



## Legislation Details (With Text)

**File #:** O20-3840      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Third Reading  
**File created:** 10/21/2020      **In control:** Township Council  
**On agenda:** 10/26/2020      **Final action:**  
**Title:** Official Community Plan Amendment and  
Rezoning Application No. 100178 and  
Development Permit Application No. 101157  
(20148, 20152 and 20180 - 82 Ave Holdings Ltd. /  
20148, 20152 and 20180 - 82 Avenue)  
Bylaw No. 5642  
Bylaw No. 5643  
Report 20-136  
File CD 08-26-0210

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. F.2 cd 20148, 20152 and 20180 82 Ave Hldgs.pdf

Date	Ver.	Action By	Action	Result
10/26/2020	1	Township Council	Given first and second reading	

Official Community Plan Amendment and

Rezoning Application No. 100178 and

Development Permit Application No. 101157

(20148, 20152 and 20180 - 82 Ave Holdings Ltd. /

20148, 20152 and 20180 - 82 Avenue)

Bylaw No. 5642

Bylaw No. 5643

Report 20-136

File CD 08-26-0210

That Council give first and second 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 (20148, 20152 and 20180 - 82 Ave Holdings Ltd.) Bylaw 2020

No. 5642 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (20148, 20152 and 20180 - 82  
Ave Holdings Ltd.) Bylaw 2020 No. 5643, rezoning 2.88 ha (7.13 ac) land located at 20148, 20152 and 20180  
- 82 Avenue to Residential Compact Lot Zones R-CL(A) and R-CL(SD) and Comprehensive Development  
Zone CD-131, to facilitate 12 single family lots, 16 semi-detached lots and 68 townhouse units subject to the

following development prerequisites being satisfied to the acceptance of the

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. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Latimer Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the south side of 82 Avenue, a full road for 81A Avenue, the north half of 81 Avenue, a 6.0 metre wide lane between single family and semi-detached lots and 4.0 metres along the eastern property line for a sidewalk, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. 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);
6. Registration of restrictive covenants:
  - a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
  - 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 and semi-detached units);
  - c. Identifying the units (minimum 5% of units) required to comply with the adaptable housing requirements;
7. Compliance with the Community Amenity Contributions Policy (with an additional contribution of \$431,808) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer Amenity Fee; and
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges, 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 (20148, 20152 and 20180 - 82 Ave Holdings Ltd.) Bylaw 2020 No. 5642, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Financial Plan as updated annually with Metro Vancouver's Integrated Waste Resource Management Plan and Integrated Solid Waste 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. 5643 authorize issuance of Development Permit

No. 101157 subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
- b. Building plans being in substantial compliance with Schedule "A";
- c. On-site landscaping plans being in substantial compliance with Schedule "B", 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;
- d. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place;
- e. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD); and
- f. All signage being in substantial compliance with Schedule "A".

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 the single family, semi-detached and townhouse lots;
- d. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- 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. On-site landscaping to be secured by letter of credit at the building permit stage;
- g. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council authorize staff to schedule the required Public Hearing for the Community / Neighbourhood Plan amendment Bylaw

No. 5642, and Rezoning Bylaw No. 5643 in conjunction with the hearing for proposed Development Permit No. 101157.

Explanation - Bylaw No. 5642

Bylaw 2020 No. 5642 amends the Willoughby Community Plan

and Latimer Neighbourhood Plan to allow townhouse units on the southern portion of lands located at 20148, 20152 and

20180 - 82 Avenue.

Explanation - Bylaw No. 5643

Bylaw 2020 No. 5643 rezones land at 20148, 20152 and

20180 - 82 Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) and Comprehensive Development Zone CD-131 to permit a comprehensive development consisting of single family and semi-detached lots, and townhouse units.