removal and restoration of wetland area (Nicomekl Floodplain Park/208 Street)
- Nicomekl River trail network invasive species removal and replanting (multiple locations)
- Brydon Park dog area plantings and improvements
- Brydon Lagoon west end planting and restoration

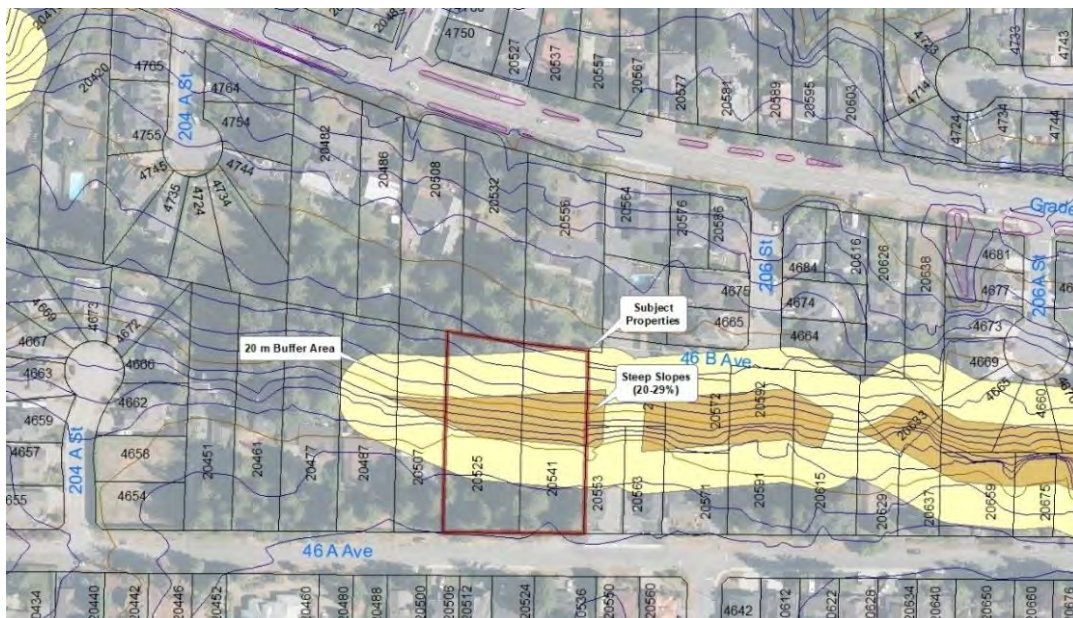
City staff will pursue the implementation of these and other projects, as appropriate, in partnership with conservation and stewardship agencies in 2025-2026 should this application be approved.

4. Tree Replacement Plan

Subdividers in the City are required to replace any on-site trees (identified in a tree survey and arbourist report) removed for construction and development at a ratio of 2:1. Where on-site replacement is not feasible, a cash-in-lieu payment of \$500 per tree is required. According to the arbourist's report, extensive tree removal would be required for this development due to the building envelopes, the road and retaining wall construction and the installation of on-site services. The tree replacement plan (Attachment 6) shows 24 trees planted on-site, including established native species on the properties such as Douglas Fir and Vine Maple. Based on the arbourist report, a \$75,000 cash payment is required in-lieu of replacing the remaining on-site trees to be removed for the development. The funds will be allocated to a City account to fund off-site tree planting in support of the City's Urban Forest Management Strategy.

5. Hazard Areas

Part of the escarpment area described previously includes steep slopes exceeding a gradient of 20% as identified in the City's Natural Hazard Areas mapping. Hazard areas shown in Map 12 of the Official Community Plan are part of the Hazard Development Permit Area.



Natural Hazard Areas (OCP Map 12)

In accordance with the Hazard DP Area Guidelines, the applicant provided a report from a geotechnical engineer that assessed the risk of erosion and land slippage and recommended measures to protect the proposed lots and building envelopes. A two-tiered retaining wall is proposed to be constructed in the rear yards of proposed Lots 1-4. The City will require a restrictive covenant to be registered on title to maintain and protect the retaining wall and related drainage works as a condition of subdivision approval.

6. Parkland Dedication

Subdividers are required to provide a 5% park land dedication in subdivisions creating three or more new lots under Section 510 of the *Local Government Act*. In the case of the subject application, the City will require a cash-in-lieu payment since the land area (~297 sq m) would be insufficient for public open space and the OCP does not identify the need for any new parks in this area. The applicant has agreed to a preliminary valuation of \$310,000, to be reviewed and updated, if required, at the time of subdivision.

BUDGET IMPLICATIONS:

The proposed development would contribute \$110,454.00 to City Development Cost Charge accounts under DCC Bylaw No. 2482. A 5% park land cash-in-lieu contribution (2024 valuation - \$310,000.00) is required prior to subdivision final approval. An ESA habitat compensation payment of \$201,040.00 is required prior to zoning adoption and development permit approval. A tree replacement payment of \$75,000.00 is required prior to subdivision approval.

SUMMARY:

The proposed development is consistent with the Official Community Plan's land use policies to enable the addition of smaller lots and greater housing options in the former Estate Residential area between 46A Avenue and Grade Crescent.

Engineering Requirements:

See September 18, 2024 Preliminary Layout Approval Letter (attached). The owner has executed a Development Servicing Agreement for the construction of the required engineering works.

Fire Department Comments:

The department has reviewed this application to ensure adequate access for firefighting apparatus and personnel and has no concerns with the proposed development.

ALTERNATIVES:

1. Do not consider Zoning Amendment Bylaw No. 3295 to accommodate an 8-lot subdivision of 20525 & 20541 – 46A Avenue for first and second readings.

Respectfully Submitted,



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

Concurrence:



for
David Pollock, P.Eng.
Director of Engineering, Parks
& Environment

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Scott Kennedy, Fire Chief

Attachments:

1. Zoning Amendment Bylaw No. 3295
2. 8-Lot Subdivision Plan – Survey Plan
3. 46B Avenue Roadworks – Temporary “Hammerhead” Turnaround
4. Environmental Overview Assessment Report – Enkon Environmental
5. ESA Habitat Compensation Valuation – EBB Environmental Consulting Inc.
6. Tree Location Plan – C. Kavolinas & Associates Inc.
7. Preliminary Layout Approval (PLA) Letter - September 18, 2024

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 214, 2024, BYLAW NO. 3295
DEVELOPMENT PERMIT APPLICATION DP 11-22

To consider Zoning Bylaw amendment and Development Permit applications by CitiWest Consulting Ltd. for an 8-lot subdivision at 20525 & 20541 – 46A Avenue.

The subject properties are currently zoned RS2 Estate Residential in Zoning Bylaw No. 2100 and designated “Suburban” in the Official Community Plan Land Use Designation Map. The lands are subject to a Development Permit (DP) to address environmentally sensitive and natural hazard area conditions.

Background Information:

Applicant:	Citiwest Consulting Ltd.
Owner:	1210300 B.C. Ltd.
Civic Addresses:	20525 & 20541 – 46A Avenue
Legal Description:	Lot 25, Section 35, Township 7, New Westminster District, Plan 24420; Lot 90, Section 35, Township 7, New Westminster District, Plan 45080
Site Area:	5,498 m ² (1.47 acres)
Number of Units:	8-Lot Subdivision
OCP Designation:	Suburban
Existing Zoning:	RS2 Estate Residential
Proposed Zoning:	RS1 Single Family Residential
Development Cost Charges:	\$212,088.00 (City - \$110,454.00, GVS&DD - \$37,524.00, GVWD - \$40,152.00, SD35 - \$6,000.00, TransLink - \$17,958.00)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 214**

BYLAW No. 3295

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20525 & 20541 – 46A Avenue to the RS1 Single Family Residential Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 214, 2024, No. 3295”.

2. Amendment

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of

PID: 009-415-939

Lot 25, Section 35, Township 7, New Westminster District, Plan 24420

PID: 005-875-005

Lot 90, Section 35, Township 7, New Westminster District, Plan 45080

from the RS2 Estate Residential Zone to the RS1 Single Family Residential Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 214
Bylaw No. 3295

READ A FIRST AND SECOND TIME this day of , XXXX.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 07-20 DEVELOPMENT PERMIT APPLICATION DP 11-22

Civic Address: 20525 & 20541 – 46A Avenue
Legal Description: Lot 25, Section 35, Township 7, New Westminster District, Plan 24420; Lot 90, Section 35, Township 7, New Westminster District, Plan 45080
Applicant: Citiwest Consulting Ltd.
Owner: 1210300 B.C. Ltd.



