



Legislation Text

File #: O21-4038, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100193 and

Development Permit Application No. 101154

(Christian Life Assembly / 21277 - 56 Avenue)

Bylaw No. 5673

Bylaw No. 5674

Bylaw No. 5675

Report 20-160

File CD 08-12-0034

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Christian Life Assembly) Bylaw 2020 No. 5673”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Christian Life Assembly) Bylaw 2020 No. 5674”; and

“Township of Langley Housing Agreement (Christian Life Assembly) Bylaw 2020 No. 5675”

Explanation - Bylaw No. 5673

Bylaw 2020 No. 5673 amends the Murrayville Community Plan by amending the land use designation and amending the “Multi Family Two” designation to permit a density of 83 units per hectare (34 units per acre) on a portion of property located at 21277 - 56 Avenue.

Explanation - Bylaw No. 5674

Bylaw 2020 No. 5674 rezones a 1.19 ha (2.94 ac) portion of land located at 21277 - 56 Avenue Street from Civic Institutional Zone P-1 and Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-156 and Civic Institutional Zone P-1 to accommodate 98 apartment units.

Explanation - Bylaw No. 5675

Bylaw 2020 No. 5675 authorizes the Township of Langley to enter into a Housing Agreement with Christian Life Assembly to secure rental housing and affordable rental units on the subject property.

Development Permit No. 101154

Running concurrently with this Bylaw is Development Permit

No. 101154 (Christian Life Assembly / 21277 - 56 Avenue) in accordance with Attachment A 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. Section 107.5(7) of the Township's Zoning Bylaw No. 2500 being varied to permit a maximum of 23% of the required residential apartment parking spaces to be small car parking;
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
- f. All refuse areas to be located in an enclosure and screened;
- g. Final approval being obtained from Transport Canada with respect to the height of the building in relation to the Langley Municipal Airport, including incorporation of any recommendations from the federal agencies into the final development plans; and

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. Payment of supplemental Development Permit application fees.
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw

(Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;

- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. 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;
- f. Payment of applicable Development Cost Charges, Murrayville Pedestrian Overpass fee, and Building Permit administration fees.

Clerk's Note: Council may consider third reading of this application at the conclusion of the item's Public Hearing.

Submissions from the public.

Explanation by the proponent.