



Legislation Text

File #: O18-1477, **Version:** 1

Rezoning Application No. 100491

(Platinum Group / 2740 - 200 Street,

2748 - 202 Street, 20065 and 20287 - 27 Avenue)

Bylaw No. 5402

Bylaw No. 5403

Report 18-101

File CD 07-23-0070

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Platinum Group)

Bylaw 2018 No. 5402, rezoning 6.47 ha (15.98 ac) of land at

2740 - 200 Street, 2748 - 202 Street, 20065 and 20287 - 27 Avenue, in the Brookwood Fernridge Community Plan area to Residential Zone R-1D, to accommodate a 66 lot single family subdivision, 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 a Stormwater Management Plan demonstrating how the 2, 5, and 100 year post development stormwater flows will be managed to pre-development conditions in accordance with the Fernridge Stormwater Management Plan, including provision of detention pond and / or other facilities to the acceptance of the Township;
4. Provision of road dedications, widenings, and necessary traffic improvements for 200 Street, 201 Street, 202 Street, 203 Street, 204 Street, 27 Avenue, and 27A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookwood-Fernridge Community Plan, to the acceptance of the Township;
5. Dedication and construction of a 4.5 metre wide street greenway on the east side of 200 Street and the west side of 204 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. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting access to 200 Street for proposed lots 1 and 66;
 - b. Prohibiting access to 204 Street for proposed lot 65;
 - c. Requiring three (3) lots to be constructed in compliance with the Adaptable Housing Requirements of Schedule 2 in the Township of Langley Official Community Plan; and
 - d. Restricting left hand turning movements from 27 Avenue onto and from 200 Street;
8. Registration of an exterior design control agreement ensuring that high quality building design and site development standards are implemented;
9. Registration of a restrictive covenant on proposed lot 66, pursuant to Section 219 of the Land Title Act restricting building construction (i.e. "no building") until such time as subdivision of lot 66 and 2706 - 200 Street and required servicing has been satisfied to the acceptance of the Township in accordance with the Township's Subdivision and Development Servicing Bylaw 2011 No. 4861 and the Township's Zoning Bylaw 1987 No. 2500;
10. Execution and registration of a Phased Development Agreement between the Township and the applicant with respect to Community Amenity Contributions;
11. Provision of an overall layout plan for the area identified as LCR3 and LCR7N_L in the Fernridge Integrated Stormwater Management Plan, including roads, greenways, environmental setbacks, land use and conceptual servicing to the acceptance of the General Manager of Engineering and Community Development; and
12. Payment of applicable, 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 give first and second reading to Township of Langley Phased Development Agreement (Platinum Group) Bylaw 2018

No. 5403; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5402 and Phased Development Agreement Bylaw No. 5403.

Explanation - Bylaw No. 5402

Bylaw 2018 No. 5402 rezones 6.4 ha (15.9 ac) of land located at 2740 - 200 Street, 2748 - 202 Street, 20065 and 20287 - 27 Avenue to Residential Zone R-1D to permit the subdivision of 66 fee simple single family lots.

Explanation - Bylaw No. 5403

Bylaw 2018 No. 5403 authorizes the Township of Langley to enter into a phased development agreement with 1081769 BC Ltd (Platinum Group).