



## Legislation Text

---

**File #:** O20-3839, **Version:** 1

---

Official Community Plan Amendment and  
Rezoning Application No. 100203 and  
Development Permit Application No. 101012  
(1077420 BC Ltd./ Apna Group / 20443 - 70 Avenue and  
7010 - 204 Street)  
Bylaw No. 5626  
Bylaw No. 5627  
Report 20-138  
File CD 08-14-0210

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 (1077420 BC Ltd.) Bylaw No. 5626 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1077420 BC Ltd.) Bylaw 2020 No. 5627 rezoning 0.9 ha (2.3 ac) of land located at 20443 - 70 Avenue and 7010 - 204 Street to Comprehensive Development Zone CD-151, to facilitate the development of one (1) five (5) storey mixed-use building (which includes seven (7) commercial units) and two (2) apartment buildings containing a total of 135 condominium units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate NP requirements, secure a community stormwater detention site to serve storm catchment area;
2. 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;
3. Provision of road dedications, widenings, and necessary traffic improvements for the north half of 70 Avenue, and east half of 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. In accordance with the Central Gordon Estate NP, the acquisition of a Wildlife Habitat Patch;
6. 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);

7. Compliance with Age Friendly Amenity Area requirements;
  8. Registration of a restrictive covenant identifying the units (minimum 15%) for apartments in compliance with the adaptable housing requirements;
  9. Registration of a 6.0 m (19.6 ft) wide statutory right of way for the purposes of a greenlink and a 2.5 m (8.2 ft) for the purposes of a ecological buffer as identified on the site plan (Attachment A - Schedule B);
  10. Consolidation of the two (2) subject properties for the proposed apartment buildings;
  11. Provision of the following community amenity contributions:
    - a. Provision of a \$20,000 contribution for upgrades to the neighbourhood park located at 70 Avenue (Central Gordon Estate Neighbourhood Pocket Park);
  12. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Greenway Amenity Policy, and Township's 5% Neighbourhood Park Land Acquisition Policy;
  13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee,
- ISDC review fee, Development Works Agreement (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 (1077420 BC Ltd.) Bylaw 2020 No. 5626, 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. 5627 authorize issuance of Development Permit No. 101012 subject to the following conditions:

- 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 and Age Friendly Amenity Area requirements;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw  
(Schedule I - Tree Protection);
- d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;

- e. Requiring rooftop mechanical equipment to be screened from view; and
- f. All refuse areas to be located in an enclosure and screened.

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 erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. 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 Community/ Neighbourhood Plan amendment Bylaw

No. 5626, Rezoning Bylaw No. 5627 in conjunction with the hearing for proposed Development Permit No. 101012.

Explanation - Bylaw No. 5626

Bylaw 2020 No. 5626 amends the Central Gordon Estate Neighbourhood to increase the amount of allowable commercial space in the Apartment Mixed Use designation. The amendment is required to facilitate the development of additional commercial space.

Explanation - Bylaw No. 5627

Bylaw 2020 No. 5627 rezones land at 20443 - 70 Avenue and

7010 - 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-151 to accommodate

135 apartment units and 1,028 square metres (11,065 square feet) of commercial area.