**SUBDIVISION PLAN OF LOT 25, PLAN 24420 AND LOT 90, PLAN 45080;
BOTH OF SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT**

PLAN EPP

City of Langley B.C.G.S. 92G.017



SCALE - 1 : 500

All distances are in metres

The intended plot size of this plan is 560mm in width by 432mm in height (C Size) when plotted at a scale of 1:500

PRELIMINARY 03 NOVEMBER, 2022

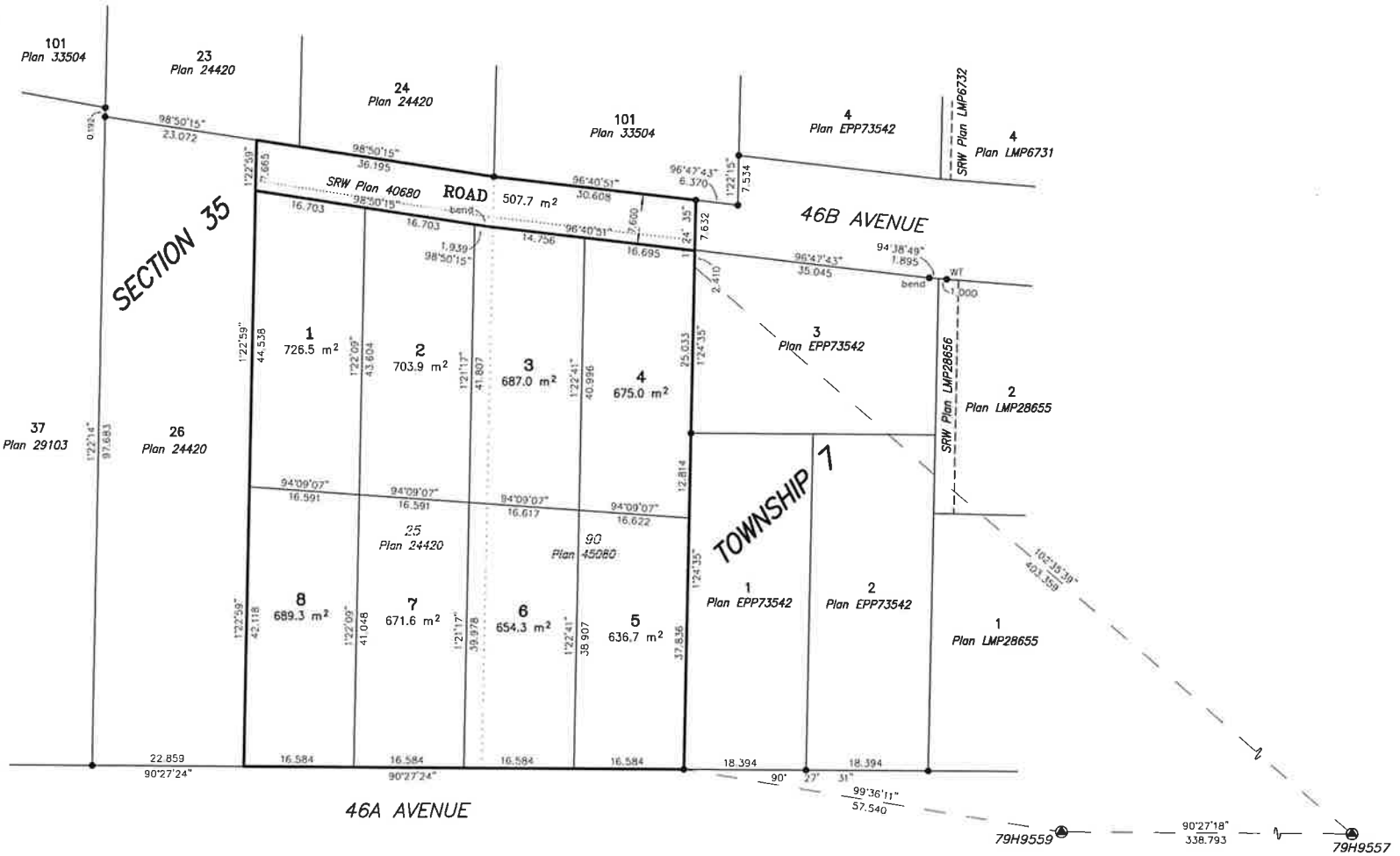
Integrated Survey Area No. 45

City of Langley, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid Bearings are derived from observations between Control Monuments 79H9559 and 79H9557.

The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the Mascot published coordinates for geodetic control monuments 79H9559 and 79H9557.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996043 which has been derived from geodetic control monument 79H9559.



- Legend:**
- ⊙ Denotes control monument found
 - Denotes standard iron post found
 - Denotes standard iron post set
 - WT Denotes witness

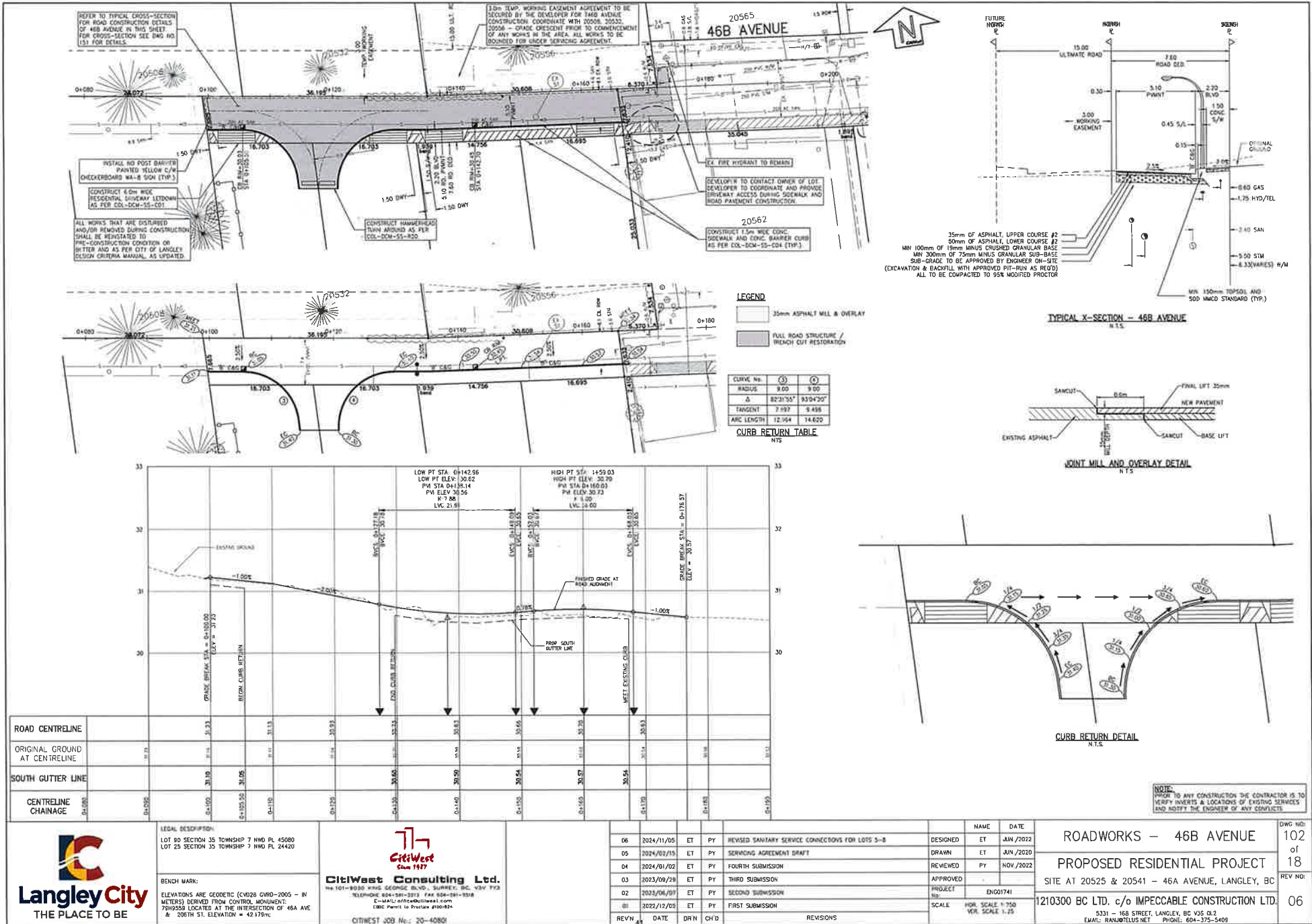
Note: This plan shows one or more witness posts which are not set on the true corner(s). Witness posts are set along the production of a boundary unless otherwise noted. Some symbols and lines have been exaggerated for clarity.

