



Legislation Text

File #: O19-2866, **Version:** 1

Rezoning Application No. 100549

Development Permit Application No. 101039 and

(Focus Architecture Inc. / 20584 - 80 Avenue)

Bylaw No. 5519

Bylaw No. 5520

Report 19-170

File CD 08-23-0153

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Focus Architecture Inc.) Bylaw 2019 No. 5519, rezoning 0.96 ha (2.36 ac) of land located at 20584 - 80 Avenue in the Yorkson Neighbourhood Plan Southwest Phase, to Comprehensive Development Zone CD-65 to facilitate the development of 40 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 and Yorkson Engineering Services Plan;
2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street and 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Dedication and construction of a 4.5 metre wide street greenway on the south side of 80 Avenue and the west side of 206 Street, 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 the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants acceptable to the Township:
 - a. identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;

- b. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - c. prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
 - d. requiring a non-disturbance area over the Streamside Protection and Enhancement Area, including final acceptance of streamside restoration and enhancement plans and details, streamside fencing, signage and security;
8. Compliance with the Community Amenity Contribution Policy (including Council adoption of a Phased Development Agreement), the Yorkson Greenway Amenity Zoning Policy, including payment of applicable greenway amenity fees, and the Township's 5% Neighbourhood Park Land Acquisition Policy;
9. 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 give first and second reading to Township of Langley Phased Development Agreement (Focus Architecture Inc.) Bylaw 2019 No. 5520;

That Council at time of final reading of Rezoning Bylaw No. 5519 authorize issuance of Development Permit No. 101039 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "M";
- b. On-site landscaping plans being in substantial compliance with Schedules "N" through "O" 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;

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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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
- d. 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 Rezoning Bylaw No. 5519 and Phased Development Agreement Bylaw No. 5520, in conjunction with the hearing for proposed Development Permit

No. 101039.

Explanation - Bylaw No. 5519

Bylaw 2019 No. 5519 rezones 0.96 ha (2.36 ac) of land at

20584 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-65 to accommodate a townhouse development consisting of 40 units.

Explanation - Bylaw No. 5520

Bylaw 2019 No. 5520 authorizes the Township of Langley to enter into a phased development agreement with 0952721 BC Ltd., Amrosa Construction Inc., BMG Projects Inc., Chatha Enterprises Ltd., Dev Ventures Ltd., Kangstra Investments Ltd., Sangra Developments Inc. and Westcoast Horizon Developments Ltd.