



## Legislation Details (With Text)

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**Type:** Report      **Status:** Passed  
**File created:** 12/5/2018      **In control:** Township Council  
**On agenda:** 12/10/2018      **Final action:** 12/10/2018  
**Title:** Rezoning Application No. 100496 and  
Development Permit Application No. 100916  
(Essence Properties Inc. / 20235 and 20263 - 72B Avenue,  
20276, 20244 and 20348 - 73A Avenue)  
Bylaw No. 5381  
Report 18-88  
File CD 08-23-0164

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. F.4 cd Essence Properties RZ DP.pdf

Date	Ver.	Action By	Action	Result
12/10/2018	1	Township Council	Given final adoption	

Rezoning Application No. 100496 and  
Development Permit Application No. 100916  
(Essence Properties Inc. / 20235 and 20263 - 72B Avenue,  
20276, 20244 and 20348 - 73A Avenue)  
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That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) 2018 Bylaw No. 5381".

Explanation - Bylaw No. 5381

Bylaw 2018 No. 5381 rezones property located at 20235 and  
20263 - 72B Avenue, 20244, 20276, and 20348 - 73A Avenue from Suburban Residential SR-2 to  
Comprehensive Development Zone CD-124 to permit a comprehensive residential development consisting of  
22 two (2) storey townhouses, 80 three (3) storey townhouses, and a 75 unit four (4) storey apartment  
building.

Development Permit No. 100916

That Council authorize issuance of Development Permit No. 100916 (Essence Properties Inc. / 20235 and 20263 - 72B Avenue, 20276, 20244 and 20348 - 73A Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “WW”;
- b. Landscape plans being in substantial compliance with Schedules “XX” through “BBB” 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;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- d. All signage being in compliance with Schedule “ZZ” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design.

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, applicable 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. 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; and
- 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, to the acceptance of the Township.

Clerk's Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of

June 25, 2018 attached to the Bylaw have been secured by registration of a restrictive covenant prohibiting development of the lands and building on the lands until such time as the development prerequisites have been satisfied. The Public Hearing for the Bylaw was held on July 9, 2018 with third reading given on July 23, 2018.