



Legislation Details (With Text)

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Type: Report **Status:** Third Reading
File created: 6/20/2018 **In control:** Township Council
On agenda: 6/25/2018 **Final action:**
Title: Official Community Plan Amendment and
Rezoning Application No. 100165 and
Development Permit Application Nos. 100929 and 100934
(Vesta Properties Ltd. / 20059 - 82 Avenue and 8242 and
8262 - 200 Street)
Bylaw No. 5386
Bylaw No. 5387
Report 18-96
File CD 08-26-0202

Sponsors:

Indexes:

Code sections:

Attachments: 1. F.3 cd Vesta Phase 5.pdf

Date	Ver.	Action By	Action	Result
6/25/2018	1	Township Council	Given first and second reading	

**Official Community Plan Amendment and
Rezoning Application No. 100165 and
Development Permit Application Nos. 100929 and 100934
(Vesta Properties Ltd. / 20059 - 82 Avenue and 8242 and
8262 - 200 Street)
Bylaw No. 5386
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That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment

(Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5386, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5387, rezoning 2.27 ha (5.62 ac) of land located at 20059 - 82 Avenue and 8242 and 8262 - 200 Street to Comprehensive Development Zone CD-125, to facilitate the development of 56 townhouses and 186 apartments, subject to the following development prerequisites being satisfied prior to final reading:

1. Completion of a Development Works Agreement (if required) securing off-site servicing to the Northeast Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the

acceptance of the Township;

2. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
4. Provision of road dedications, widenings, and necessary traffic improvements for 200, 201 Street and 82 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;
5. Dedication and construction of a 15 metre wide street greenway on the east side of 200 Street and 4.5 metres wide on the north side of 82 Avenue;
6. Construction of a 572 square metre (6,157 square feet) urban rain garden on the project site to acceptance of the Township, including final acceptance of restoration and enhancement plans, and security deposit;
7. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking (apartment and townhouse site) on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (townhouse site);
 - c. Registration of an access easement over the strata road on the townhouse lot in favour of the apartment lot for access;
 - d. Identifying the units (minimum 5% for townhouses, 10% for apartments) required to incorporate the Adaptable Housing Requirements;
 - e. Establishing rain garden maintenance and protection requirements;
10. Compliance with the requirements of the Latimer Neighbourhood Plan Amenity Zoning Policy including payment of applicable amenity fees;
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw

No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2018

No. 5386, is consistent with the Township's Five Year Financial Plan, as updated annually and with Metro

Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5387 authorize issuance of Development Permit No. 100929 (proposed townhouse development), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "N";
- b. On-site landscaping plans being in substantial compliance with Schedules "O" through "U", 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;

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; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5387 authorize the issuance of Development Permit No. 100934 (proposed apartment development), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. On-site landscaping plans being in substantial compliance with Schedules "I" through "O", 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;

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; and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit

Nos. 100929 and 100934.

Explanation - Bylaw No. 5386

Bylaw 2018 No. 5386 amends the Latimer Neighbourhood Plan to allow consideration of six (6) storey residential building heights for apartment buildings and three (3) storey residential buildings heights for townhouse units proposed by Vesta Properties.

Explanation - Bylaw No. 5387

Bylaw 2018 No. 5387 rezones 2.27 ha (5.62 ac) of land located at 8242, 8262 - 200 Street and 20059 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-125 to permit 186 apartment units in two (2) buildings and 56 townhouse units in (10) buildings.