



Legislation Text

File #: O18-928, **Version:** 1

Rezoning and Community Plan Amendment

Application No. 100157 and Development Permit

Application Nos. 100823 and 100868

(Care Pacific (Maple Gardens) / 7743 and 7787 - 200 Street)

Bylaw No. 5332

Bylaw No. 5333

Report 18-03

File CD 08-22-0066

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Care Pacific (Maple Gardens)) Bylaw 2018 No. 5332 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Care Pacific (Maple Gardens)) Bylaw 2018 No. 5333 rezoning the lands from Suburban Residential SR-2 to Comprehensive Development Zone CD-118 to facilitate the development of a seniors oriented residential development, subject to the following prerequisites being satisfied 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, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Dedication and construction of a multi-use greenway on the west side of 200 Street, the east side of 199 Street, the north side of Latimer Creek within the streamside setback area, the south side of Latimer Creek within the streamside setback area, and a mid block crossing of Latimer Creek between 199 Street and 200 Street within the streamside setback area all to the acceptance of the Township;
4. Provision of final off-site servicing landscape design drawings including street trees, sidewalk and pedestrian walkway materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
5. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
6. Dedication of Latimer Creek and tributaries consistent with Attachment B to the acceptance of the Township, including final acceptance of streamside enhancement plans and specifications, trail alignment,

fencing, signage and security;

7. Registration of restrictive covenants acceptable to the Township:

- a. confirming that an elementary school site must be secured in advance of issuance of a future Development Permit for phases following DP100823 unless such Development Permit limits permanent occupancy of the building to adults aged 55+ or those requiring supportive care (i.e. hospice, palliative care, etc.);
 - b. requiring that 25% of the units and 10% of the parking spaces be built with adaptable design features in accordance with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
 - c. prohibiting disturbance of the site or clearing of the subsequent phases until a tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) is secured at time of future Development Permit; and,
8. Execution of a Housing Agreement, in a form substantially in compliance with Attachment G of this report, and adoption of related bylaw pursuant to Section 483 of the Local Government Act, to limit permanent occupancy of the building proposed in DP100823 to adults aged 55+ or those requiring supportive care (i.e. hospice, palliative care, etc.);
9. Compliance with the Jericho Greenway Amenity Policy No. 07-224 to the acceptance of the Township;
10. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Care Pacific (Maple Gardens)) Bylaw 2018 No. 5332 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize issuance of Development Permit No. 100823 at time of final reading of Bylaw No. 5333, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "L";
- b. Section 107.3.a)iii) of the Township's Zoning Bylaw No. 2500 being varied:
 - i. For apartments exceeding 70 square metres in size to require 1.0 parking spaces per unit (plus an additional 10% of required parking spaces to be provided for visitor parking spaces); and
 - ii. For apartments less than or equal to 70 square metres in size to require 1.0 parking spaces per four (4) units.
- c. Registration of a restrictive covenant identifying the 81 units and the 20 parking stalls to be built with adaptable design features in accordance with Schedule 2 - Adaptable Housing Requirements of the

Township's Official Community Plan;

- d. Landscape plans being in substantial compliance with Schedules "M" through "Q" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- e. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- f. All signage being in compliance with Schedule "L" and the Township's Sign Bylaw;
- g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- h. All refuse areas to be located within the building to the acceptance of the Township.

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, Development Cost Charges, and Building Permit Administration Fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. 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, to the acceptance of the Township;
- e. Registration of a restrictive covenant requiring onsite detention; and

That Council, at time of final reading of Bylaw No. 5333 authorize issuance of Development Permit No. 100868 to modify the Streamside Protection and Enhancement Area width in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842, including an enhancement plan for SPEAs shown in Schedule A and SPEAs associated with future 200 Street greenway and road improvements;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to

impact on the Streamside Protection and Enhancement Development Permit Area;

- d. Confirmation from a Qualified Professional that the existing pedestrian crossing of Latimer Creek is structurally sound and suitable for continued pedestrian use;
- e. Streamside works to be consistent with Diamond Head Consulting Ltd. assessments "OASIS Streamside Protection and Enhancement Plan, October 24, 2017" and "Streamside Protection Permit Application for Proposed Development for 7787 and 7743 - 200 St Langley - Oasis, October 25, 2017"; and
- f. Obtain relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and further,

That Council authorize staff to schedule the required public hearing for the Community Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit

Nos. 100823 and 100868.

Explanation - Bylaw No. 5332

Bylaw 2018 No. 5332 amends Table 1.1 - Land Use Distribution of the Jericho Sub-Neighbourhood Plan to allow the development of Seniors Residential / Institutional uses at a lot coverage of 55% and to update the legal instrument that can be used to limit permanent occupancy of proposed High Density Seniors Residential / Institutional developments to adults aged 55+ or those requiring supportive care.

Explanation - Bylaw No. 5333

Bylaw 2018 No. 5333 rezones property located at 7743 and

7787 - 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-118 to permit a comprehensive residential development consisting of seniors' housing units, community care units and apartment units, with supporting limited commercial uses, in seven (7) buildings with heights ranging from four (4) to twenty (20) storeys.