



Legislation Text

File #: O20-3777, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100173 and
Heritage Alteration Permit Application No. 101031
(Grayrose / 21600 Block 48 Avenue)
Bylaw No. 5640
Bylaw No. 5641
Report 20-127
File CD 10-31-0160

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 (Grayrose) Bylaw 2020 No. 5640 to change the designation of 0.2 ha (0.5 ac) of land located in the 21600 Block of 48 Avenue from “Single Family Two” to “Limited Commercial”; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Grayrose) Bylaw 2020 No. 5641 to rezone the subject lands, from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to provide for the development of two limited commercial / mixed use buildings, subject to the following prerequisites being satisfied to the acceptance of the General Manager Engineering and Community Development prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including onsite detention, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan and the Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of final off-site servicing landscape design drawings including street trees, sidewalk materials and layout, fencing, signage, landscaping details and security;
5. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
 - a. Prohibiting vehicular access to and from the site to 48 Avenue;
 - b. Prohibiting reliance on off-site parking; and,

- c. Restricting access to the site to right in right out only from 216 Street;
- 7. Registration of an easement granting access to 21628 - 48 Avenue from 216 Street via the drive aisle and associated discharge of easements BL280567 and BL280569 from 4742 - 216 Street and 21617 - 47A Avenue;
- 8. Satisfaction of the conditions within and discharge of restrictive covenants BK99488 and BK99491;
- 9. Compliance with the Community Amenity Contributions Policy; and,
- 10. Payment of applicable 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 Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize issuance of Heritage Alteration Permit

No. 101031 at the time of final reading of Bylaws No. 5640 and 5641, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy requirements;
- c. All signage being in compliance with the Murrayville Heritage Conservation Area Guidelines (Bylaw 2661), Schedule "A", and the Township's Sign Bylaw;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas to be located within a building in substantial compliance with Schedule "A";

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Payment of supplemental Heritage Alteration Permit application, Murrayville Pedestrian Overpass and

Building Permit Administration Fees; and Development Cost Charges

- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the 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, including onsite detention, 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;
- e. Registration of a restrictive covenant requiring onsite detention; and further

That Council authorize staff to schedule the required public hearing for the Community Plan Amendment Bylaw No. 5640 and Rezoning Bylaw No. 5641 in conjunction with the hearing proposed for Heritage Alteration Permit No. 101031.

Explanation - Bylaw No. 5640

Bylaw 2020 No. 5640 amends the Murrayville Community Plan by changing the designation of 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from "Single Family Two" to "Limited Commercial". Bylaw 5640 also adds policy for the "Limited Commercial" land use designation.

Explanation - Bylaw No. 5641

Bylaw 2020 No. 5641 rezones 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to permit a comprehensive development consisting of two mixed use buildings.