



Legislation Text

File #: O19-2613, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100146 and
Development Permit Application No. 100889
(Vesta Properties Ltd. Phase 6 / 8304, 8336 and
8384 - 200 Street and 20080 - 84 Avenue)
Bylaw No. 5398
Bylaw No. 5399
Report 18-97
File CD 08-26-0186
9:10pm approximately

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. Phase 6) Bylaw 2018 No. 5398”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 6) 2018 Bylaw No. 5399”.

Explanation - Bylaw No. 5398

Bylaw 2018 No. 5398 amends the Carvolth Neighbourhood Plan for 3.87 ha (9.56 ac) of land located at 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue to change the land use designations for portions of the site from Townhouse Residential to Medium Density Residential and from Office / Mixed Use 1 to High Street Mixed Use, and to increase the floor space ratio permitted in the Medium Density Residential and Office Mixed Use 1 designations. The amendments are required to facilitate a comprehensive development consisting of four (4) mixed-use buildings, four (4) apartment buildings, and two (2) office buildings. The development will contain 499 residential units, 3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space.

Explanation - Bylaw No. 5399

Bylaw 2018 No. 5399 rezones property located at 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 126 to permit a comprehensive development consisting of four (4) mixed use buildings, four (4) apartment buildings, and two (2) office buildings. The development is proposed to contain 499 apartment units,

3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space.

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

Development Permit No. 100889

That Council authorize issuance of Development Permit No. 100889 (Vesta Properties Ltd. Phase 6 / 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "AM";
- b. On-site landscaping plans being in substantial compliance with Schedules "AN" through "AAA", and in compliance (subject to Township acceptance of lot grading) 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;
- c. All signage being in substantial compliance with Schedules "P" through "S", "X" through "AB", and "AG" through "AI", and with the Township's Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings 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. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing

identified in the tree management plan is in place;

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;

g. 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

June 28, 2018 attached to the bylaws have been satisfactorily addressed. The Public Hearing for the bylaws was held on

July 9, 2018 with third reading given on July 23, 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 signs remained in place, the bylaws were delayed due to servicing considerations associated with the site.