Legislation Text

File #: O18-1597, **Version:** 1

Rezoning Application No. 100514 and

Development Permit Application No. 100976

(1133305 BC Ltd. / 20214 - 82 Avenue)

Bylaw No. 5418

Report 18-138

File CD 08-26-0196

That Council give first and second reading Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1133305 BC Ltd.) Bylaw 2018 No. 5418, rezoning 1.93 ha (4.77 ac) of land located at

20214 - 82 Avenue to Comprehensive Development Zone CD-130, to facilitate the development of 52 rowhouses, 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 202 Street and 81 and 82 Avenue (and adjacent lanes) 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;

4. Dedication and construction of a 4.5 metre wide street greenway on both sides of 202 Street and the south side of 82 Avenue;

5. 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;

6. Registration of restrictive covenants acceptable to the Township:

a. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;

b. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;

7. 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;

8. 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. 5418 authorize issuance of Development Permit No. 100976, subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "L";

b. On-site landscaping plans being in substantial compliance with Schedules "M" through "R", 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. Completion of the subdivision to create 52 rowhouse lots;

c. Registration of party wall and common element maintenance agreements on the title of all lots;

d. Registration of an easement securing the required visitor parking stalls;

e. On-site landscaping to be secured by letter of credit at building permit stage;

f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;

g. 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

h. 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. 100976, for the earliest possible opportunity after the October 2018 municipal elections.

Explanation - Bylaw No. 5418

Bylaw 2018 No. 5418 rezones 1.93 ha (4.77 ac) of land located at 20214 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-130 to permit 52 rowhouse units in 10 buildings.

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Clerk's Note: The required Public Hearing will be scheduled at the earliest possible opportunity after the October 2018 Municipal Election.