UTM Coordinates NAD83(CSRS) 4.0.0.BC.1.GVRD Zone 10 North (Central Meridian 123°W)				
	Northing	Easting	Point Combined Scale Factor	Estimated Horizontal Positional Accuracy
79H9559	5,437,134.947	525,330.478	0.9996043	0.02
79H9557	5,437,132.258	525,669.127	0.9996046	0.02

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 - 18525-53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 5968-SUB2

This plan lies within the jurisdiction of the Approving Officer for the City of Langley.
This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was completed on the _____ day of _____, 2022.
Sean Costello, BCLS 900



ROAD CENTRELINE	0+000	0+100	0+200	0+300	0+400	0+500	0+600	0+700	0+800	0+900	0+1000
ORIGINAL GROUND AT CENTRELINE	31.72	31.11	30.50	30.00	29.50	29.00	28.50	28.00	27.50	27.00	26.50
SOUTH GUTTER LINE	31.72	31.11	30.50	30.00	29.50	29.00	28.50	28.00	27.50	27.00	26.50
CENTRELINE CHAINAGE	0+000	0+100	0+200	0+300	0+400	0+500	0+600	0+700	0+800	0+900	0+1000

LEGAL DESCRIPTION:
 LOT 28 SECTION 35 TOWNSHIP 7 NWD PL 45080
 LOT 29 SECTION 35 TOWNSHIP 7 NWD PL 24420

BENCH MARK:
 ELEVATIONS ARE GEODETIC (CW28 GVD-2005 - IN METERS) DERIVED FROM CONTROL MONUMENTS: 709858 LOCATED AT THE INTERSECTION OF 46A AVE & 206TH ST. ELEVATION = 42.179m.

CitiWest
 Since 1977

CitiWest Consulting Ltd.
 110-10300 KING GEORGE BLVD. SUITE 111, V1V 1P3
 TELEPHONE: 604-581-2813 FAX: 604-281-1318
 E-MAIL: info@citiwest.com
 CIBC Permit to Practice #100824

CITWEST JOB No.: 20-40801

REV#	DATE	DRN	CH'D	REVISIONS	NAME	DATE
06	2024/11/05	ET	PY	REVISED SANITARY SERVICE CONNECTIONS FOR LOTS 5-8	DESIGNED	ET JUN /2022
05	2024/07/15	ET	PY	SERVICING AGREEMENT DRAFT	DRAWN	ET JUN /2020
04	2024/01/02	ET	PY	FOURTH SUBMISSION	REVIEWED	PY NOV /2022
03	2023/09/28	ET	PY	THIRD SUBMISSION	APPROVED	ET NOV /2022
02	2023/06/07	ET	PY	SECOND SUBMISSION	PROJECT No.	ENG01741
01	2022/12/09	ET	PY	FIRST SUBMISSION	SCALE	FOR SCALE 1:750 VER. SCALE 1:25

ROADWORKS - 46B AVENUE

PROPOSED RESIDENTIAL PROJECT

SITE AT 20525 & 20541 - 46A AVENUE, LANGLEY, BC

1210300 BC LTD. c/o IMPECCABLE CONSTRUCTION LTD.

5331 - 168 STREET, LANGLEY, BC V5S 0L3
 EMAIL: TRAN@TELUS.NET PHONE: 604-375-3409

DWG NO: 102 of 18
 REV NO: 06



October 26, 2022

Impeccable Construction Ltd.
5331 168 Street,
Surrey BC
V3Z 1E2



207 – 5550 152nd Street
Surrey, BC
V3S 5J9
Phone: 604-574-4477
Fax: 604-574-4353
enkon@enkonenv.com
www.enkonenvironmental.com

CO: Jasleen Kaur, CitiWest Consulting Ltd.

**RE: 20525 AND 20541 46A AVENUE, LANGLEY – ENVIRONMENTAL
OVERVIEW ASSESSMENT REPORT**

ENKON File No. 1988-001

INTRODUCTION

ENKON Environmental Limited (ENKON) was retained by Impeccable Construction Ltd. to conduct an environmental overview assessment in support of a development permit application for a proposed residential development located at 20525 and 20541 46A Avenue, Langley, British Columbia (the Property). This document has been prepared to identify and document potential project interactions with the environmental resource values near the Property and propose measures to avoid and/or mitigate potential adverse effects, including impacts to an Environmentally Sensitive Area (ESA), as identified in the Langley City's Official Community Plan (OCP) Bylaw 3200¹.

METHODS

Existing Information and Literature Review

Aquatic Habitat

Publicly accessible databases such as Habitat Wizard² and the Langley City's online mapping system (Geocortex)³, were consulted to identify any aquatic habitat on and near the Property.

¹ Langley City. 2021. Langley City Official Community Plan. Available at: https://langleycity.ca/sites/default/files/uploads/OCP/Official%20Community%20Plan%20Bylaw_R.pdf [accessed April 25, 2022]

² BC MOE (BC Ministry of Environment). 2022. Habitat Wizard. Available at: <https://maps.gov.bc.ca/ess/hm/habwiz/>. [accessed April 25, 2022]

³ Langley City. 2022 Geocortex. Available at: <https://map.langleycity.ca/html5viewer/?viewer=ext> [accessed April 25, 2022]

Terrestrial Habitat

The Wildlife Tree Stewardship Atlas⁴ and the Great Blue Heron Atlas⁵ were queried for identified locations of bald eagle (*Haliaeetus leucocephalus*) nests and great blue heron (*Ardea herodias*) nest colonies.

A list of potential federally and provincially listed species at risk was generated by querying the BC Conservation Data Centre (CDC) Species and Ecosystem Explorer⁶ database to identify listed species that occur specifically within the Fraser Valley Regional District and the Coastal Western Hemlock very dry maritime eastern variant Biogeoclimatic Zone (CWHxm1). The preliminary species list is inclusive of provincially red- and blue-listed species and species listed under the *Species at Risk Act* (SARA) as either Endangered, Threatened or of Special Concern (Schedule 1).

The Province of BC's iMap BC website⁷ was queried for records of element occurrences and posted critical habitat occurring within 2.5 kilometres (km) of the Property. Habitat suitability information was used to refine the preliminary list of species of consideration for the Project. Available literature was used to evaluate the ability of habitat features found within and adjacent to the Property to support critical life history functions for each species on the preliminary species list. Examples of critical life history functions for wildlife include breeding, nesting/denning or hibernation, and for plants, germination, flowering and seed dispersal.

Langley City's Geocortex⁸ mapping system was queried for the location of ESAs in proximity to the Property.

Field Assessment

Aquatic Habitat

ENKON conducted a site visit on April 25, 2022 to determine if there were any previously unmapped watercourses or wetlands on or adjacent to the Property.

Terrestrial Habitat

During the April 25, 2022 site visit, ENKON noted the terrestrial habitat present on site, including suitability for species of conservation interest, raptor nests, as well as general wildlife habitat.

⁴ Community Mapping Network. 2022a. Wildlife Tree Stewardship Atlas. Available at: https://cmnmaps.ca/WITS_gomap/ [accessed April 25, 2022]

⁵ Community Mapping Network. 2022b. Great Blue Heron Atlas. Available at: <https://cmnmaps.ca/GBHE/> [accessed April 25, 2022]

⁶ BC Conservation Data Centre: CDC iMap 2021. [web application]. Victoria, BC. Available: <http://maps.gov.bc.ca/ess/sv/cdc> [accessed April 25, 2022]

⁷ iMap BC. 2022. [web application] Available: <http://maps.gov.bc.ca/ess/sv/imapbc> [accessed April 25, 2022]

⁸ Langley City. 2022.[web application] Available: <https://map.langleycity.ca/html5viewer/?viewer=ext> [accessed April 25, 2022]

RESULTS

Existing Information and Literature Review

Aquatic Habitat

No previously mapped aquatic habitat was identified on or immediately adjacent to the Property.

Terrestrial Habitat

The closest recorded bald eagle nest to the Property is BAEA-204-036 (located approximately 1.5 km northwest of the Property).

The closest documented great blue heron colony, the Gordy G's Place colony (GBHE-204-033), is located approximately 4 km northeast of the Property. This colony was recorded as active in 2009.

Development of the Property is not anticipated to impact any previously mapped bald eagle nests or great blue heron nest colonies.

The Property includes a portion of an isolated Environmentally Sensitive Area ranked as moderately low value (Figure 1).

Species of Conservation Concern

A map of element occurrences documented by the CDC within 2.5 km of the Property is presented in Appendix A. Two element occurrences have been documented by the CDC within 2.5 km of the Property:

- Vancouver Island beggarticks (*Allogona townsendiana*) (Shape ID 72476) –more than 2 km south of the Property; and
- Mountain beaver (*Aplodontia rufa*) (Shape ID 20914) – historical record from 1969 precise location unknown. Does overlap with the Property.

