



Legislation Details (With Text)

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Type: Report **Status:** Third Reading
File created: 1/9/2019 **In control:** Township Council
On agenda: 1/14/2019 **Final action:**
Title: Rezoning Application No. 100513 and
Development Permit Application No. 100974
(Zenterra Developments (West End) Ltd. / 7507 - 200 Street)
Bylaw No. 5427
Report 19-04
File CD 08-22-0081

Sponsors:

Indexes:

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Attachments: 1. F.1 cd Zenterra Dev (West End).pdf

Date	Ver.	Action By	Action	Result
1/14/2019	1	Township Council	Given first and second reading	

Rezoning Application No. 100513 and
Development Permit Application No. 100974
(Zenterra Developments (West End) Ltd. / 7507 - 200 Street)
Bylaw No. 5427
Report 19-04
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That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments (West End) Ltd.) Bylaw 2018 No. 5427, rezoning 1.56 ha (3.85 ac) of land located at 7507 - 200 Street to Comprehensive Development Zone CD-131 and CD-132, to facilitate the development of 38 townhouses and 115 apartments, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township and School District in the Southwest Phase of the Latimer Neighbourhood Plan;
 - b. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southwest Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the

acceptance of the Township;

3. 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;
4. 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;
5. Provision of road dedications, widenings, and necessary traffic improvements for 199 Street and 200 Street and 75A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;
6. Dedication and construction of a 15 metre wide street greenway on the west side of 200 Street;
7. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
9. Subdivision of the property into two (2) lots;
10. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking (townhouse site) on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (townhouse site);
 - c. Identifying the units (minimum 5% for townhouses, 10% for apartments) required to incorporate the Adaptable Housing Requirements;
11. Compliance with the requirements of the Latimer Neighbourhood Plan Amenity Zoning Policy and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
12. Payment of applicable Neighbourhood Planning Administration fees, 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 at time of final reading of Rezoning Bylaw No. 5427 authorize issuance of Development Permit No. 100974, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "R";
- b. On-site landscaping plans being in substantial compliance with Schedules "S" through "V", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that 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. 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 the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100974.

Explanation - Bylaw No. 5427

Bylaw 2019 No. 5427 rezones 1.56 ha (3.85 ac) of land located at 7507 - 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 and CD-132 to accommodate 38 townhouses and 115 apartment units.