



Legislation Text

File #: O21-4314, **Version:** 1

Rezoning Application No. 100606 and

Development Permit Application No. 101162

(1151245 BC Ltd. / Flat Architecture Inc. /

20276 - 72B Avenue)

Bylaw No. 5688

Report 21-37

File CD 08-23-0199

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1151245 BC Ltd.) Bylaw 2021 No. 5688 rezoning 0.44 ha (1.1 ac) of land located at

20276 - 72B Avenue to Comprehensive Development Zone CD-132, to facilitate the development of 66 condominium units, subject to the following development prerequisites being satisfied to 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 any road dedications, widenings, and necessary traffic improvements for the south half of 72B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Registration of a statutory right-of-way for construction of a
3.5 m greenlink along the eastern boundary, 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. Acceptance of final landscape drawings;
8. Registration of a restrictive covenant identifying the units (10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;

9. Registration of an access easement in favour of
20267 - 72 Avenue;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy; and
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; and

That Council at time of final reading of Rezoning Bylaw No. 5688 authorize issuance of Development Permit No. 101162 subject to the following conditions:

- a. Building plans in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with
Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- c. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. Requiring rooftop mechanical equipment to be screened from view; and
- f. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- 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; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5688 in conjunction with Development Permit No. 101162.

Explanation - Bylaw No. 5688

Bylaw 2021 No. 5688 rezones 0.4 ha (1.1 ac) of land located at 20276 - 72B Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate

66 apartment units.