



Legislation Details (With Text)

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File created: 5/8/2019 **In control:** Township Council
On agenda: 5/13/2019 **Final action:**
Title: Rezoning Application No. 100503
Development Permit Application No. 100945
(Genaris Properties Ltd. / 20559 - 86 Avenue)
Bylaw No. 5436
Report 19-73
File CD 08-26-0192

Sponsors:

Indexes:

Code sections:

Attachments: 1. F.2 cd Genaris RZ DP.pdf

Date	Ver.	Action By	Action	Result
5/13/2019	1	Township Council	Given first and second reading	

Rezoning Application No. 100503

Development Permit Application No. 100945

(Genaris Properties Ltd. / 20559 - 86 Avenue)

Bylaw No. 5436

Report 19-73

File CD 08-26-0192

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.) Bylaw 2019 No. 5436, rezoning a portion of the 0.76 ha (1.86 ac) site located at 20559 - 86 Avenue to Comprehensive Development Zone CD-137, to facilitate the development of ten (10) townhouse and

eight (8) duplex units, subject to the following development 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. Provision of road dedications, widenings, and necessary traffic improvements for 86 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;

4. Dedication and construction of a 15 wide metre wide freeway buffer along the northern property line, consistent with the Yorkson Neighborhood Plan, to the acceptance of the Township;
5. Dedication of Streamside Protection and Enhancement Area adjacent to Yorkson Creek and construction of a 6.0 metre wide trail within the streamside protection area, to the acceptance of the Township, including acceptance of final streamside restoration and enhancement plans, maintenance and monitoring plans and security;
6. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
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. Registration of a cross access easement in favour of the lot to the east (20585 - 86 Avenue / Lot 32 Section 26 Township 8 New Westminster District Plan 48848);
10. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking 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; and
 - c. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
11. Compliance with the Community Amenity Contribution Policy (if applicable) and the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee;
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 Parkland Acquisition Policy;

That Council at the time of final reading of Rezoning Bylaw

No. 5436 authorize the issuance of Development Permit No. 100945 for the proposed development subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "M";
- b. On-site landscaping plans being in substantial compliance with Schedules "N" through "P", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Planting 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. On-site landscaping to be secured by letter of credit at Building Permit stage;

- b. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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;
- d. 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 Rezoning Bylaw No. 5436 in conjunction with the hearing for proposed Development Permit No. 100945.

Explanation - Bylaw No. 5436

Bylaw 2019 No. 5436 rezones a portion of property located at

20559 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development CD-137 to permit a development consisting of ten (10) townhouse and eight (8) duplex units.