



Legislation Text

File #: O20-3110, **Version:** 1

Rezoning Application No. 100573 and

Development Permit Application Nos. 101094 and 101095

(Janda Group Holdings Inc. / 3100 - 272 Street)

Bylaw No. 5550

Report 20-07

File CD 13-20-0152

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings) Bylaw 2020 No. 5550, amending Comprehensive Development Zone CD-31, to increase the maximum permitted height from six-storeys to 12-storeys, to facilitate the development of a 10-storey mixed use building with a parkade and future 12-storey residential building, 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Completion of Section 4.2 Servicing and Infrastructure requirements of the Aldergrove Community Plan;
4. Provision of road dedications, widenings, and necessary traffic improvements for 272 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Aldergrove Community Plan;
5. Registration of all purpose statutory rights of ways securing public access over the public pedestrian connections, Aldergrove Town Centre Drive and north/south vehicular connection (shown adjacent to Building D on Schedule "F" of Development Permit No. 101094);
6. Provision of a traffic impact study from a qualified professional Engineer;
7. 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);
8. Compliance with Age Friendly Amenity Area requirements;
9. Registration of restrictive covenants:
 - a. identifying the units (minimum 10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan for Phase 1;

- b. restricting turning movements to right in/out at the northern most 272 Street access (located adjacent to Building B as shown on Schedule “F” of Development Permit No. 101094)
- 10. Compliance with the requirements of the Township’s 5% Neighbourhood Park Land Acquisition Policy;
- 11. Payment of applicable, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council consider the applicant’s request in relation with the proposed parking structure and direct staff to refer the related municipal contribution portion of associated costs to the 2021 budget process for consideration;

That Council, at time of final reading of Rezoning Bylaw No. 5550, authorize issuance of Development Permit No. 101094 (Phase 1 - Buildings A, B, C and D), subject to the following conditions being to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

- a. Building plans being in substantial compliance with Schedules “A” through “V”;
- b. Section 107.5 of Township Zoning Bylaw No. 2500 being varied for parallel parking space width from a minimum 2.75 m to 2.1m as shown in Schedule “F” of Development Permit No. 101094;
- c. Landscape plans being in substantial compliance with Schedules “W” through “DD” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- d. All signage being in compliance with Schedules “U” and “V” and the Township’s Sign Bylaw, with the exception of the following variances:
 - i. Section 8.1.2 of the Township’s Sign Bylaw 2012 No. 4927 being varied to permit a maximum fascia sign area of 10 m² (107.6 ft²) for ‘Aldergrove Town Centre’ signage as shown on Schedule “U”;
- e. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments;
- f. All refuse areas to be located within the buildings;

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. 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;

- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- 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;
- f. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design;

That Council at time of final reading of Rezoning Bylaw No. 5550 authorize issuance of Development Permit No. 101095 subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) consistent with Schedules A and B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842 (as amended), including registration of restrictive covenant, enhancement and restoration plan and completion timeline, fencing and signage, and security;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 101094 and 101095.

Explanation - Bylaw No. 5550

Bylaw 2020 No. 5550 amends the Comprehensive Development Zone CD-31 by amending Section 931.6 to change the permitted height for two (2) buildings from 6 storeys to 10 storeys and 12 storeys.