



## Legislation Text

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**File #:** O19-2603, **Version:** 1

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Rezoning Application No. 100555 and  
Development Permit Application No. 101052  
(Shen/Fung / 20343 - 72 Avenue)

Bylaw No. 5495

Report 19-124

File CD 08-23-0186

7:20pm approximately

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shen/Fung) Bylaw 2019 No. 5495, rezoning 0.4 ha (1.1 ac) of land located at

20343 - 72 Avenue to Comprehensive Development Zone CD -132, to facilitate the development of 66 apartment units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area;
2. 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;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 72 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
5. Dedication and construction of a 4.5 metre wide street greenway on the north side of 72 Avenue 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);
7. Compliance with Age Friendly Amenity Area requirements;
8. Registration of restrictive covenants:
  - a. Identifying the units (10% of apartment units) required in accordance with the Schedule 2 - Adaptable

Housing Requirements of the Township's Official Community Plan;

b. Prohibiting access from 72 Avenue;

9. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon amenity fee; 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. 5495 authorize issuance of Development Permit No. 101052 subject to the following conditions:

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

b. Landscape plans being in substantial compliance with

Schedule "H" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;

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);

d. All signage being in compliance with the Township's Sign Bylaw;

e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;

f. All refuse areas to be located in an enclosure and screened; and

g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;

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. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw

(Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration

fees;

- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. 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 of Langley General Manager of Engineering and Community Development; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 101052.

Explanation - Bylaw No. 5495

Bylaw 2019 No. 5495 rezones 0.4 ha (1.1 ac) of land located at 20343 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate

66 apartment units.