



Legislation Text

File #: O19-2241, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100175 and
Development Permit Application No. 100927
(Emporio Holdings Ltd./ 20203 - 84 Avenue)
Bylaw No. 5362
Bylaw No. 5415
Report 19-65
File CD 08-26-0188

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5362 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5415 rezoning approximately 0.9 ha (2.3 ac) of land located at 20203 - 84 Avenue to Comprehensive Development Zone CD-121 to facilitate the development of two (2) apartment buildings consisting of 173 apartment 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. Provision of road dedications, widenings, and necessary traffic improvements for the west half of 202 Street, east half of the lane between 84 Avenue and 85 Avenue, south half of 85 Avenue, and north half of 84 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan, 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. Dedication and construction of a 4.5 metre wide street greenway on the north side of 84 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. 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;
6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
7. Registration of restrictive covenant acceptable to the Township identifying the units (minimum 10% of

apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements for the Township's Official Community Plan;

8. Registration of statutory rights of way to the acceptance of the Township securing public access over the public pedestrian connections;
9. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
10. Compliance with the requirements of the Carvolth Greenway Amenity Policy, Community Amenity Contribution Policy (if applicable) and the Township's 5% Neighbourhood Park Land Acquisition Policy to the acceptance of the Township;
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Emporio Holdings Ltd.) Bylaw 2019

No. 5362, 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. 5415 authorize issuance of Development Permit No. 100927 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "J";
- b. Landscape plans being in substantial compliance with Schedules "K" and "L" 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. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "J";
- f. All refuse areas to be located 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. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 100928;
- b. Payment of supplemental Development Permit application fees, applicable 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. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw
(Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- 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; and further

That Council authorize staff to schedule the public hearing the neighbourhood plan amendment and for the rezoning bylaws in conjunction with the hearing for proposed Development Permit

No. 100927.

Explanation - Bylaw No. 5362

Bylaw 2019 No. 5362 amends the Carvolth Neighbourhood Plan for 0.9 ha (2.3 ac) of land located at 20203 - 84 Avenue to increase the floor space ratio permitted in the High Density Residential land use designation. The amendment is required to facilitate the development of two (2) apartment buildings consisting of 173 apartment units.

Explanation - Bylaw No. 5415

Bylaw 2019 No. 5415 rezones a property located at

20203 - 84 Avenue from Suburban Residential SR-2 to Comprehensive Development Zone CD-121 to permit development consisting of 173 apartment units in two (2) buildings.