



Legislation Text

File #: O21-4526, **Version:** 1

Rezoning Application No. 100598 and

Development Permit Application No. 101141

(Manorlane Properties (Willowbrook) Inc. / 6350 - 197 Street)

Bylaw No. 5718

Bylaw No. 5719

Bylaw No. 5720

Report 21-79

File CD 08-10-0042

That Council give first and second reading to Land Use Contract

No. 74 Discharge (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5718, discharging Land Use Contract No. 74 from the property located at 6350 - 197 Street;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5719 rezoning 0.42 ha (1.05 ac) of land located at 6350 - 197 Street to Comprehensive Development Zone CD-161 to facilitate the development of 133 rental apartment 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. Applicant to confirm adequacy of existing infrastructure (road/drainage/sanitary and water) to support proposed development. A Servicing Agreement may be required to be 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. Approval of the necessary bylaws by the Ministry of Transportation and Infrastructure;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Willowbrook Community Plan;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
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 Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
9. Compliance with the Township's Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy; and
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;

That Council grant first and second reading to Housing Agreement (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5720 which authorizes a Housing Agreement to secure affordable rental apartment units on the subject property;

That Council at time of final reading of Rezoning Bylaw No. 5719 authorize issuance of Development Permit No. 101141 subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- 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. Section 107.3 (iii) of Township of Langley Zoning Bylaw 1987
No. 2500 is hereby varied to reduce the minimum number of required parking spaces from 1.5 to 1 space for all apartment units;
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. All 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 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 Land Use Contract Discharge Bylaw No. 5718 and Rezoning Bylaw No. 5719.

Explanation - Bylaw No. 5718

Bylaw 2021 No. 5718 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street.

Explanation - Bylaw No. 5719

Bylaw 2021 No. 5719 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 square metres of commercial area.

Explanation - Bylaw No. 5720

Bylaw 2021 No. 5718 authorizes the Township of Langley to enter into a Housing Agreement with Manorlane Properties (Willowbrook) Inc. to secure rental housing and affordable rental units on the subject property located at 6350 - 197 Street.