



Legislation Details (With Text)

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On agenda: 4/1/2019 **Final action:**
Title: Official Community Plan Amendment and
Rezoning Application No. 100158 and
Development Permit Application Nos. 100967,
101079 and 101097
(Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and
7570 - 200 Street, and 7441, 7495, and
7541 - 202A Street)
Bylaw No. 5465
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Report 19-53
File CD 08-23-0172

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Date	Ver.	Action By	Action	Result
4/1/2019	1	Township Council	Given first and second reading	

Official Community Plan Amendment and
Rezoning Application No. 100158 and
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(Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and
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That Council give first and second reading to the 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 (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5465 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5466, rezoning 12.04 ha (29.75 ac) of land located at 7484, 7536, and 7570 - 200 Street, and 7441, 7495, and 7541

- 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 to facilitate the development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work townhouse, and townhouse sites subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
 - b. Secure an approximately 1,012 square metre (0.25 acre) Urban Green to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the acceptance of the Township;
3. 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;
4. 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;
5. Provision of road dedications, widenings, and necessary traffic improvements for 200 Street, 200A Street, 201 Street, 201A Street, 201B Street, 202A Street, 75 Avenue, 75B Avenue, and 76 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;
6. Dedication and construction of a 15 metre wide street greenway on the east side of 200 Street, 4.5 metre wide street greenway on the south side of 76 Avenue and 5.4 metre wide street greenway on the west side of 202A Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
7. Provision of enhanced sidewalks, and green link corridor in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;
8. 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;
9. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
10. Protection of Streamside Protection and Enhancement Areas consistent with Attachment B to the acceptance of the Township, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;
11. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces) on proposed lots 142, 143 and 144;
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse, rowhouse and semi-

detached units);

- c. Identifying the units (minimum 5% for single family and rowhouse/semi-detached units) required to incorporate the Adaptable Housing Requirements;
- d. Prohibiting clearing of the apartment-mixed use, apartment, live-work townhouse, and townhouse portion of the site (with the exception of servicing access areas) until such time as a development permit is issued;
- e. Registration of a statutory right of way to provide temporary access over proposed lots 26, 49, 80 and 105 until such time as alternative access is provided by future 74A Avenue, 201 Street, 201A Street, 201B Street;
- f. Prohibiting access to 201 Street for proposed lots 1 - 26;
- g. Prohibiting access to 202A Street for proposed lots 106 - 138;
- h. Restricting building construction (i.e. "no building") on proposed lots 26, 49, 80 and 105 until such time as temporary access roads are removed;
- 12. Compliance with the requirements of the Latimer Amenity Policy and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
- 13. 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 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5465 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 and 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. 5466 authorize issuance of Development Permit No. 100967 (proposed single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all Residential Compact Lot R-CL(A) and R-CL(B) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 101097 (proposed rowhouse and semi-detached lots), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “II”;
- b. On-site landscaping plans being in substantial compliance with Schedules “JJ” through “YY”, 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. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. 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. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Completion of the subdivision to create 63 single family lots,
33 rowhouse lots and 42 semi-detached lots;
- d. 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;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 101079 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842, including:
 - i. a restoration and enhancement plan for Streamside Protection and Enhancement Development Areas shown in Schedule A;
 - ii. a drainage management plan confirming offsite (upstream) flow paths will be maintained through the project site; and
 - iii. confirmation that on-site watercourse and SPEA relocations comply with senior government

requirements for off-site watercourses and SPEAs.

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; and

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; and further

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

Nos. 100967, 101079 and 101097.

Explanation - Bylaw No. 5465

Bylaw 2019 No. 5465 amends the Willoughby Community Plan and the Latimer Neighbourhood Plan between the Apartment-Mixed Use, Apartment, Live-Work (Townhouse), Single Family Residential 3, and Streamside Protection and Enhancement Areas to accommodate a proposed single family residential, rowhouse, semi-detached, Apartment - Mixed Use, Apartment (up to six storeys), Live-Work (Townhouse), and Townhouse development on lands located between 74A and 76 Avenues from 200 to 202A Streets.

Explanation - Bylaw No. 5466

Bylaw 2019 No. 5466 rezones land at 7484, 7536 and

7570 - 200 Street and 7441, 7495 and 7541 - 202A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH); and Comprehensive Development Zone CD-136 to permit a comprehensive development consisting of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots), one (1) mixed use building including ground floor commercial space, two (2) apartment buildings, townhouse live-work units and townhouse units.