



Legislation Text

File #: O20-3067, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100171

Development Permit Application No. 101022

(1159338 BC Ltd. / 22356 - 48 Avenue)

Bylaw No. 5547

Bylaw No. 5548

Bylaw No. 5549

Report 20-03

File CD 10-31-0146

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment

(1159338 BC Ltd.) Bylaw 2020 No. 5547 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5548 rezoning 0.12 ha (0.29 ac) of land located at

22356 - 48 Avenue to Comprehensive Development Zone CD-141, to facilitate the development of six (6) townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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. 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;
3. Provision of road dedications, widenings, and necessary traffic improvements for 48 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan, to the acceptance of the Township;
4. 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;
5. Compliance with Child Friendly Amenity Area requirements to the acceptance of the Township;
6. Registration of a cross access easement in favour of the adjacent townhouse development for access

purposes;

7. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
8. Identifying the units (minimum 5%) required to incorporate Schedule 2 Adaptable Housing Requirements of the Official Community Plan;
9. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed);
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw

No. 1988 No. 2661 Amendment (1159338 BC Ltd.) Bylaw 2020

No. 5547 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 authorize the issuance of Development Permit

No. 101022 at the time of final reading of Rezoning Bylaw

No. 5548 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "F"; and
- b. On-site landscaping plans being in substantial compliance with Schedules "G" and "H" 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 and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees;

That Council authorize first and second reading of Township of Langley Phased Development Agreement (1159338 BC Ltd.) Bylaw 2020 No. 5549; and further

That Council authorize staff to schedule the required Public Hearing for the Murrayville Community Plan amendment bylaw, rezoning bylaw and Phased Development Agreement Bylaw No. 5549 in conjunction with the hearing for proposed Development Permit

No. 101022.

Explanation - Bylaw No. 5547

Bylaw 2020 No. 5547 amends the Murrayville Community Plan by re-designating the property located at 22356 - 48 Avenue, from Commercial and Development Permit Area C (Commercial) to

Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a six unit townhouse project.

Explanation - Bylaw No. 5548

Bylaw 2020 No. 5548 rezones 0.12 ha (0.29 ac) of land located at 22356 - 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-141 to accommodate

6 townhouse units.

Explanation - Bylaw No. 5549

Bylaw 2019 No. 5549 authorizes the Township of Langley to enter into a phased development agreement with 1159338 BC Ltd.