



Legislation Text

File #: O18-1692, **Version:** 1

Rezoning and Community Plan Amendment

Application No. 100140 and

Development Permit Application No. 100846

(Quadra Carvolth / 20292, 20320, 20346 and 20384 - 86 Avenue)

Bylaw No. 5374

Bylaw No. 5375

Report 18-77

File CD 08-26-0168

That Council give final 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 (Quadra Carvolth) Bylaw 2018

No. 5374”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra Carvolth) 2018 Bylaw No. 5375”.

Explanation - Bylaw No. 5374

Bylaw 2018 No. 5374 amends the Carvolth Neighbourhood Plan for 4.35 ha (10.76 ac) of land located at 20292, 20320, 20346 and

20384 - 86 Avenue to change the land use designations for portions of the site from Townhouse Residential and Medium Density Residential to High Density Residential, to adjust the boundaries of the High Street Mixed Use land use designation on the eastern phase of the development, and to increase the floor space ratio permitted in the High Street Mixed Use land use designation. The amendments are required to facilitate a comprehensive development consisting of three (3) mixed use buildings fronting 86 Avenue, six (6) apartment buildings, and three (3) townhouse buildings fronting 204 Street.

The development will contain 621 residential units and

1,893 square metres (20,375 square feet) of commercial space.

Explanation - Bylaw No. 5375

Bylaw 2018 No. 5375 rezones property located at 20292, 20320, 20346 and 20384 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 122 to permit a comprehensive development consisting of three (3) mixed use buildings fronting 86 Avenue, six (6) apartment buildings, and three (3) townhouse buildings fronting 204 Street. The development will contain 621 residential units and 1,893 square metres (20,375 square feet) of commercial space.

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

Development Permit No. 100846

That Council authorize issuance of Development Permit No. 100846 (Quadra Carvolth / 20292, 20320, 20346 and 20384 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "AL";
- b. Provision of a minimum of one (1) 15 amp auto charge receptacle upgradeable to a 30 amp autocharge receptacle for each residential unit;
- c. Landscape plans being in substantial compliance with Schedules "AM" and "AY" 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 substantial compliance with Schedules "A" through "AJ" 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 "AL" to the acceptance of the Township;
- f. All refuse areas to be located within the buildings to the acceptance of the Township;
- g. Registration of restrictive covenants to the acceptance of the Township:
- i. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
- ii. defining the commercial vehicle access route restrictions for Building A;
- iii. prohibiting the reliance on street parking;
- iv. prohibiting access to 204 Street for the townhouse units; and,
- v. securing the indoor age friendly amenity area including specific equipment allocations; and
- h. Registration of an access easement to secure access to the age friendly amenity area over the

structured parking in Building A for use by all units within the development;

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 Greenhouse Gas Reduction DP100963;
- 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; and
- 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, both with accompanying legal documents as required to the acceptance of the Township.

Clerk's Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of

June 11, 2018 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on

June 25, 2018 with third reading given on July 9, 2018.