



Legislation Details (With Text)

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On agenda: 11/4/2019 **Final action:** 11/4/2019
Title: Rezoning Application No. 100507 and
Development Permit Application No. 100950
(Essence Properties Inc. / 20139 and 20159 - 80 Avenue)
Bylaw No. 5421
Report 18-155
File CD 08-26-0199

Sponsors:

Indexes:

Code sections:

Attachments: 1. J.2 cd Essence RZ DP.pdf

Date	Ver.	Action By	Action	Result
11/4/2019	1	Township Council	Given final adoption	

Rezoning Application No. 100507 and
Development Permit Application No. 100950
(Essence Properties Inc. / 20139 and 20159 - 80 Avenue)
Bylaw No. 5421
Report 18-155
File CD 08-26-0199

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw 2018 No. 5421".

Explanation - Bylaw No. 5421

Bylaw 2018 No. 5421 rezones 1.98 ha (4.9 ac) of land located at 20139 and 20159 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 107 townhouses.

Development Permit No. 100950

That Council authorize issuance of Development Permit No. 100950 (Essence Properties Inc. / 20139 and

20159 - 80 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "Z";
- b. On-site landscaping plans being in substantial compliance with Schedules "AA" through "EE", 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; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of November 19, 2018 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on

December 7, 2018 with third reading given on December 10, 2018. Please note that the applicant has provided a contribution in the amount of \$515,098 as community amenities in compliance with requirements of Community Amenity Contributions Policy No. 07-166, in order to advance final adoption of the subject Bylaws, based on the understanding that such payment would be returned to the applicant should Council, at a future date, decide to exempt the subject application from the requirements of the Policy.