



Legislation Text

File #: O20-3105, **Version:** 1

Rezoning Application No. 100494

Development Permit Application No. 101140 and

Development Variance Permit Application No. 100114

(Wesmont Homes (76 Avenue) Ltd. / 20525 - 76 Avenue)

Bylaw No. 5540

Bylaw No. 5546

Report 19-199

File CD 08-23-0162

That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5540”; and

“Township of Langley Phased Development Agreement

(Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5546”.

Explanation - Bylaw No. 5540

Bylaw 2019 No. 5540 rezones 1.01 ha (2.5 ac) of land at

20525 - 76 Avenue and a portion of 20495 - 76 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to accommodate 12 single family residential lots,

6 semi-detached lots and 7 rowhouse lots.

Explanation - Bylaw No. 5546

Bylaw 2019 No. 5546 authorizes the Township of Langley to enter into a phased development agreement with Wesmont Homes

(76 Avenue) Ltd.

Development Permit No. 101140

Running concurrently with this Bylaw is Development Permit

No. 101140 (Wesmont Homes (76 Avenue) Ltd. / 20525 - 76 Avenue) (form, siting and character) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Building plans being in substantial compliance with Schedules "A" through "S";
- c. On-site landscaping plans being in substantial compliance with Schedules "T" through "V", 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. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) and R-CL(RH) zoned lots;
- b. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD) and R-CL(RH);
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Variance Permit No. 100114

Running concurrently with this Bylaw is Development Variance Permit No. 100114 (Wesmont Homes (76 Avenue) Ltd. / 20525 - 76 Avenue) (siting variance) in accordance with Attachment B subject to the following conditions:

- a. Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front lot line setback requirement from 6.0 metres to

2.5 metres for the principal building on proposed Lots 7, 8, 11, and 12.