



Legislation Text

File #: O21-4524, **Version:** 1

Rezoning Application No. 100643 and

Development Permit Application No. 101193

(Stevovic / 20452 - 80 Avenue)

Bylaw No. 5723

Report 21-69

File CD 08-23-0196

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Stevovic) Bylaw 2021

No. 5723, rezoning 1.36 ha (3.36 ac) of land located at

20452 - 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 60 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. Submission 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 204B 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 m wide street greenway on the south side of 80 Avenue, 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 units (minimum 5% for townhouses) 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. Prohibiting access from 80 Avenue once access from 204B Street is functional;
- e. Prohibiting building of proposed Building 4 as shown on
Schedule A of Attachment A until such time as access from
204B Street is functional; and
- f. 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. Registration of an access easement for emergency access purposes to and from the property to the east (20486 - 80 Avenue);
- 9. Registration of a 2.0 m (6.56 ft) wide statutory right of way for the purpose of a public pathway along the easterly portion of the site;
- 10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Yorkson Greenway Amenity 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, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5723 authorize issuance of Development Permit No. 101193, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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 an on-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. 5723 in conjunction with Development Permit No. 101193.

Explanation - Bylaw No. 5723

Bylaw 2021 No. 5723 rezones 1.36 ha (3.36 ac) of land at

20452 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 60 units.