



Legislation Text

File #: O21-4700, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100192 and
Development Permit Application No. 101212
(Compass Cohousing / 20353 - 66 Avenue)
Bylaw No. 5736
Bylaw No. 5737
Report 21-107
File CD 08-14-0222

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 (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Compass Cohousing) Bylaw 2021 No. 5736 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Compass Cohousing) Bylaw 2021 No. 5737, rezoning a 0.53 ha (1.32 ac) portion of land located at 20353 - 66 Avenue to Comprehensive Development Zone CD-165 to facilitate the development of 40 condominium units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. 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 and Southwest Gordon Estate Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 203 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Southwest Gordon Estate Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Dedication and construction of a 4.5 m wide street greenway on the east side of 203 Street along the frontage of the subject portion of the site, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Upgrade the Fortis ROW into a linear park system, including recreational pathway connection in accordance with the Southwest Gordon Estate Neighbourhood Plan;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and

security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

7. Compliance with Age Friendly Amenity Area requirements;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Identifying the units (minimum 10% for apartments) required in accordance with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
 - b. Prohibiting left turn ingress and egress from 203 Street;
 - c. Prohibiting reliance on on-street parking;
9. Compliance with the Community Amenity Contributions Policy if applicable;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Service fees, 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 (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Compass Cohousing) Bylaw 2021 No. 5736 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, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5737 authorize issuance of Development Permit No. 101212, 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 Schedule "C" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- c. All rooftop mechanical equipment to be screened from view; and
- d. 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 Bylaws No. 5736 and 5737 in conjunction with the hearing for proposed Development Permit No. 101212.

Explanation - Bylaw No. 5736

Bylaw 2021 No. 5736 amends the Willoughby Community Plan to specify applicable design guidelines and the Southwest Gordon Estate Neighbourhood Plan to amend the Mixed-Use "B" designation to allow a residential only development at a density of 30.3 UPA in order to accommodate a 40 unit cohousing facility on the site located at 20353 - 66 Avenue.

Explanation - Bylaw No. 5737

Bylaw 2021 No. 5737 rezones a 0.53 ha portion of the lot located at 20353 - 66 Avenue from Rural Zone RU-3 to Comprehensive Development Zone CD-165 to accommodate 40 condominium units.