



## Legislation Text

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**File #:** O19-2617, **Version:** 1

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Rezoning Application No. 100529 and  
Development Permit Application No. 101008  
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)  
Bylaw No. 5454  
Report 19-74  
File CD 11-31-0045  
9:15pm approximately

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454”.

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.

Development Permit No. 101008

That Council authorize issuance of Development Permit No. 100889 (CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue) in accordance with Attachment A 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.

Clerk's Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of March 11, 2019 attached to the bylaw have been satisfactorily addressed. Please note that the matter(s) raised by Council at the time of third reading has/have been addressed as follows:

The applicant has revised the proposal to include two (2) additional parking spaces on site.

The Public Hearing for the bylaw was held on April 1, 2019 with third reading given on May 13, 2019.