A map of the critical habitat located within 2.5 km of the Property is provided in Appendix A. Proposed critical habitat for marbled murrelet (*Brachyramphus marmoratus*), which includes the entirety of the southern mainland coast of BC, intersects the Property. There is also proposed critical habitat for barn owl (*Tyto alba*) within 2.5 km of the Property.

In consideration of the disturbed and isolated nature of the terrestrial habitat on the Property, it is unlikely for species at risk to be present. Habitat required for Vancouver Island beggarticks, and mountain beaver is not present on the Property.

Field Assessment

Aquatic Habitat

No aquatic habitat was identified during the field assessment.



Site Plan

20525 & 20541
46A Ave

client:
Impeccable Construction Ltd

Legend

- Contours (25cm)
- Design
- Parcels
- Property Boundary
- ESA
- High
- Moderately High
- Moderate
- Moderately Low
- Low

Scale: 1:1,000

Figure 1

Cartographer: E. Fortune
Date: Oct 26 2022
Projection: NAD 83 UTM 10N
Data: <https://data-langleycity.opendata.arcgis.com>



Terrestrial Habitat

The Property has deciduous and coniferous trees, confined primarily to the ESA portion of the Property, below a steep slope break in the Property. The southern portion of the Property consists of a recently demolished house, as well as landscaped yard. Vegetation within the ESA was dominated by western redcedar (*Thuja plicata*) and vine maple (*Acer circinatum*) with several invasive species in the understory, including English ivy (*Hedera helix*), Himalayan blackberry (*Rubus armeniacus*), and English laurel (*Prunus laurocerasus*) (Photograph 1). There is an existing shed located within the ESA (Photograph 2).



Photograph 1: Looking north into the ESA (April 25, 2022).



Photograph 2: Looking northeast into the ESA showing existing shed (April 25, 2022).

The southern half of the Property, where the previous building sites were located, is dominated by mature coniferous trees, including western redcedar and Douglas-fir (*Pseudotsuga menziesii*), with several non-native ornamental and invasive species in the understory, including rhododendron, English laurel, bamboo, English ivy, and periwinkle (*Vinca* sp.) (Photographs 3 to 5).

No raptor nests were observed within the proposed development area during the field assessment. The only wildlife species noted during the field assessment were avian, including song sparrow (*Melospiza melodia*), American robin (*Turdus migratorius*), black-capped chickadee (*Poecile atricapillus*), Pacific wren (*Troglodytes pacificus*), and northwestern crow (*Corvus caurinus*).



Photograph 3: Looking north along the driveway of 20525 46A Avenue (April 25, 2022).



Photograph 4: Non-native species in previous residential yard in southern portion of the Property (April 25, 2022).



Photograph 5: Looking north at previous building site at 20525 46A Avenue (April 25, 2022).

CONCLUSION AND RECOMMENDATIONS

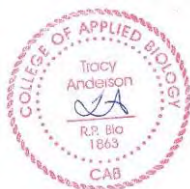
The Property does not include any mapped critical habitat for species at risk. There are no known occurrences of species at risk on the Property. No species at risk or evidence of species at risk were observed on the Property during the field assessment. The only wildlife species observed during the field assessment were avian. The Property contains a portion of an isolated ESA ranked as moderately low. Although the ESA contains mature coniferous forest, it is isolated, with no connection to any other natural habitat, and likely only provides habitat for birds and small mammals.

To avoid impacts to nesting birds and contravention of the federal *Migratory Bird Conventions Act* and Section 34b of the *BC Wildlife Act*, vegetation clearing should be scheduled outside of the nesting period (generally March 1 through August 31). If clearing outside of this period cannot be avoided, an active bird nest survey should be completed.

Please contact the undersigned if you have any questions or concerns.

Regards,

Prepared by:



Tracy Anderson, B.Sc., R.P.Bio. (#1863)
Senior Project Manager
ENKON Environmental Limited

tanderson@enkonenv.com

Reviewed by:



Afshin Parsamanesh, M.Sc. R.P.Bio, (#1776)
Senior Project Manager
ENKON Environmental Limited

aparsamanesh@enkonenv.com

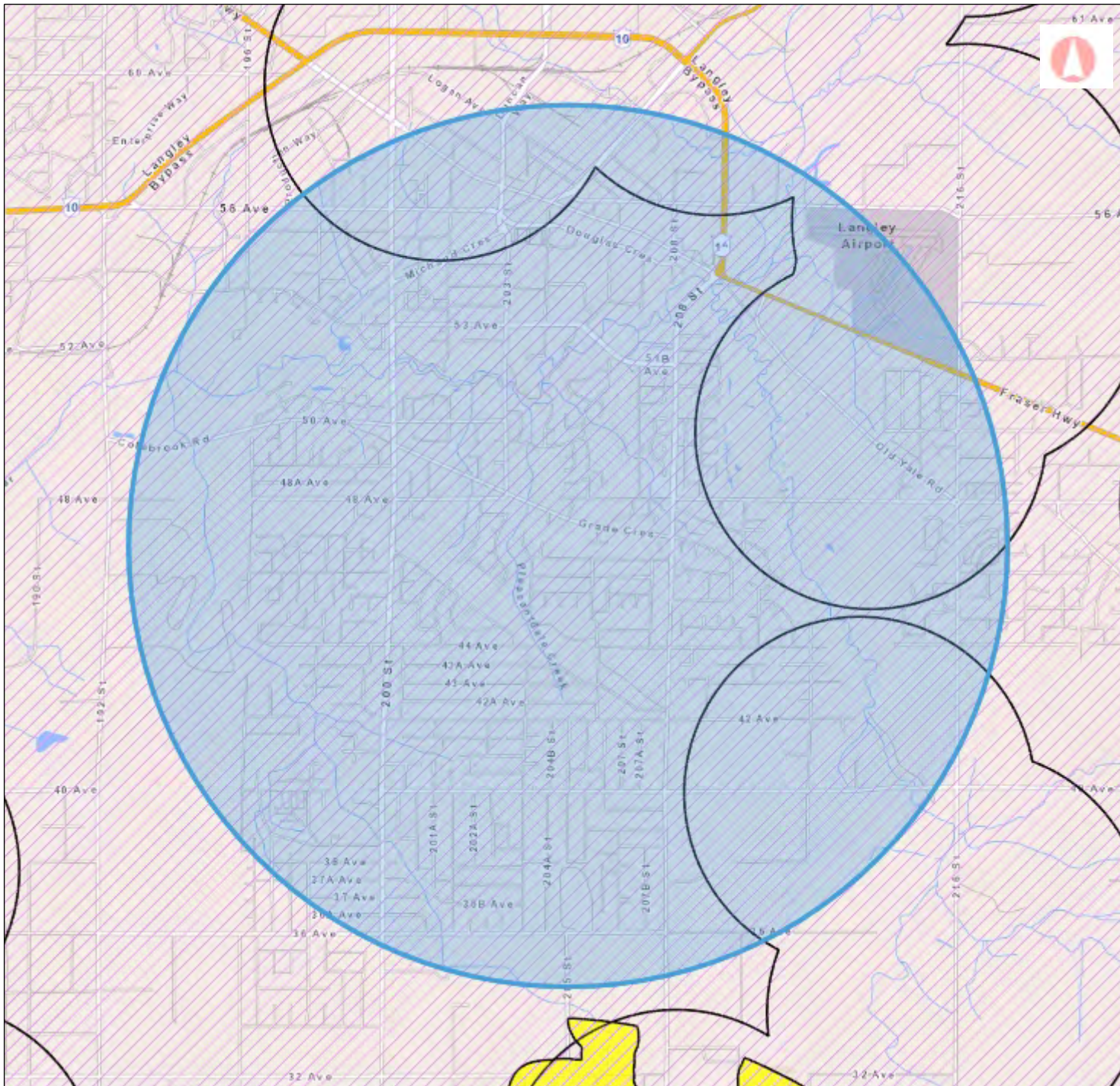


APPENDIX A

BC Conservation Data: Species Occurrence Report







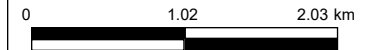
ENKON



Critical Habitat

Legend

-  Critical Habitat for Federally Risk - Posted - Outlined
 -  Critical Habitat for Federally Risk - Posted - Colour Them
- CRITICAL_HABITAT_STATUS
-  Final
 -  Proposed



