



Legislation Details (With Text)

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On agenda: 5/27/2019 **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
Bylaw No. 5466
Report 19-53
File CD 08-23-0172

Sponsors:

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Date	Ver.	Action By	Action	Result
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5/27/2019 1 Township Council

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)

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File CD 08-23-0172

That Council give third 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 (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”.

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.

Development Permit No. 100967

Running concurrently with this Bylaw is Development Permit

No. 100967 (Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and

7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street) (proposed single family lots) in accordance with Attachment A 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.

Development Permit No. 101079

Running concurrently with this Bylaw is Development Permit

No. 101079 (Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and

7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street) (streamside protection) in accordance with Attachment B 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.

Development Permit No. 101097

Running concurrently with this Bylaw is Development Permit

No. 101097 (Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and

7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street) (proposed rowhouse and semi-detached lots) in accordance with Attachment C 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.