Township of Langley

Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

Legislation Details (With Text)

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File created:	9/5/2018			**In control:**	Township Council
On agenda:	9/17/2018			**Final action:**	
Title:	Official Community Plan Amendment and Rezoning Application No. 100153 and Development Permit Application Nos. 100937 and 100938 (Vesta Properties Ltd. Phase 7 / 20039 - 84 Avenue and 20088 - 86 Avenue) Bylaw No. 5394 Bylaw No. 5395 Report 18-123 File CD 08-26-0144				
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Date	Ver.	Action By	Action	Result
9/17/2018	1	Township Council		

Official Community Plan Amendment and

Rezoning Application No. 100153 and

Development Permit Application Nos. 100937 and 100938

(Vesta Properties Ltd. Phase 7 /

20039 - 84 Avenue and 20088 - 86 Avenue)

Bylaw No. 5394

Bylaw No. 5395

Report 18-123

File CD 08-26-0144

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 7) Bylaw 2018 No. 5394”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 7) 2018 Bylaw No. 5395”

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Explanation - Bylaw No. 5394

Bylaw 2018 No. 5394 amends the Carvolth Neighbourhood Plan

for 3.87 ha (9.56 ac) of land located at 20039 - 84 Avenue and

20088 - 86 Avenue to change the land use designation for a portion of the site from High Density Residential to Medium Density Residential, increase the permitted floor space ratios in both designations, increase the permitted height in the High Density Residential Designation from 18 storeys to 34 storeys and add a

hotel / commercial use on a site specific basis to the “Work/Live

Flex Use” designation.

Explanation - Bylaw No. 5395

Bylaw 2018 No. 5395 rezones property located at 20039 - 84 Avenue and 20088 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 129 to permit a comprehensive development consisting of seven (7) buildings to facilitate 792 multi-family units and a future commercial / hotel. The development is proposed to contain 786 apartment, 6 townhouse units and a future commercial / hotel development.

A definition of floor space ratio is included in this bylaw to allow for consistent interpretation.

Development Permit No. 100937

Running concurrently with this Bylaw is Development Permit

No. 100937 (Vesta Properties Ltd. Phase 7 / 20039 - 84 Avenue and 20088 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules “A” through “O”;

b. On-site landscaping plans being in substantial compliance with Schedules “P” through “R”, and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy and Zoning Bylaw

No. 2500 to the acceptance of the Township;

c. All signage being in substantial compliance with Schedule “N” and with the Township’s Sign Bylaw;

d. Rooftop mechanical equipment and ground level service equipment to be screened from view by

compatible architectural and landscape treatments to the acceptance of the Township;

e. All refuse areas to be located within the buildings 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. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;

c. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;

d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;

e. 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;

f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 100938

Running concurrently with this Bylaw is Development Permit

No. 100938 (Vesta Properties Ltd. Phase 7 / 20039 - 84 Avenue and 20088 - 86 Avenue) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedules “A” through “L”;

b. On-site landscaping plans being in substantial compliance with Schedules “M” through “P”, and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy and Township of Langley Zoning Bylaw No. 2500, to the acceptance of the Township;

c. All signage being in substantial compliance with Schedule “K” and with the Township’s Sign Bylaw;

d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;

e. All refuse areas to be located within the buildings 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. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;

c. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;

d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;

e. 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;

f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

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