



## Legislation Details (With Text)

**File #:** O17-278      **Version:** 1      **Name:**  
**Type:** Report      **Status:** In Committee  
**File created:** 4/19/2017      **In control:** Township Council  
**On agenda:** 4/24/2017      **Final action:**  
**Title:** Official Community Plan Amendment and  
Rezoning Application No. 100097  
Development Permit Application No. 100821  
(Reno Investments 2011 Ltd. / 22310, 22322, 22338 and  
22390 - 48 Avenue)  
Bylaw No. 5280  
Bylaw No. 5281  
Report 17-39  
File CD 10-31-0156

**Sponsors:**

**Indexes:**

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**Attachments:** 1. F.1\_cd Reno Investments 2011.pdf

Date	Ver.	Action By	Action	Result
4/24/2017	1	Township Council	Referred	

Official Community Plan Amendment and  
Rezoning Application No. 100097  
Development Permit Application No. 100821  
(Reno Investments 2011 Ltd. / 22310, 22322, 22338 and  
22390 - 48 Avenue)  
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That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5281 rezoning

0.80 hectare (1.97 acre) of land located at 22310, 22322, 22338 and 22390 - 48 Avenue to Comprehensive Development Zone CD-115, to facilitate the development of 41 townhouse units, subject to the following development prerequisites being satisfied 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, to the acceptance of the Township;
2. 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;
3. Provision of road dedications, widenings, and necessary traffic improvements for 48 Avenue and 224 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan, to the acceptance of the Township and consolidation of the lands into one (1) parcel;
4. 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;
5. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
6. Registration of a cross access easement in favour of property at 22356 - 48 Avenue for future access purposes;
7. Registration of restrictive covenants acceptable to the Township:
  - a. Prohibiting parking on internal strata roadways (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;
  - c. Identifying the units (minimum 5%) required to incorporate Schedule 2 Adaptable Housing Requirement of the Official Community Plan;
8. 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 (Murrayville Community Plan) Bylaw

No. 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280 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 Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize the issuance of Development Permit

No. 100821 at the time of final reading of Rezoning Bylaw No. 5281 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "J";
- b. On-site landscaping plans being in substantial compliance with Schedules "K" through "M", 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;

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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- d. An erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Murrayville Community Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100821.

#### Explanation - Bylaw No. 5280

Bylaw 2017 No. 5280 amends the Murrayville Community Plan by re-designating the property located at 22310, 22322, 22338 and 22390 - 48 Avenue, from Commercial, Single Family Two and Development Permit Area C (Commercial) to Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a 41 unit townhouse project.

#### Explanation - Bylaw No. 5281

Bylaw 2017 No. 5281 rezones a 0.80 hectare (1.97 acre) site (consisting of land located at 22310, 22322, 22338 and

22390 - 48 Avenue) to Comprehensive Development Zone CD 115 to permit a residential development consisting of 41 townhouse units.