1: 50,000

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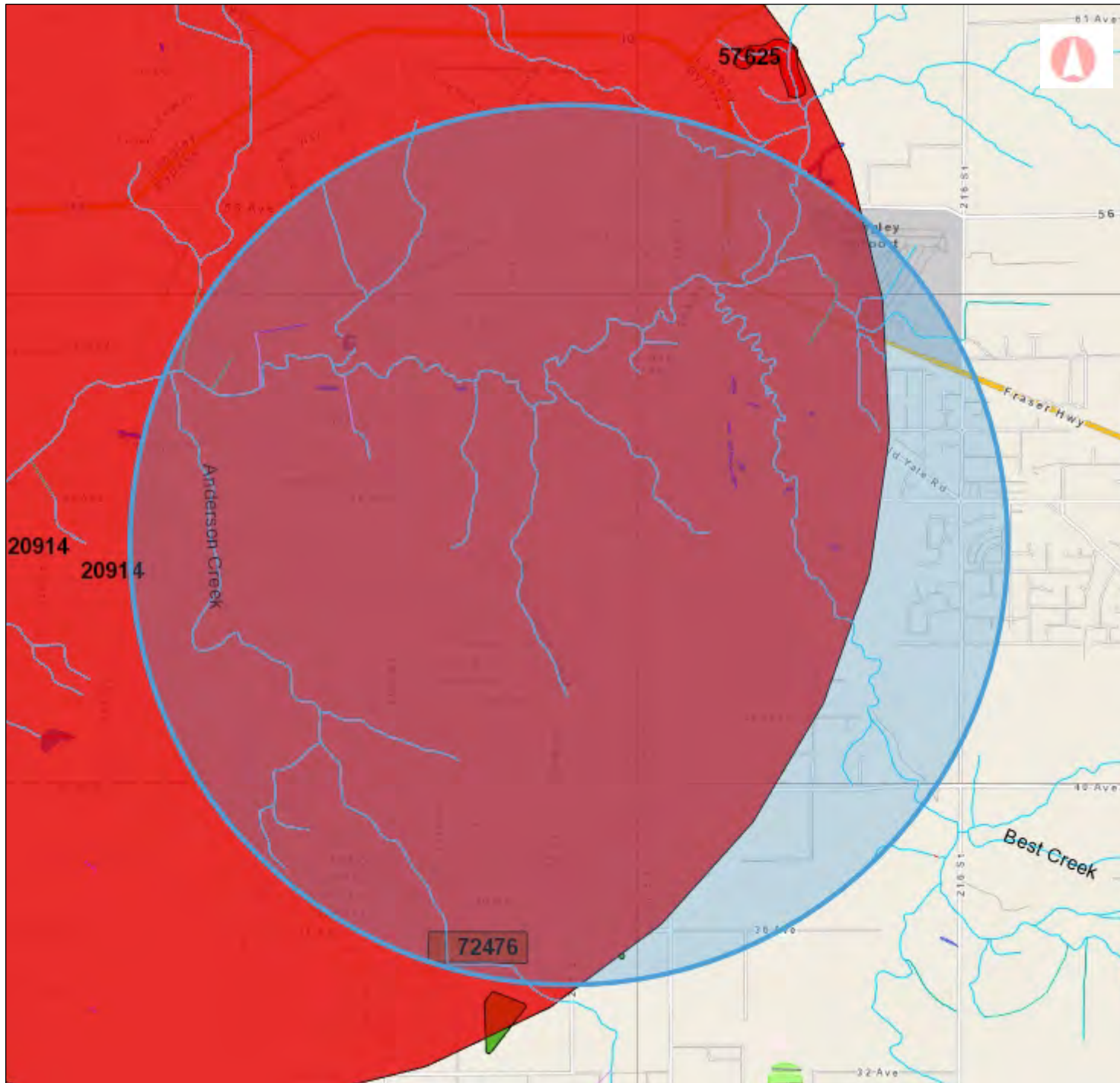
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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

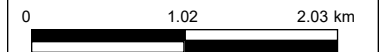
Key Map of British Columbia





Rare Element Occurrence Records Legend

- FWA - Stream Network - Lal
- FWA - Stream Network - Lin
- EDGE_TYPE
- Stream - Main Flow
- Stream - Secondary Flow
- Wetland - Main Flow
- Wetland - Secondary Flow
- Lake Skeleton - Main Flow
- Lake Skeleton - Secondary Flow
- Lake Arm Skeleton - Secondary
- River Skeleton - Main Flow
- River Skeleton - Secondary Flow
- Flow Connector
- Isolated Waterbody Skeleton - N



1: 50,000

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CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83
Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia





BC Conservation Data Centre: Species Occurrence Report

Shape ID: 20914

Scientific Name: *Aplodontia rufa*
English Name: Mountain Beaver

Identifiers

Occurrence ID: 6264
Shape ID: 20914
Taxonomic Class: mammals
Element Group: Vertebrate Animal

Status

Provincial Rank: S4
BC List: Yellow
Global Rank: G5
COSEWIC: SC (MAY 2012)
SARA Schedule: 1

Locators

Survey Site: Langley
Directions: Location very poorly documented.
Biogeoclimatic Zone:
Ecosection: FRL

Area Description

General Description:

Vegetation Zone:

Min. Elevation (m):

Max. Elevation (m):

Habitat: FOREST NEEDLELEAF

Occurrence Information

First Observation Date: 1969-07-28

Last Observation Date: 1969-07-28

Occurrence Data:

Note: This element occurrence is not being updated. This species is no longer being tracked by the BC CDC, but is a federally listed species therefore we are still exporting the mapped records. The information included here was accurate up until the last observation. 1969-07-28: museum specimen collected (Gyug 2000).

Occurrence Rank and Occurrence Rank Factors

Rank: H : Historical

Rank Date: 2003-11-12

Rank Comments:

Condition of Occurrence:

Size of Occurrence:

Landscape Context:

Version

Version Date: 2003-11-12

Version Author: Stewart, A.C.

Mapping Information

Estimated Representation Accuracy: Low

Estimated Representation Accuracy Comments:

Confident that full extent is represented by Occurrence: ?

Confidence Extent Definition: Uncertain whether full extent of EO is known

Additional Inventory Needed: N

Inventory Comments:

Documentation

References:

Gyug, L.W. 2000. Status, distribution, and biology of the Mountain Beaver, *Aplodontia rufa*, in Canada. *Can. Field-Nat.* 114(3): 476-490.

Gyug, L.W. 2002. Electronic database compiling all known Mountain Beaver sightings in British Columbia to 2002.

Specimen: anonymous 1969. #7425. PMV

Suggested Citation:

B.C. Conservation Data Centre. 2014. Occurrence Report Summary, Shape ID: 20914, Mountain Beaver. B.C. Ministry of Environment. Available: <http://maps.gov.bc.ca/ess/hm/cdc>, (accessed Apr 25, 2022).



Scientific Name: *Bidens amplissima*
English Name: Vancouver Island beggarticks

Identifiers

Occurrence ID: 9923
Shape ID: 72476
Taxonomic Class: dicots
Element Group: Vascular Plant

Status

Provincial Rank: S3
BC List: Blue
Global Rank: G3
COSEWIC: SC (NOV 2001)
SARA Schedule: 1

Locators

Survey Site: BROOKSWOOD, LANGLEY
Directions: Old gravel pit 110 m north of 32nd Avenue and 170 m east of 202nd Street and in Passive Park, 90 m south of the west end of the parking lot and at Noel Booth Park.

Biogeoclimatic Zone:

Ecosection: FRL

Area Description

General Description:

Drying lake bed in old gravel extraction pit with permanent water pools.

Vegetation Zone: Lowland

Min. Elevation (m):

Max. Elevation (m):

Habitat: PALUSTRINE: Temporary Pool

Occurrence Information

First Observation Date: 2008-10-27

Last Observation Date: 2018-11-07

Occurrence Data:

2018-11-07: Approximately 500 seeds were collected (Stewart 2019b). 2017-11-17: Approximately 500 seeds were collected (Stewart 2019a). 2014-09: Several thousand plants observed (C. Currie, pers. comm. 2014). 2008-10-27: Approximately 700-800 mature plants observed in an old gravel pit in drying depressions where surface water is absent by summer's end. Substrate is classified as a mixture of predominantly sand and fine gravel with lesser amounts of organics. Another 3 mature plants in a moderately vegetated moist depression in Passive Park, ca. 630 m northeast (Lee and Gebauer 2009; University of British Columbia herbarium).

Occurrence Rank and Occurrence Rank Factors

Rank: B : Good estimated viability

Rank Date: 2018-11-07

Rank Comments:

Large population, potentially at risk from recreational activities, invasive species and seasonal water fluctuations.

