



Legislation Text

File #: O19-2251, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100163 and
Development Permit Application No. 101000
(Shepherd of the Valley Lutheran Church / 20097 - 72 Avenue)
Bylaw No. 5406
Bylaw No. 5407
Bylaw No. 5414
Report 18-124
File CD 08-23-0141

That Council repeal third reading to “Township of Langley Housing Agreement Bylaw 2018 No. 5414” which was granted by Council on October 1, 2018.

That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Shepherd of the Valley Lutheran Church) Bylaw 2018 No. 5406”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shepherd of the Valley Lutheran Church) 2018 Bylaw No. 5407”; and

That Council give third and final reading to revised “Township of Langley Housing Agreement Bylaw 2018 No. 5414”.

Clerk’s Note: As Bylaw No. 5414 has been amended to reflect the legal description of the new parcel (Lot F Plan EPP89631) of the lands subject to the Housing Agreement, please repeal third reading of the original version of Bylaw No. 5414. Please note that all development prerequisites listed in the Community Development Division report to Council of July 23, 2018 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 17, 2018 with third reading given on October 1, 2018. Staff note that the legal description of the property subject to Housing Agreement Bylaw 2018 No. 5414 has been updated to reflect its application to only the portion of the property containing the affordable housing project rather than the entire parent property.

Explanation - Bylaw No. 5406

Bylaw 2018 No. 5406 amends the Willoughby Community Plan by re-designating the western portion of property at 20097 - 72 Avenue from Residential to Multi Family and amends the Southwest Gordon Estate Neighbourhood Plan by re-designating the subject site from Institutional to Multi-Family "D". The amendments will facilitate the development of 82 apartment units and five single family dwellings.

Explanation - Bylaw No. 5407

Bylaw 2018 No. 5407 rezones the western portion of property located at 20097 - 72 Avenue from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-127 to permit a comprehensive residential development consisting of three (3) apartment buildings (82 apartment units) and five (5) single family lots.

Explanation - Bylaw No. 5414

Bylaw 2018 No. 5414 authorizes the Township of Langley to enter into a Housing Agreement with Shepherd of the Valley Lutheran Church to secure rental housing and affordable rental units on the subject property.

Development Permit No. 101000

That Council authorize issuance of Development Permit No. 101000 (Shepherd of the Valley Lutheran Church / 20097 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "H";
- b. On-site landscaping plans being in substantial compliance with Schedules "I" through "O", and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), Township's Zoning Bylaw, and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- c. Section of 107.3.a) iii) of the Township's Zoning Bylaw No. 2500 being varied to reduce the total number of required parking spaces for apartment units from 111 to 101 spaces.
- 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;
- f. An exterior design control agreement being entered into for all proposed single family lots, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development and conform to the single family development permit guidelines contained in the Willoughby

Community Plan.

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. On-site landscaping to be secured by letter of credit at the building permit stage;
- b. 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;
- 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. Provision of CPTED (Crime Prevention through Environmental Design) review of the development (including design and operation of parkades, elevators, pedestrian walkways / connections, amenity areas, playgrounds, and lighting) by a qualified CPTED professional (in consultation with the Langley RCMP), to the acceptance of the Township, including incorporation of CPTED recommendations into the final development plans;
- e. 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;
- f. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit Administration Fees;
- g. Registration of a restrictive covenant requiring provision of stormwater infiltration measures to the acceptance of the Township.