



## Legislation Details (With Text)

**File #:** O19-2867      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Third Reading  
**File created:** 10/29/2019      **In control:** Township Council  
**On agenda:** 11/4/2019      **Final action:**  
**Title:** Official Community Plan Amendment and  
Rezoning Application No. 100177 and  
Development Permit Application No. 101023  
(Carvolth 86th Ave LP / 20148 and 20176 - 86 Avenue)  
Bylaw No. 5528  
Bylaw No. 5529  
Bylaw No. 5530  
Bylaw No. 5531  
Report 19-169  
File CD 08-26-0206

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. F.2 cd carvolth 86th ave ro dp.pdf

Date	Ver.	Action By	Action	Result
11/4/2019	1	Township Council	Given first and second reading	

Official Community Plan Amendment and  
Rezoning Application No. 100177 and  
Development Permit Application No. 101023  
(Carvolth 86th Ave LP / 20148 and 20176 - 86 Avenue)  
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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 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013  
No. 4995 Amendment (Carvolth 86th Ave LP) Bylaw 2019 No. 5528 and Township of Langley Zoning Bylaw  
1987 No. 2500 Amendment (Carvolth 86th Ave LP) Bylaw 2019 No. 5529, rezoning 1.9 ha (4.7 ac) of land  
located at 20148 and 20176 - 86 Avenue to Comprehensive Development

Zone CD-140, to allow for a comprehensive development

consisting of 472 rental apartment units and 855 square metres

(9,201 square feet) of commercial space in four (4) apartment buildings, one (1) amenity building and one (1) mixed use building, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. 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;
2. Provision of road dedications/right of way, widenings, and necessary traffic improvements for the west half of 201B Street, the lane between 85 and 86 Avenues, north half of 85 Avenue, and south half of 86 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of final on-site landscape and lot grading plans including integration of lot grading with ultimate design of 201B Street and proposed DP101023 to accommodate changes in elevation and to connect to the sidewalk and the street;
5. Provision of final off-site servicing landscape design drawings including street trees, sidewalk and public pedestrian connection materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
6. 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);
7. Written authorization from the owner of 20120 - 86 Avenue to remove trees on and near the common property line;
8. Compliance with Age Friendly Amenity Area requirements;
9. Registration of restrictive covenants:
  - a. identifying the units (15% of apartment units) proposed in accordance with the Schedule 2 - Adaptable Housing Requirements for the Township's Official Community Plan; and,
  - b. prohibiting reliance on street parking;
10. Registration of statutory rights of way securing:
  - a. Public access over the lane south of 86 Avenue; and,
  - b. Public access over the public pedestrian connections;
11. Provision of the following community amenity contributions:
  - a. 20 year rental Housing Agreement for the residential units in the development;
  - b. 15% (71 units) adaptable units (10% required);
  - c. Minimum of 316 square metres (3,400 square feet) of green roof on buildings B and C (drought tolerant

sedum plants incorporated into growing mats);

- d. Centralized rainwater collection system for buildings B, C, D, E and amenity with the collected rainwater re-used for irrigation;
- e. Minimum of 1,128 square metres (12,137 square feet) of indoor amenity space (fully equipped gym, projection room with movie theatre, two (2) bedroom guest suite, daycare and common rooms);
- f. Modified parkade design to accommodate waste management, parcel delivery and moving trucks in the P-3 parking level; and
- g. Provision of the infrastructure (power supply, panels and ducting) for the future installation of a minimum of one (1) Level 2 EV charging facility parking stall per residential unit.

12. Security of final approval of Bylaw No. 5529 from the

Ministry of Transportation and Infrastructure including provision of a Traffic Impact Study to the acceptance of the Ministry of Transportation and Infrastructure;

13. Compliance with the Community Amenity Contribution Policy (including entering into a Phased Development Agreement and completion of the contribution), the requirements of the Carvolth Greenway Amenity Zoning Policy (including payment of applicable greenway amenity fees) and the Township's 5% Neighbourhood Park Land Acquisition Policy (including completion of the contribution); and

14. Payment of applicable Carvolth Neighbourhood Plan fees, supplemental rezoning fees, site servicing review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council give first and second reading to Township of Langley Phased Development Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5530;

That Council give first and second reading to Township of Langley Housing Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5531;

That Council at time of final reading of Rezoning Bylaw No. 5529 authorize issuance of Development Permit No. 101023 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "V";
- b. Provision of the infrastructure (power supply, panels and ducting) for the future installation of a minimum of one (1) Level 2 EV charging facility parking stall per residential unit;
- c. Landscape plans being in substantial compliance with Schedules "W" through "AC" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- d. All signage being in compliance with Schedules "A", "G", "R", and "S" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments in substantial compliance with Schedule "S" to the

acceptance of the Township; and,

f. All refuse areas to be located within the buildings or screened in substantial compliance with Schedules “F” and “Q” 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 Energy Conservation and GHG Reduction Development Permit No. 101024;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- g. 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
- h. Security of Highway Use Permits for all canopies and signage that project over municipal road dedications; and further

That Council authorize staff to schedule the public hearing for the Carvolth Neighbourhood Plan Amendment Bylaw, Rezoning Bylaw and Phased Development Agreement Bylaw in conjunction with the hearing for proposed Development Permit No. 101023.

#### Explanation - Bylaw No. 5528

Bylaw 2019 No. 5528 amends the Carvolth Neighbourhood Plan for 1.9 ha (4.7 ac) of land located at 20148 and 20176 - 86 Avenue to change the land use designations for portions of the site from Medium Density Residential to High Density Residential, and to increase the floor space ratio permitted in the Work / Live Flex Use land use designation. The amendments are required to permit a comprehensive development consisting of four (4) apartment buildings and one (1) mixed use building. The development is proposed to contain 472

rental apartment units and  
855 square metres (9,201 square feet) of commercial space.

Explanation - Bylaw No. 5529

Bylaw 2019 No. 5529 rezones 1.9 ha (4.7 ac) of property located at 20148 and 20176 - 86 Avenue from Suburban Residential Zone SR-2 to a new Comprehensive Development Zone CD-140 to permit a development consisting of four (4) apartment buildings and one (1) mixed use building. The development is proposed to contain 472 rental apartment units and 855 square metres (9,201 square feet) of commercial space.

Explanation - Bylaw No. 5530

Bylaw 2019 No. 5530 authorizes the Township of Langley to enter into a phased development agreement with Carvolth 86th Ave LP.

Explanation - Bylaw No. 5531

Bylaw 2019 No. 5531 authorizes the Township of Langley to enter into a Housing Agreement with Carvolth 86th Ave LP to secure  
472 rental housing units at 20148 and 20176 - 86 Avenue for a minimum of 20 years.