



Legislation Text

File #: O19-2264, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100150 and
Development Permit Application Nos. 100854 and 100870
(Vesta Properties Ltd. / 20100 Block 84 Avenue)
Bylaw No. 5339
Bylaw No. 5340
Bylaw No. 5349
Report 18-27
File CD 08-26-0183 / 0184 / 0190

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 (Vesta Properties Ltd.) Bylaw 2018 No. 5339”;

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5340”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5349”.

Explanation - Bylaw No. 5339

Bylaw 2018 No. 5339 amends the Carvolth Neighbourhood Plan by permitting the development of property at 20144 - 84 Avenue consistent with the density provisions of the Latimer Neighbourhood Plan when developed in conjunction with the properties 20166, 20178 and 20210 - 84 Avenue and Lot 139 EPP71810.

Explanation - Bylaw No. 5340

Bylaw 2018 No. 5340 amends the Latimer Neighbourhood Plan between the Single Family 3, Rowhouse / Townhouse A and Rowhouse / Townhouse B land use designations to accommodate a proposed rowhouse

and townhouse development on lands located in the 20100 block of 83 Avenue.

Explanation - Bylaw No. 5349

Bylaw 2018 No. 5349 rezones 4.16 ha (10.28 ac) of land located in the 20100 block of 84 Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(RH) and Comprehensive Development Zone CD-119 to accommodate 25 rowhouse lots and 153 townhouses.

Development Permit No. 100854

That Council authorize issuance of Development Permit No. 100854 (Vesta Properties Ltd. / 20100 Block 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “L”;
- b. On-site landscaping plans being in substantial compliance with Schedules “M” and “N”, and in compliance 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;

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. Completion of the subdivision to create 25 rowhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all lots;
- d. Registration of an easement securing the required visitor parking stalls;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 100870

That Council authorize issuance of Development Permit No. 100870 (Vesta Properties Ltd. / 20100 Block 84

Avenue) in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “DD”;
- b. On-site landscaping plans being in substantial compliance with Schedules “EE” through “HH”, and in compliance 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;

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. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. 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;
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk’s Note: Please note that all development prerequisites listed in the Community Development Division report to Council of

March 5, 2018 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on

March 19, 2018 with third reading given on April 9, 2018. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place, the Bylaws were delayed due to complicated servicing requirements associated with the site.