Condition of Occurrence:

2008: The small subpopulation at Passive Park is in poor condition, whereas the large subpopulation in the old gravel pit is in good condition (Lee and Gebauer 2009) Mostly late season forms due to high water levels in summer. A few plants with a few ray flowers (Univeristy of British Columbia herbarium). 2017: Plants in seed (Stewart 2019a). 2018: Plants in seed (Stewart 2019b).

Size of Occurrence:

2008: 700 - 800 plants at old gravel pit; 3 plants at Passive Park (Lee and Gebauer 2009). 2014: Several thousand plants observed (C. Currie, pers. comm. 2014). 2017: Observed (Stewart 2019a). 2018: Observed (Stewart 2019b).

Landscape Context:

Habitat is plentiful in the old gravel pit, but the site is often disturbed by recreational mountain-bikers and other threats include seasonal water fluctuations and the establishment of exotic weed species such as *Hypericum boreale*. The subpopulation at Passive Park is in poor condition as the park is heavily used for recreational purposes (e.g., frisbee-golf, biking) and plants are crushed, on occasion (Lee and Gebauer 2009; F. Lomer, pers. comm. 2008).

Version

Version Date: 2020-01-19

Version Author: Donovan, M., P. Chytyk, and E. Barnewall

Mapping Information

Estimated Representation Accuracy: High

Estimated Representation Accuracy Comments:

Confident that full extent is represented by Occurrence: ?

Confidence Extent Definition: Uncertain whether full extent of EO is known

Additional Inventory Needed: Y

Inventory Comments: To determine full extent and viability of population.

Documentation

References:

Currie, Chris. Personal communication.

Lee, C. and M. Gebauer. 2009. Vancouver Island Beggarticks (*Bidens amplissima* Greene) Priority Site Inventory - Region 2 (Lower Mainland). Prepared by Chris Lee and Martin Gebauer of Gebauer and Associates Ltd. for the B.C. Ministry of Environment. Surrey, BC.

Stewart, D. 2019a. Summary of Vancouver Island Beggarticks (*Bidens amplissima*) 2018-2019 Re-Introduction Efforts. Report prepared for Katzie Development Limited Partnership, 10946 Katzie Road, Pitt Meadows, BC V3Y 2G6. 14pp. + appendix.

Stewart, D. 2019b. Summary of Vancouver Island Beggarticks (*Bidens amplissima*) 2019-2020 Re-Introduction Efforts. Report prepared for Katzie Development Limited Partnership, 10946 Katzie Road, Pitt Meadows, BC V3Y 2G6. 14pp. + appendix.

University of British Columbia. Dep. Bot., Dep. Zool., Biol. Sci. Bldg., 6270 Univ. Blvd., Vancouver, BC.

Specimen: Lomer, F. (6898). 2008. #V227490. UBC.

Suggested Citation:

B.C. Conservation Data Centre. 2014. Occurrence Report Summary, Shape ID: 72476, Vancouver Island beggarticks. B.C. Ministry of Environment. Available: <http://maps.gov.bc.ca/ess/hm/cdc>, (accessed Apr 25, 2022).

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.

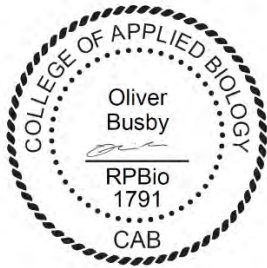
A final consideration is the assurance that the plants will have a suitable survival, 80% is required by both the Federal Department of Fisheries and Oceans Canada as well as the Provincial Water Sustainability Branch. To ensure these values are met survivability surveys are completed in

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).

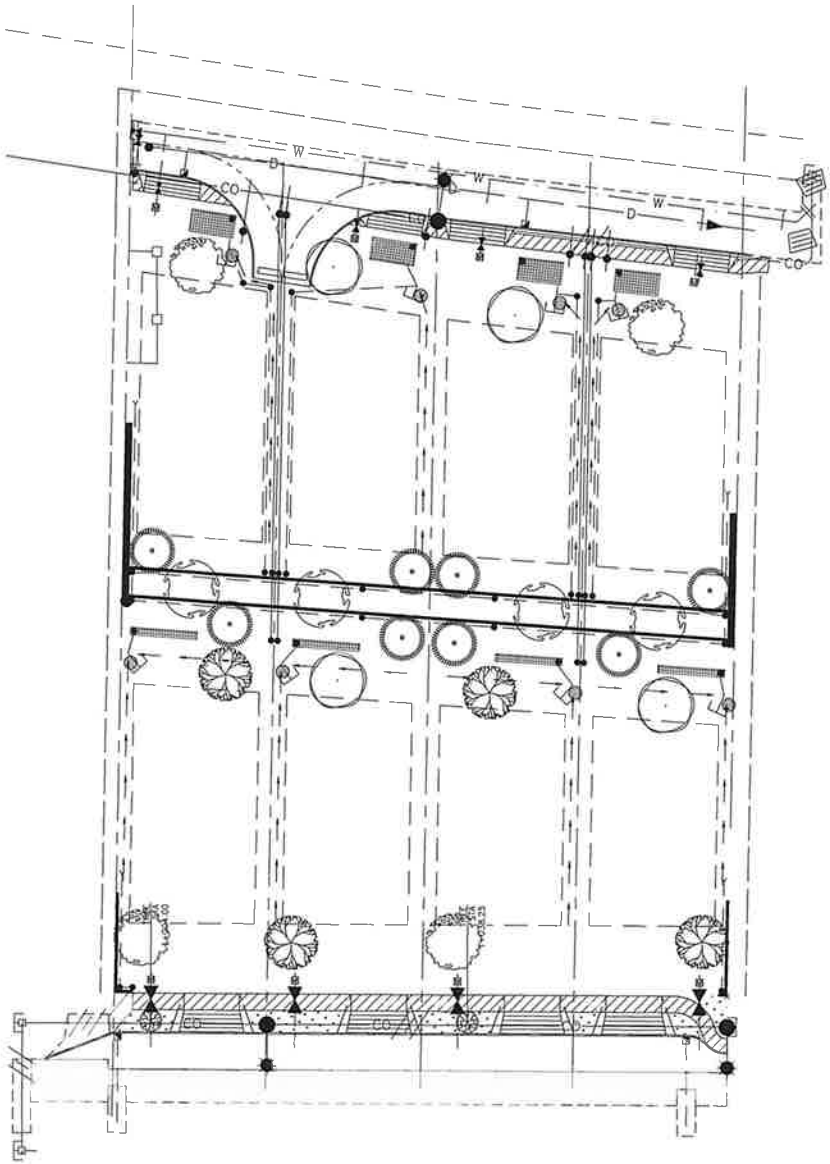
If you have any questions, please feel free to contact me at your convenience.

Regards;



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

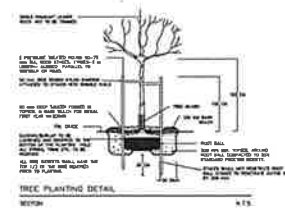
I certify that the work described herein fulfills standards acceptable of a Professional Biologist.



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY	SIZE	SPACING	REMARKS
	ACER ORNATUM	VINE MAPLE	4	6 CM CAL.	AS SHOWN	B & B
	CORNUS RUBRA 'STELLAR PINK'	STELLAR PINK DOGWOOD	4	6 CM CAL.	AS SHOWN	B & B
	MAGNOLIA KOBUS	KOBUS MAGNOLIA	4	6 CM CAL.	AS SHOWN	B & B
	ACER GRINOLA	AMUR MAPLE	4	6 CM CAL.	AS SHOWN	B & B
	PSEUDOTSUGA MENZESII	DOUGLAS FIR	8	3.00 METERS	AS SHOWN	B & B

NOTES / LEGEND

- PLANT SIZE IN THIS LIST ARE PROVIDED ACCORDING TO THE LANDSCAPE DESIGNER'S JUDGMENT. OTHER CONTRACTORS SHALL BE REQUIRED TO VERIFY THE CONTRACTOR'S PLANT SIZE AND CONFIRM SIZE AND THE APPLICABLE SPECIFICATIONS. CONTRACTOR SHALL VERIFY THE PLANT MATERIAL IS AVAILABLE FOR DELIVERY TO THE PROJECT SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM QUALIFIED TREE NURSERIES. ALL PLANT MATERIAL MUST COMPLY WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR TREE CULTIVATION AND PROPAGATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED TREE SPECIES ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
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SCALE: 1:250
DATE: SEPT/24
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]

K. KAVOLINAS & ASSOCIATES INC.
ECOA CSA
2457 JONQUIL COURT
AMHERST, ONT. L0C 1L0
PHONE: (504) 850-2368

CLIENT
MS. JASLEEN WAJIR
DIRRECT CONSULTING LTD
SUITE #101
9030 HWY 104, SCARBOROUGH
ONTARIO, M1V 4Y7
416-291-2213

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE RETENTION PLAN
& LOT SUBDIVISION
20525 20541 46A AVENUE
LANGLEY, B.C.

