



## Legislation Text

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**File #:** O20-3792, **Version:** 1

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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 final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment

(Essence Holdings (Parc Central 1) Inc.) Bylaw No. 5632”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Parc Central 1) Inc,) Bylaw 2020 No. 5633”.

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.

Development Permit No. 101164

That Council authorize issuance of Development Permit No. 101164 (Essence Holdings (Parc Central 1) Inc. / 20261 - 72B Avenue) in accordance with Attachment A 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.

Clerk's Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of July 27, 2020 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 14, 2020 with third reading given on September 14, 2020.