



Legislation Text

File #: O21-4543, **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

“Langley Official Community Plan Bylaw 1979 No. 1842

(Willoughby Community Plan) Bylaw 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”

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.

Development Permit No. 101107

Running concurrently with this Bylaw is Development Permit

No. 101107 (Paddington Properties (NE Gordon) Ltd. / 20617 and

20643 - 68 Avenue) in accordance with Attachment A 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 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.

Clerk’s Note: Council may consider third reading of this application at the conclusion of the item’s Public Hearing.

Submissions from the public.

Explanation by the proponent.

