



Legislation Text

File #: O21-4730, **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

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 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”

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.

Development Permit No. 101212

Running concurrently with this Bylaw is Development Permit

No. 101212 (Compass Cohousing / 20353 - 66 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 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.

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.