SCALE: 1:250
DATE: SEPT/24
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]

PROJECT: [Name]
JOB NO: [Name]
DRAWING NO: TR-1

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

**SUBDIVISION PLAN OF LOT 25, PLAN 24420 AND LOT 90, PLAN 45080;
BOTH OF SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT**

PLAN EPP

City of Langley B.C.G.S. 92G.017



SCALE — 1 : 500

All distances are in metres

The intended plot size of this plan is 560mm in width by 432mm in height (C Size) when plotted at a scale of 1:500

PRELIMINARY 03 NOVEMBER, 2022

Integrated Survey Area No. 45
City of Langley, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid Bearings are derived from observations between Control Monuments 79H9559 and 79H9557.

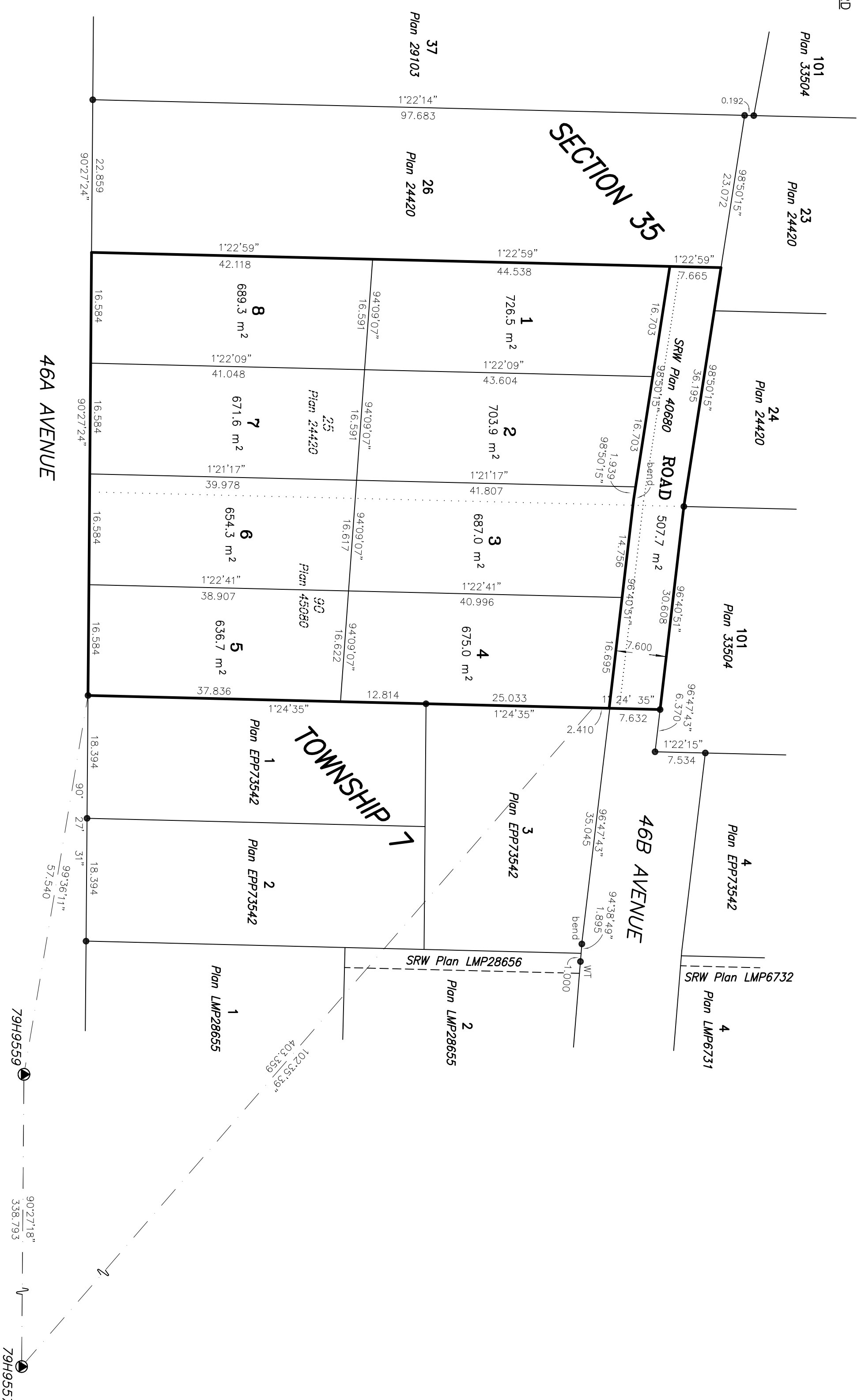
The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the Mascot published coordinates for geodetic control monuments 79H9559 and 79H9557.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996043 which has been derived from geodetic control monument 79H9559.



- Legend:**
- Denotes control monument found
 - Denotes standard iron post found
 - Denotes standard iron post set
 - WT Denotes witness

Note: This plan shows one or more witness posts which are not set on the true corner(s). Witness posts are set along the production of a boundary unless otherwise noted. Some symbols and lines have been exaggerated for clarity.



UTM Coordinates NAD83(CSRS) 4.0.0.BC.1.GVRD Zone 10 North (Central Meridian 123°W)			
	Northing	Easting	Point Combined Scale Factor
79H9559	5,437,134.947	525,330.478	0.9996043
79H9557	5,437,132.258	525,669.127	0.9996046
			Estimated Horizontal Positional Accuracy
			0.02

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 – 18525–53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604–597–3777
File: 5968–SUB2

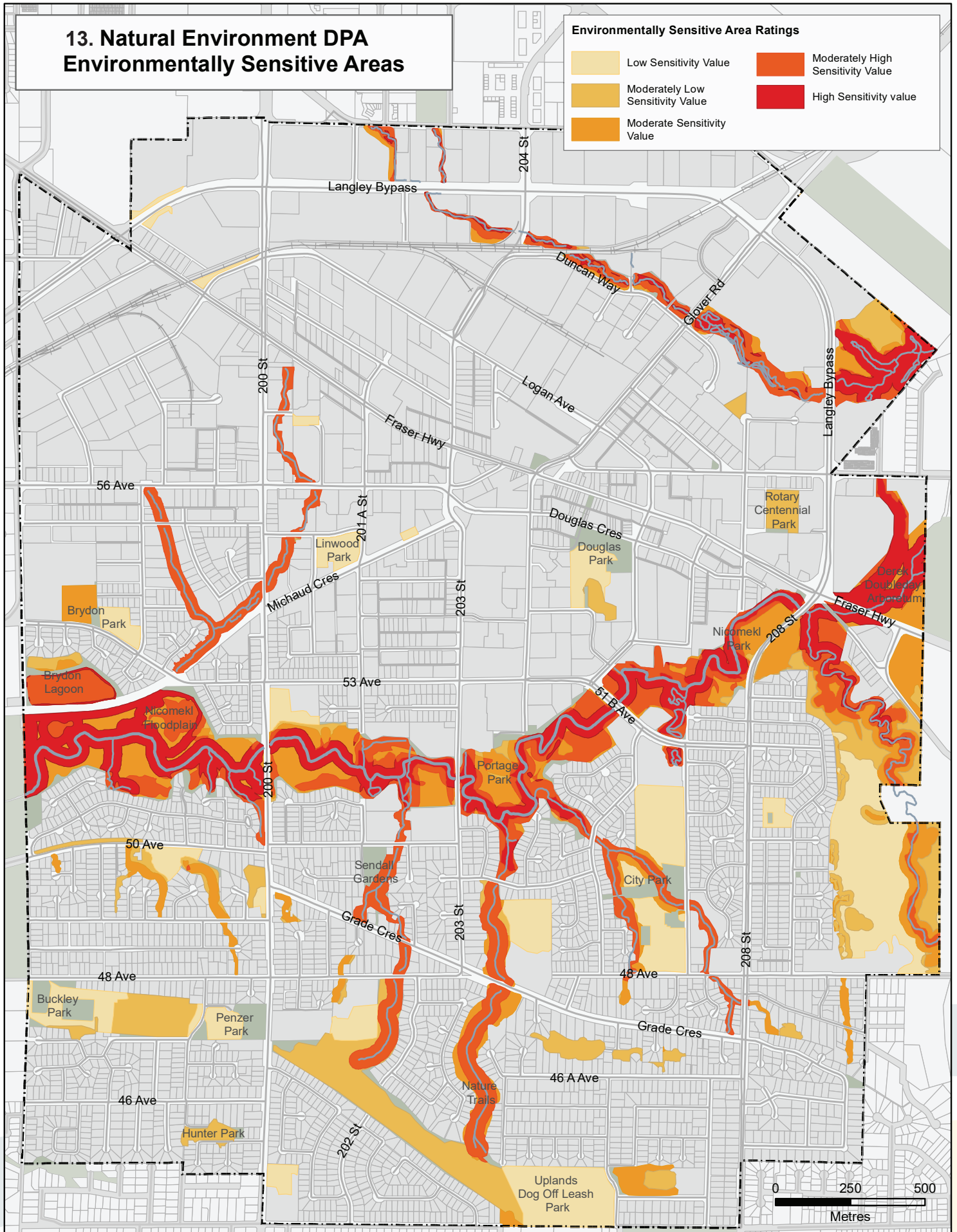
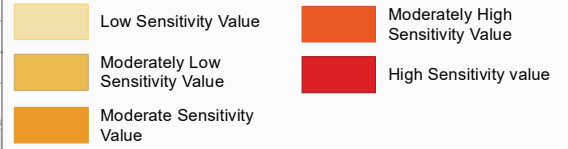
This plan lies within the jurisdiction of the
Approving Officer for the City of Langley.

