



Legislation Details (With Text)

File #: O17-619 **Version:** 1 **Name:**
Type: Report **Status:** Third Reading
File created: 9/5/2017 **In control:** Township Council
On agenda: 9/11/2017 **Final action:**
Title: Murrayville Community Plan Amendment and
Rezoning Application No. 100141 and
Development Permit Application No. 100857
(Zenterra / 4800 Block of 221 Street)
Bylaw No. 5310
Bylaw No. 5311
Report 17-94
File 11-06-0205

Sponsors:

Indexes:

Code sections:

Attachments: 1. F.1_09_11 cd Zenterra OCP RZ DP

Date	Ver.	Action By	Action	Result
9/11/2017	1	Township Council	Given first and second reading	

**Murrayville Community Plan Amendment and
Rezoning Application No. 100141 and
Development Permit Application No. 100857
(Zenterra / 4800 Block of 221 Street)
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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 (Zenterra) Bylaw 2017 No. 5310, changing the designation of 1.28 hectares (3.18 acres) of land located at the 4800 block of 221 Street from “Institutional” to “Multi Family Three”, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra) Bylaw 2017 No. 5311 rezoning the lands from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-104, subject to the following 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. Design and construction of a 3.0 metre wide pedestrian walkway on the north side of 49 Avenue and on the east side of the site north of 48A Avenue, and reconstruction as needed of the 1.8 metre wide pedestrian walkway on the east side of the site between 48A Avenue and 48 Avenue all to the acceptance of the Township;
4. Modification of CA4909272, as appropriate, to align with the final pedestrian walkway design;

5. Provision of final off-site servicing landscape design drawings including street trees, sidewalk and pedestrian walkway 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, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting access from the site to 221 Street and 48 Avenue;
 - b. Identifying the five (5) apartment units and four (4) townhouse units required to be built with adaptable design features in accordance with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
 - c. Prohibiting reliance on off-site parking;
 - d. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - e. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
8. As per the proposal, provision of a \$100,000 community amenity contribution towards the construction of landscape improvements on Township owned lands to the east and northeast of the subject development;
9. Payment of applicable 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 (Zenterra) Bylaw 2017 No. 5310 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-621);

That Council authorize issuance of Development Permit No. 100857 at time of final reading of Bylaw No. 5311, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "O";
- b. Landscape plans being in substantial compliance with Schedules "P" through "S" 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;
- c. All signage being in compliance with Schedule "S" and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- e. All refuse areas to be located underground or in an enclosure and screened 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. Payment of supplemental Development Permit application fees, the Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- 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. 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;
- e. Registration of a restrictive covenant requiring onsite detention; and further

That Council authorize staff to schedule the required public hearing for the Community Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit No. 100857.

Explanation - Bylaw No. 5310

Bylaw 2017 No. 5310 amends the Murrayville Community Plan by changing the designation of property located in the 4800 block of 221 Street from Institutional to Multi Family Three and adding the property to Development Permit Area A (Residential) to facilitate the development of 61 townhouse units and 48 apartment units.

Explanation - Bylaw No. 5311

Bylaw 2017 No. 5311 rezones property located in the 4800 block of 221 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-104 to permit a comprehensive residential development consisting of 48 apartment units and 61 townhouses.