



Legislation Text

File #: O19-2210, **Version:** 1

Murrayville Community Plan Amendment and
Rezoning Application No. 100148 and
Heritage Alteration Permit Application No. 100893
(Lanstone Homes (Murrayville) / 21812 - 48 Avenue)
Bylaw No. 5351
Bylaw No. 5352
Bylaw No. 5353
Report 18-76
File CD 10-31-0170

That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Lanstone Homes (Murrayville) Ltd.) Bylaw 2018 No. 5351”;

“Heritage Revitalization Agreement Authorization (Murrayville Elementary School) Bylaw 2018 No. 5352”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Homes (Murrayville) Ltd.) 2018 Bylaw No. 5353”.

Explanation - Bylaw No. 5351

Bylaw 2018 No. 5351 amends the Murrayville Community Plan by changing the designation of 1.98 hectares (4.90 acres) of land located at 21812 - 48 Avenue from “School” to “Multi Family One” to allow for development of 6 residential units within the Murrayville Elementary School and 48 townhouses on the remainder of the site. Bylaw No. 5351 also schedules the Murrayville Elementary School and Belmont School oak trees as protected heritage property within the Murrayville Heritage Conservation Area by adding these items to Appendix B “Scheduled Heritage Properties” and Map 4 of the Murrayville Community Plan.

Explanation - Bylaw No. 5352

Bylaw 2018 No. 5352 authorizes the Township to enter into a Heritage Revitalization Agreement with Lanstone

Homes (Murrayville) Ltd. for the Murrayville Elementary School (originally known as the Belmont Superior School) located at 21812 - 48 Avenue. The Heritage Revitalization Agreement provides for the relocation, restoration, rehabilitation and continued protection of the heritage building for residential use.

Explanation - Bylaw No. 5353

Bylaw 2018 No. 5353 rezones property located at 21812 - 48 Avenue from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-120 to permit development of six (6) residential units in the historic Murrayville Elementary School and 48 townhouses on the remainder of the site.

Heritage Alteration Permit No. 100893

That Council authorize issuance of Heritage Alteration Permit

No. 100893 (Lanstone Homes (Murrayville) / 21812 - 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "X" including demolition of those portions of the Murrayville Elementary school campus not included in Heritage Revitalization Agreement Bylaw No. 5352;
- b. Landscape plans being in substantial compliance with Schedules "Y" through "AC" 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 "X", the Township's Sign Bylaw and the Murrayville Heritage Conservation Area Design Guidelines;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas not contained within a double car garage to be located in an enclosure and screened to the acceptance of the Township in substantial compliance with Schedule "X".

Although not part of the Heritage Alteration 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 Demolition permits for those portions of the Murrayville Elementary School campus not included in the Heritage Revitalization Agreement Bylaw No. 5352.

- b. Payment of supplemental Heritage Alteration Permit application fees, Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, 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; and,
- f. Registration of a restrictive covenant requiring onsite detention.

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. Security has been provided through a bond for the future design and construction of a parking lot for Denny Ross Memorial Park. The Public Hearing for the Bylaws was held on June 25, 2018 with third reading given on July 9, 2018. Heritage Alteration Permit No. 100893 has been amended to reflect changes to Buildings 7, 15 and 16 (revised from 2 storey buildings to 1 storey buildings). As a result, the following revisions have been made to the permit schedules:

Schedule B - Site Plan replaced by Schedule B1 - Site Plan North and Schedule B2 - Site Plan South

Schedules I, Q and R - Building Elevations for Buildings 7, 15 and 16 updated to indicate one-storey buildings (formerly two-storeys)