This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was
completed on the _____ day of _____, 2022.
Sean Costello, BCIS 900

13. Natural Environment DPA Environmentally Sensitive Areas

Environmentally Sensitive Area Ratings



ENVIRONMENTALLY SENSITIVE AREA GUIDELINES

AREA

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




PURPOSE

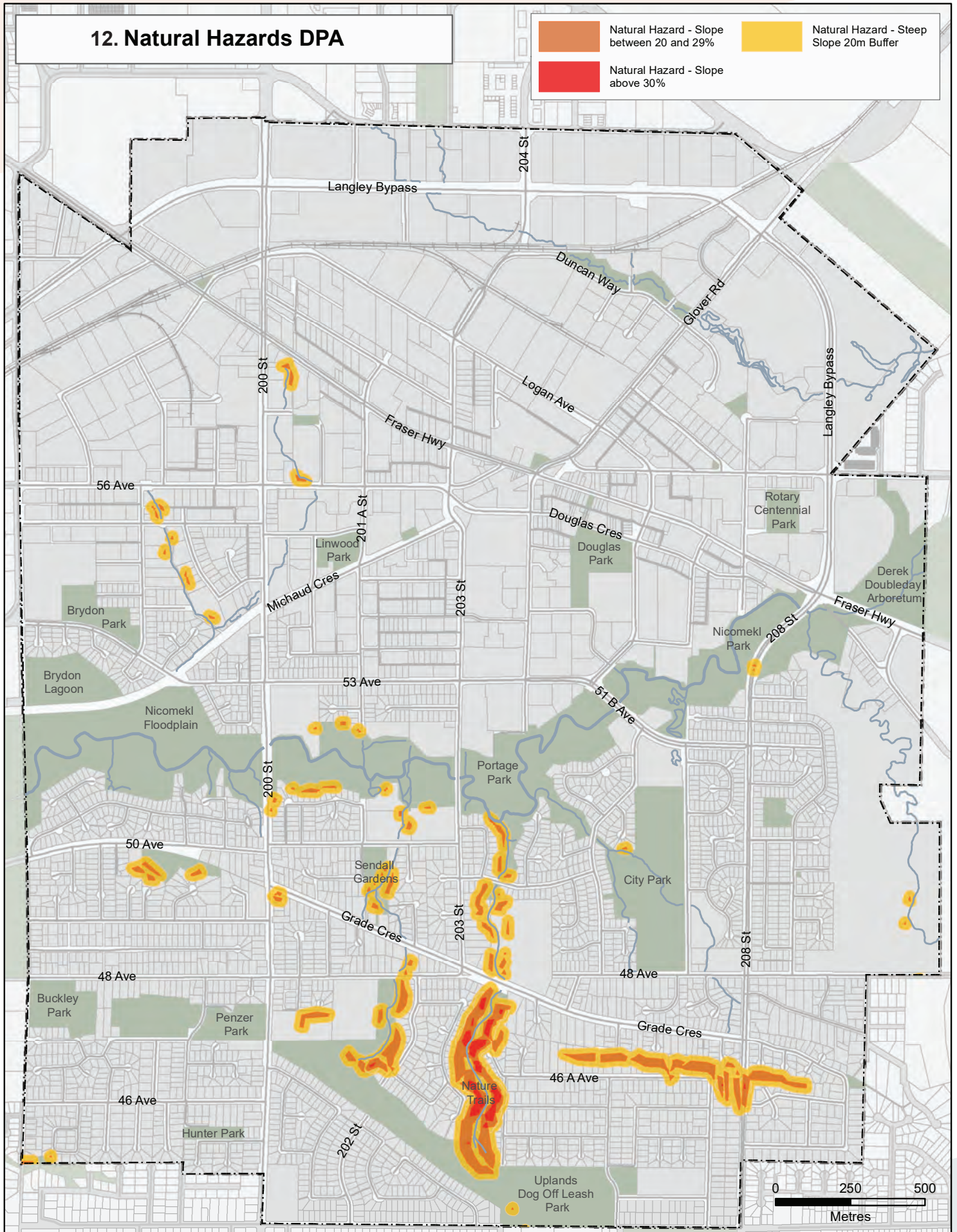
These guidelines are intended to protect the natural environment, its ecosystems, and biological diversity where healthy riparian habitat, watercourses, and tree stands are key to achieving the OCP's key directions and policies related to mitigating the impacts of climate change and enhancing biodiversity.

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.

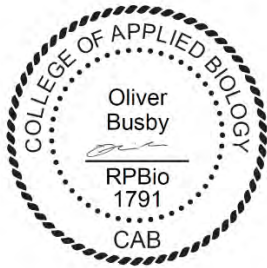
A final consideration is the assurance that the plants will have a suitable survival, 80% is required by both the Federal Department of Fisheries and Oceans Canada as well as the Provincial Water Sustainability Branch. To ensure these values are met survivability surveys are completed in

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.



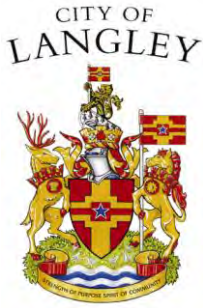
ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 214, 2024, BYLAW NO. 3295
DEVELOPMENT PERMIT APPLICATION DP 11-22

To consider Zoning Bylaw amendment and Development Permit applications by CitiWest Consulting Ltd. for an 8-lot subdivision at 20525 & 20541 – 46A Avenue.

The subject properties are currently zoned RS2 Estate Residential in Zoning Bylaw No. 2100 and designated “Suburban” in the Official Community Plan Land Use Designation Map. The lands are subject to a Development Permit (DP) to address environmentally sensitive and natural hazard area conditions.

Background Information:

Applicant:	Citiwest Consulting Ltd.
Owner:	1210300 B.C. Ltd.
Civic Addresses:	20525 & 20541 – 46A Avenue
Legal Description:	Lot 25, Section 35, Township 7, New Westminster District, Plan 24420; Lot 90, Section 35, Township 7, New Westminster District, Plan 45080
Site Area:	5,498 m ² (1.47 acres)
Number of Units:	8-Lot Subdivision
OCP Designation:	Suburban
Existing Zoning:	RS2 Estate Residential
Proposed Zoning:	RS1 Single Family Residential
Development Cost Charges:	\$212,088.00 (City - \$110,454.00, GVS&DD - \$37,524.00, GVWD - \$40,152.00, SD35 - \$6,000.00, TransLink - \$17,958.00)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 214**

BYLAW No. 3295

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20525 & 20541 – 46A Avenue to the RS1 Single Family Residential Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 214, 2024, No. 3295”.

2. Amendment

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of

PID: 009-415-939

Lot 25, Section 35, Township 7, New Westminster District, Plan 24420

PID: 005-875-005

Lot 90, Section 35, Township 7, New Westminster District, Plan 45080

from the RS2 Estate Residential Zone to the RS1 Single Family Residential Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 214
Bylaw No. 3295

READ A FIRST AND SECOND TIME this day of , XXXX.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 07-20 DEVELOPMENT PERMIT APPLICATION DP 11-22

Civic Address: 20525 & 20541 – 46A Avenue
Legal Description: Lot 25, Section 35, Township 7, New Westminster District, Plan 24420; Lot 90, Section 35, Township 7, New Westminster District, Plan 45080
Applicant: Citiwest Consulting Ltd.
Owner: 1210300 B.C. Ltd.

