



## Legislation Details (With Text)

**File #:** O19-2938      **Version:** 1      **Name:**  
**Type:** Report      **Status:** In Committee  
**File created:** 11/20/2019      **In control:** Township Council  
**On agenda:** 12/2/2019      **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. H.3 cd carvolth 86th ave ro dp.pdf

| Date      | Ver. | Action By        | Action   | Result |
|-----------|------|------------------|----------|--------|
| 12/2/2019 | 1    | Township Council | Referred |        |

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 third reading to “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 (Carvolth 86th Ave LP) Bylaw 2019 No. 5528”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth 86th Ave LP) Bylaw 2019 No. 5529”;

“Township of Langley Phased Development Agreement  
(Carvolth 86th Ave LP) Bylaw 2019 No. 5530”; and

“Township of Langley Housing Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5531”.

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.

Development Permit No. 101023

Running concurrently with this Bylaw is Development Permit

No. 101023 (Carvolth 86th Ave LP / 20148 and 20176 - 86 Avenue) in accordance with Attachment A 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.