



Legislation Text

File #: O19-2674, **Version:** 1

Rezoning Application No. 100533 and

Development Permit Application No. 101077

(Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue)

Bylaw No. 5499

Bylaw No. 5506

Report 19-138

File CD 08-26-0185

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499 rezoning approximately 0.9 ha (2.3 ac) of land located at 20179 - 84 Avenue to Comprehensive Development Zone CD-139 to facilitate the development of

44 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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;
2. Provision of road dedications, widenings, and necessary traffic improvements for the east half of 201B Street, the lane between
84 Avenue and 85 Avenue, south half of 85 Avenue, and north half of
84 Avenue in accordance with the Township's Master Transportation Plan, 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;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 84 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. 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);
6. Compliance with Age Friendly Amenity Area requirements;

7. Registration of restrictive covenants:
 - a. identifying the units (minimum 5% of townhouse units) required in accordance with the Schedule 2 - Adaptable Housing Requirements for 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;
8. Registration of statutory rights of way to the acceptance of the Township securing public access over the public pedestrian connections;
9. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
10. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement) and the requirements of the Carvolth Greenway Amenity Policy, Community Amenity Contribution Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy;
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 5499 authorize issuance of Development Permit No. 101077 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "N";
- b. Landscape plans being in substantial compliance with Schedule "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 compliance with Schedule "O" 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 Development Permit No. 101078;
- 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, to the acceptance of the Township; and further

That Council give first and second reading to Township of Langley Phased Development Agreement (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw and Phased Development Agreement bylaw in conjunction with the hearing for proposed Development Permit

No. 101077.

Explanation - Bylaw No. 5499

Bylaw 2019 No. 5499 rezones property located at 20179 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 139 to permit a comprehensive development consisting of 44 townhouse units.

Explanation - Bylaw No. 5506

Bylaw 2019 No. 5506 authorizes the Township of Langley to enter into a phased development agreement with Castlehill Homes (Carvolth) Ltd.