



Legislation Text

File #: O18-1425, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100146 and
Development Permit Application No. 100889
(Vesta Properties Ltd. Phase 6 / 8304, 8336 and
8384 - 200 Street and 20080 - 84 Avenue)
Bylaw No. 5398
Bylaw No. 5399
Report 18-97
File CD 08-26-0186

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5398, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5399, rezoning 3.87 ha (9.56 ac) of land located at 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue to Comprehensive Development Zone CD-126 to facilitate the development of 499 apartment units, 3,398 square metres

(36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space, subject to the following development prerequisites being satisfied prior to final reading:

1. Completion of a Development Works Agreement (if required) securing off-site servicing to the Carvolth Neighbourhood Plan (as required by the Carvolth Plan) to the acceptance of the Township;
2. 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;
3. 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;
4. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan, including the east half of
200 Street, 200A Street, the west half of 201 Street, 83 Avenue and the south half of 84 Avenue to the acceptance of the Township;
5. Dedication and construction of a 15 metre wide street greenway on the east side of 200 Street;
6. Construction of 607 square metres (6534 square feet) of urban rain garden on the project site to

acceptance of the Township, including final acceptance of restoration and enhancement plans, and security deposit;

7. Registration of a public access statutory right of way, finalization of lot grading and construction of a pocket park on the south side of the site to the acceptance of the Township;
8. Approval of Rezoning Bylaw No. 5399 by the Ministry of Transportation and Infrastructure;
9. 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;
10. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
11. Registration of restrictive covenants acceptable to the Township:
 - a. Registration of access easements over the parkade accesses for Phases 1A, 1B, 2 and 4;
 - b. Registration of a access easement for pedestrian access over Phase 1A in favour of 1B;
 - c. Identifying the units (minimum 10% for apartments) required to incorporate the Adaptable Housing Requirements;
 - d. Establishing rain garden maintenance and protection requirements;
12. Provision of the following to the acceptance to the Township:
 - a. Provision of a promenade along the southern boundary of the site;
 - b. Provision of a \$150,000 contribution to the construction of amenities in the adjacent northeast Phase of the Latimer Neighbourhood Plan;
13. Compliance with the requirements of the Carvolth Greenway Amenity Policy including payment of applicable amenity fees;
14. 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 (Willoughby Community Plan) Bylaw

No. 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 6) Bylaw 2018 No. 5398, 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 at time of final reading of Rezoning Bylaw No. 5399 authorize issuance of Development Permit No. 100889 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “AM”;
- b. On-site landscaping plans being in substantial compliance with Schedules “AN” through “AAA”, and in compliance (subject to Township acceptance of lot grading) 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;
- c. All signage being in substantial compliance with Schedules “P” through “S”, “X” through “AB”, and “AG” through “AI”, and with the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings 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 an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- f. 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;
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Carvolth Neighbourhood Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit No. 100889.

Explanation - Bylaw No. 5398

Bylaw 2018 No. 5374 amends the Carvolth Neighbourhood Plan for 3.87 ha (9.56 ac) of land located at 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue to change the land use designations for portions of the site from Townhouse Residential to Medium Density Residential and from Office / Mixed Use 1 to High Street

Mixed Use, and to increase the floor space ratio permitted in the Medium Density Residential and Office Mixed Use 1 designations. The amendments are required to facilitate a comprehensive development consisting of four (4) mixed-use buildings, four (4) apartment buildings, and two (2) office buildings. The development will contain 499 residential units, 3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space.

Explanation - Bylaw No. 5399

Bylaw 2018 No. 5399 rezones property located at 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 126 to permit a comprehensive development consisting of four (4) mixed use buildings, four (4) apartment buildings, and two (2) office buildings. The development is proposed to contain 499 apartment units,

3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space.

A definition of floor space ratio is included in this bylaw to allow for consistent interpretation.