



Legislation Text

File #: O19-2135, **Version:** 1

Rezoning Application No. 100529 and
Development Permit Application No. 101008
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)
Bylaw No. 5454
Report 19-36
File CD 11-31-0045

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454, rezoning a 1.0 ha (2.4 ac) site located at 21750 - 96 Avenue, to Comprehensive Development Zone CD-34 to facilitate development of 14 townhouses, 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. Provision of road dedications, widenings and necessary traffic improvements to the acceptance of the Township, including dedication of the west half of 217A Street, in accordance with the Township's Subdivision and Development Servicing Bylaw and the Walnut Grove Redwoods Neighbourhood Plan;
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. Dedication and enhancement of the lands being added to the environmental conservation area identified on the Land Use Concept in accordance with the Redwoods Neighbourhood Plan, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
6. Registration of a cross access easement in favour of the properties to the west, to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township:
 - a. Identifying one (1) unit to be built in accordance with Schedule 2 of the OCP - Basic Adaptable Housing Requirements;
 - b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - c. Prohibiting reliance on offsite parking;

- d. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
- e. Prohibiting access to 96 Avenue;
- f. Non disturbance covenant and an all purpose right of way protecting the heritage redwood trees fronting the subject site; and
- g. Notifying owners of the presence of a golf course and the potential noises, nuisances and errant balls associated with operation of a
golf course;
- 8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
- 9. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
- 10. Compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy No. 07-231 to the acceptance of the Township; and
- 11. Payment of applicable supplemental rezoning fees, Redwoods Neighbourhood Plan fees, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges;

That Council authorize the issuance of Development Permit

No. 101008, at time of final reading of Bylaw No. 5454, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with
Schedules "J" through "P" 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;

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

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, both with accompanying legal documents as required, to the acceptance of the Township; 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. 101008.

Explanation - Bylaw No. 5454

Bylaw 2019 No. 5454 rezones property located at 21750 - 96 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-34 to facilitate a fourteen (14) unit townhouse development.