



Legislation Text

File #: O19-2240, **Version:** 1

Rezoning Application No. 100459 and
Development Permit Application No. 100921
(1074201 BC Ltd. / Interface Architecture Inc. /
20163 - 84 Avenue)
Bylaw No. 5453
Report 19-62
File CD 08-26-0180

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1074201 BC Ltd) Bylaw 2019 No. 5453, rezoning a 0.94 ha (2.34 ac) site located at

20163 - 84 Avenue, to Comprehensive Development Zone CD-134 to facilitate development of 42 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 north half of 84 Avenue, the west half of 201B Street, the south half of 85 Avenue and a full lane in accordance with the Township's Subdivision and Development Servicing Bylaw and the Carvolth 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 construction of a 4.5m greenway on the north side of 84 Avenue in accordance with the Carvolth Neighbourhood Plan to the acceptance of the Township;
5. Provision of final off-site landscape design drawings including street trees, greenway and sidewalk materials and layout, intersection treatment, fencing, site furniture, landscaping details and security to the acceptance of the Township;
6. 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;
7. Security of final approval from the Ministry of Transportation and Infrastructure;
8. Security of senior government approvals for the removal of watercourses on and adjacent to the site in

accordance with the Carvolth Neighbourhood Plan;

9. Registration of restrictive covenants to the acceptance of the Township:

a. identifying the minimum two (2) townhouse units required to be constructed with adaptable design features in accordance with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;

b. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;

c. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces); and,

d. prohibiting reliance on street parking;

10. Registration of statutory rights of way to the acceptance of the Township securing public access over the public pedestrian connection and securing the west half of the required lane;

11. Compliance with the Carvolth Greenway Amenity Zoning Policy No. 07-227, the Township's 5% Neighbourhood Park Land Acquisition Policy No. 07-231 and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees to the acceptance of the Township; and

12. Payment of applicable supplemental rezoning fees, Carvolth Neighbourhood Planning Administration fee, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges;

That Council authorize the issuance of Development Permit No.

100921, at time of final reading of Bylaw No. 5453, 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. All signage being in substantial compliance with Schedules "K", "L" and "P", and the Township's Sign Bylaw;

d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and,

e. All refuse areas to be located within the buildings 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 Energy Conservation and Greenhouse Gas Reduction DP101018;

b. Payment of supplemental Development Permit application fees, applicable Development Cost

Charges, and Building Permit administration fees;

- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- 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, 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. 100921.

Explanation - Bylaw No. 5453

Bylaw 2019 No. 5453 rezones property located at 20163 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-134 to permit a comprehensive development consisting of 42 townhouse units.