



Legislation Details (With Text)

File #: O18-1297 **Version:** 1 **Name:**
Type: Report **Status:** Passed
File created: 5/2/2018 **In control:** Township Council
On agenda: 5/7/2018 **Final action:** 5/7/2018
Title: Official Community Plan Amendment and
Rezoning Application No. 100132 and
Development Permit Application Nos. 100808,
100822 and 100843
(Vesta Properties Ltd. / Lands between
82 and 84 Avenues from 202 to 203 Street)
Development Variance Permit Application No. 100084
(Qualico Developments Ltd. et al / 20345 - 82B Avenue,
20349 / 20350 - 83A Avenue, 20347 / 20348 - 83B Avenue,
20344 - 84 Avenue)
Bylaw No. 5267
Bylaw No. 5268
Report 17-26
File CD 08-26-0164/ 0166/ 0182 /0193

Sponsors:

Indexes:

Code sections:

Attachments: 1. I.4 cd Vesta.pdf

Date	Ver.	Action By	Action	Result
5/7/2018	1	Township Council	Given final adoption	

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20344 - 84 Avenue)
Bylaw No. 5267
Bylaw No. 5268

Report 17-26

File CD 08-26-0164/ 0166/ 0182 /0193

That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2017 No. 5267”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2017 No. 5268”.

Explanation - Bylaw No. 5267

Bylaw 2017 No. 5267 amends the Latimer Neighbourhood Plan between the Single Family 3, Rowhouse / Townhouse A and Rowhouse / Townhouse B land use designations to accommodate a proposed single family residential, rowhouse, semi-detached

and townhouse development on lands located between

82 and 84 Avenues from 202 to 203 Streets.

Explanation - Bylaw No. 5268

Bylaw 2017 No. 5268 rezones 8.93 ha (22.06 ac) of land located between 202 and 203 Streets from 82 to 84 Avenues from Suburban Residential Zone SR-2 to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(SD) and R-CL(RH) and Comprehensive Development Zone CD-108 to accommodate

73 single family lots, 39 rowhouse lots, 18 semi-detached lots and 122 townhouses.

Development Permit No. 100808

That Council authorize issuance of Development Permit No. 100808 (Vesta Properties Ltd. / Lands between 82 and 84 Avenues from

202 to 203 Street) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zone R-CL(A);

- b. Building plans being in substantial compliance with Schedules “A” through “Y”;
- c. On-site landscaping plans being in substantial compliance with Schedules “Z” through “DD”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- d. Section 407.5 of Township of Langley Zoning Bylaw 1987
No. 2500 is hereby varied to reduce the minimum accessory detached garage side lot line setback as indicated on Schedule “C”;
- e. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(RH) and R-CL(SD);

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Completion of the subdivision to create 73 single family lots,
39 rowhouse lots and 18 semi detached lots;
- c. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(RH) and R-CL(SD) zoned lots;
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 100822

That Council authorize issuance of Development Permit No. 100822 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, in accordance with Attachment B subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Development Permit Areas as shown on Schedule A to the acceptance of the Township;
- b. Streamside Restoration and Enhancement Works to be completed to the acceptance of the Township

and in accordance with Envirowest Consultants Inc. assessment "Proposed Development-Latimer Phases 1 & 2, Langley, BC Streamside Protection Development Permit Application Revision 3"

(March 7, 2017) and the following drawings (attached as Schedule A)

- Envirowest Drawing No. 1102-07-27 Rev 01 "Required SPEAs", March 7, 2017;
 - Envirowest Drawing No. 1102-07-01 Rev 04 "Proposed SPEAs", March 7, 2017;
 - Envirowest Drawing No. 1102-07-15 Rev 05 "Streamside Enhancement and Restoration Plan", March 7, 2017;
 - Envirowest Drawing No. 1102-07-19 Rev 02 "Streamside Enhancement and Restoration Plan", March 7, 2017 (including westerly extension of the 9.5 metre wide habitat corridor on the south side of 84 Avenue);
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Development Permit Area;
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;
- e. Registration of a Restrictive Covenant for streamside protection on Future Lot 62 Plan EPP (legal description to be determined) (off-site).

Development Permit No. 100843

That Council authorize issuance of Development Permit No. 100843 (Vesta Properties Ltd. / Lands between 82 and 84 Avenues from

202 to 203 Street) in accordance with Attachment C subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "CC";
- b. On-site landscaping plans being in substantial compliance with Schedules "DD" through "FF", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- c. Registration of a public access right of way from 202 Street through the townhouse site to the Pocket Park;

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;

- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Variance Permit No. 100084

That Council authorize issuance of Development Variance Permit

No. 100084 (Qualico Developments Ltd. et al / 20345 - 82B Avenue,

20349 / 20350 - 83A Avenue, 20347 / 20348 - 83B Avenue,

20344 - 84 Avenue) in accordance with Attachment D subject to the following conditions:

- a. Section 404.5 - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum side lot line setback requirements (Abutting a Street) in the Residential Compact Lot Zone R-CL(A) from 2.5 metres to 1.2 for the principal building and from 2.5 metres to 0.6 metres for a rear loaded detached accessory garage for Lots 100, 101, 114, 115 and 130 Section 26 Township 8 NWD Plan EPP41845;
- b. Section 409.5 - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum side lot line setback (Abutting a Street) requirements in Residential Compact Lot Zone R-CL(SD) from 2.5 metres to 1.2 metres for Lot 131 Section 26 Township 8 NWD Plan EPP41845.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of March 27, 2017 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on April 10, 2017 with third reading given on April 24, 2017. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws were delayed for the following reason:

- The development is the first application in the Northeast Phase of the Latimer Plan. As such, the rezoning requirements are more complex than typical, including requirements for securing a neighbourhood school and park site, a neighbourhood stormwater detention facility, a wildlife habitat patch and pocket park.