



## Legislation Text

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**File #:** O21-4742, **Version:** 1

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Rezoning Application No. 100603 and

Development Permit Application No. 101160

(Deol / 6869 - 210 Street)

Bylaw No. 5743

Report 21-109

File CD 08-13-0084

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

No. 5743, rezoning a 0.46 ha (1.14 ac) property located at

6869 - 210 Street to Comprehensive Development Zone CD-131 to facilitate the development of 19 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 Northeast Gordon Estate 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 210 Street and 208A Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Construction of the Urban/ALR Interface within the 210 Street road dedication, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security in accordance with the provisions of the Northeast Gordon Estate Neighbourhood Plan;
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. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities;
- e. Securing the 7.5m wide ALR buffer along the east property line;
- 8. Provision of a 7.5m wide ALR buffer along the east property line;
- 9. Provision of improvements and upgrades to the existing community detention pond facility north of the subject site;
- 10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Roads Completion and Amenity Policy, and the requirements of the 208 Street Area Greenway Amenity Policy;
- 11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Service fees, 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. 5743, authorize issuance of Development Permit No. 101160 subject to the following conditions:

- a. Building plans being in compliance with Attachment A - Schedule "A"; and
- b. Landscape plans being in substantial compliance with Attachment A - Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements.

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. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and

e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5743 in conjunction with proposed Development Permit No. 101160.

Explanation - Bylaw No. 5743

Bylaw 2021 No. 5743 rezones the property located at

6869 - 210 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 19 Townhouse units.