



Legislation Text

File #: O21-4525, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100217 and
Development Permit Application No. 101107
(Paddington Properties (NE Gordon) Ltd. /
20617 and 20643 - 68 Avenue)

Bylaw No. 5710

Bylaw No. 5711

Report 21-78

File CD 08-14-0206

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711, rezoning 0.68 ha (1.68 ac) of land located at 20617 and 20643 - 68 Avenue to Comprehensive Development Zone CD-160 to facilitate development of 32 residential units consisting of townhouses, duplexes, and a detached strata unit, 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. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Securing of a community stormwater detention site to serve the storm catchment area;
4. Dedication of the existing stormwater detention pond secured by Statutory Right of Way CA 5002275 located at the northeast portion of 20643 - 68 Avenue (Lot 25 Section 14 Township 8 New Westminster District Plan 41072);
5. Provision of road dedications, widening, statutory right of ways, and necessary traffic improvements for 206 Street and 68 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan;
6. 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);

7. Final completion of detailed landscape plans and compliance with the Age Friendly Amenity Area requirements;
8. Registration of restrictive covenants:
 - a. Identifying the units (minimum 5%) to incorporate the Adaptable Housing requirements;
 - b. Prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles;
 - c. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
9. Compliance with the 208 Street Area Greenway Amenity Policy and Community Amenity Contributions Policy (with an additional contribution of \$115,500 for five (5) units) proposed;
10. 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 consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw

No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd. Bylaw 2021 No. 5710 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5711 authorize issuance of Development Permit No. 101107 (form, siting, and character) 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 Schedules "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 onsite 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 schedule the required Public Hearing for the Neighbourhood Plan amendment Bylaw No. 5710, Rezoning Bylaw No. 5711 in conjunction with the hearing for proposed Development Permit No. 101107.

Explanation - Bylaw No. 5710

Bylaw 2021 No. 5710 amends the Northeast Gordon Estate Neighbourhood Plan for lands located at 20617 and 20643 - 68 Avenue to increase the density allowable in the “Attached Single Family” and “Townhouse A” land use designations.

Explanation - Bylaw No. 5711

Bylaw 2021 No. 5711 rezones 20617 - 68 Avenue and a portion of 20643 - 68 Avenue from Suburban Residential Zone SR -2 to Comprehensive Development Zone CD-160 to permit a comprehensive development consisting of 32 dwelling units.