



Legislation Text

File #: O18-1422, **Version:** 1

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

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Ltd.) Bylaw 2018 No. 5381 rezoning 2.4 hectares (5.9 ac) of land

located at 20235 and 20263 - 72B Avenue, 20244, 20276, and

20348 - 73A Avenue to Comprehensive Development Zone CD -124, to facilitate the development of 102 townhouse units and

75 apartment units, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
2. 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;
3. 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;
4. Provision of road dedications, widenings, and necessary traffic improvements for 72B Avenue, 73A Avenue and 202A Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
5. Dedication and construction of a 4.5 metre wide street greenway on the east side of 202A Street and local gateway feature at 72B Avenue and 202A Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
6. 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;

7. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
8. 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 (for townhouse units);
 - c. Identifying the units (minimum 5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements for the Township's Official Community Plan;
9. Registration of a cross access easement in favour of the property located south of Lot C (20343 - 72 Avenue) for future access purposes to the acceptance of the Township;
10. Compliance with the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon amenity fee;
11. 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; and
12. Consolidation of lands north of 72B Avenue into two (2) lots for the proposed townhouse developments.

That Council at time of final reading of Rezoning Bylaw No. 5381 authorize issuance of Development Permit No. 100916 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; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100916.

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.