



Legislation Text

File #: O19-2871, **Version:** 1

Official Community Amendment and

Rezoning Application No. 100097

Development Permit Application No. 100821

(Reno Investments 2011 Ltd. / 22310, 22322,

22338 and 22390 - 48 Avenue)

Bylaw No. 5280

Bylaw No. 5281

Report 17-60

File CD 10-31-0156

That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5281”.

Explanation - Bylaw No. 5280

Bylaw 2017 No. 5280 amends the Murrayville Community Plan by re-designating the property located at 22310, 22322, 22338 and 22390 - 48 Avenue, from Commercial, Single Family Two and Development Permit Area C (Commercial) to Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a 40 unit townhouse project.

Explanation - Bylaw No. 5281

Bylaw 2017 No. 5281 rezones a 0.80 hectare (1.97 acre) site (consisting of land located at 22310, 22322, 22338 and

22390 - 48 Avenue) to Comprehensive Development Zone CD 115 to permit a residential development consisting of 40 townhouse units.

Development Permit No. 100821

That Council authorize issuance of Development Permit No. 100821 (Reno Investments 2011 Ltd. / 22310, 22322, 22338 and

22390 - 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "J";
- b. On-site landscaping plans being in substantial compliance with Schedules "K" through "M", 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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- d. 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, Murrayville Pedestrian Overpass Fees 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 12, 2017 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on

June 26, 2017 with third reading given on July 10, 2017. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than 1 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 ownership changes and timing of engineering drawing submissions

from the applicant's consultants. Please note that the applicant has provided a contribution in the amount of \$192,560 as community amenities in compliance with requirements of Community Amenity Contributions Policy No. 07-166, in order to advance final adoption of the subject Bylaws, based on the understanding that such payment would be returned to the applicant should Council, at a future date, decide to exempt the subject application from the requirements of the Policy.