



Legislation Text

File #: O21-4627, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100204 and

Development Permit Application No. 101144

(Langley Memorial Hospital Foundation / 5068 - 221A Street)

Bylaw No. 5660

Bylaw No. 5661

Bylaw No. 5662

Report 20-151

File CD 11-06-0207

That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Langley Memorial Hospital Foundation) Bylaw 2020 No. 5660”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Memorial Hospital Foundation) Bylaw 2020 No. 5661”; and

“Township of Langley Housing Agreement (Langley Memorial Hospital Foundation) Bylaw 2020 No. 5662”.

Explanation - Bylaw No. 5660

Bylaw 2020 No. 5660 amends the “Multi Family Three” designation of the Murrayville Community Plan to permit a density of 141 units per hectare (57 units per acre) as well as a limited amount of commercial and office space on property located at 5068 - 221A Street.

Explanation - Bylaw No. 5661

Bylaw 2020 No. 5661 rezones 1.05 ha (2.6 ac) of land located at 5068 - 221A Street from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-155 to accommodate

148 apartment units and commercial uses.

Explanation - Bylaw No. 5662

Bylaw 2020 No. 5662 authorizes the Township of Langley to enter into a Housing Agreement with Langley Memorial Hospital Foundation to secure rental housing and affordable rental units

on the subject property.

Development Permit No. 101144

That Council authorize issuance of Development Permit No. 101144 (Langley Memorial Hospital Foundation / 5068 - 221A Street) 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 107.3(a)(iii) of the Township's Zoning Bylaw No. 2500 being varied to reduce the total number of required parking spaces for the apartment units from 222 to 149 (inclusive of the visitor parking requirement from 22 to 15);
- 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: Please note that all development prerequisites

listed in the Community Development Division report to Council of November 23, 2020 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on December 7, 2020 with third reading given on December 14, 2020.