



Legislation Text

File #: O20-3644, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100194 and

Development Permit Application No. 101164

(Essence Holdings (Parc Central 1) Inc. / 20261 - 72B Avenue)

Bylaw No. 5632

Bylaw No. 5633

Report 20-100

File CD 08-23-0200

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw 2020 No. 5632 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw 2020

No. 5633, amending Comprehensive Development Zone CD-124 to facilitate the development of 30 townhouse units on a 0.8 ha (1.9 ac) of land located at 20261 - 72B Avenue, subject to the following 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. 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);
2. Amend Restrictive Covenant CA7529153 to reflect the current layout and identify a minimum 5% of the townhouses are required to comply with the adaptable housing requirements;
3. Compliance with the Community Amenity Contributions Policy (with an additional contribution of \$127,080), Township's 5% Neighbourhood Park Land Acquisition Policy, and Willoughby Arterial Road Completion Amenity Policy if applicable.
4. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, DWA and Latecomer charges;

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

No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw 2020 No. 5624, 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 at time of final reading of Rezoning Bylaw No. 5633 authorize issuance of Development Permit No. 101164 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- b. On-site landscaping to be secured by letter of credit at building permit stage; and
- c. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5632, and Rezoning Bylaw No. 5633 in conjunction with the hearing for proposed Development Permit No. 101164.

Explanation - Bylaw No. 5632

Bylaw 2020 No. 5632 amends the Central Gordon Estate Neighbourhood Plan for a 0.8 ha (1.9 ac) of land located at

20261 - 72B Avenue to increase the density allowable in the

Townhouse B land use designation. The amendment is required to facilitate the development of 30 townhouse units.

Explanation - Bylaw No. 5633

Bylaw 2020 No. 5633 amends the Comprehensive Development Zone CD-124 to change the number of permitted townhouses to

110 from 102.