



Legislation Text

File #: O19-2535, **Version:** 1

Rezoning Application No. 100489 and

Development Permit Application No. 100935

(Sikham / Saran / 20448, 20460 and 20492 - 74B Avenue)

Bylaw No. 5483

Report 19-106

File CD 08-23-0160

8:45pm

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham / Saran) Bylaw 2019 No. 5483, rezoning 1.47 ha (3.63 ac) of land located at 20448, 20460 and 20492 - 74B Avenue to Residential Compact Lot Zones R-CL(A), and R-CL(SD), to facilitate the development of 17 single family lots, and 12 semi detached lots, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan) to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
3. 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 of Langley General Manager of Engineering and Community Development;
4. 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 of Langley General Manager of Engineering and Community Development;
5. Provision of road dedications, widenings, and necessary traffic improvements 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 of Langley General Manager of Engineering and Community Development;
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 of Langley General Manager of Engineering and Community Development;
7. Registration of restrictive covenants acceptable to the Township of Langley General Manager of

Engineering and Community Development:

- a. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
- b. Prohibiting the development of secondary suites within individual units zoned Residential Compact Lot Zone R-CL(SD);
- c. Prohibiting construction of the western portions of Lots 1, 13 and 22 shown on the site plan, until such time that the western portions of these lots are consolidated with the property to the west (20430 - 74B Avenue);
8. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
9. Provision of an overall layout plan for the area south of 74B Avenue east of 204 Street in the Latimer Neighbourhood Plan area; and
10. 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. 5483 authorize issuance of Development Permit No. 100935 subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
- b. Building plans being in substantial compliance with Schedules "A" through "T";
- c. On-site landscaping plans being in substantial compliance with Schedules "U" and "V", 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 of Langley;

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. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);

- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. 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. 100935.

Explanation - Bylaw No. 5483

Bylaw 2019 No. 5483 rezones 1.47 ha (3.63 ac) of land at 20448, 20460 and 20492 - 74B Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to accommodate 29 lots (17 single family lots and 12 semi detached lots).