



Legislation Text

File #: O16-2659, **Version:** 1

Rezoning Application No. 100443

Development Permit Application No. 100804

(Woodbridge NW (Yorkson) Ltd. / 20451 - 84 Avenue)

Bylaw No. 5220

Report 16-106

File CD 08-26-0134

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Woodbridge NW (Yorkson) Ltd.) Bylaw 2016 No. 5220 rezoning 0.97 ha

(2.40 ac) of land located at 20451 - 84 Avenue to Comprehensive Development Zone CD-77, to facilitate the development of

45 townhouse units, subject to the following development prerequisites being satisfied 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, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204 Street and 84 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and enhancement of lands being added to the environmental conservation area adjacent to Yorkson Creek to the acceptance of the Township, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
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), to the acceptance of the Township;
7. Compliance with Child Friendly Amenity Area requirements to the acceptance of the Township;
8. Registration of a cross access easement in favour of the property to the north (Lot 24 NWP48848) for emergency access purposes;
9. Registration of restrictive covenants acceptable to the Township;

- a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units; and
 - c. Identifying the units (minimum 5%) required to incorporate the Basic Adaptable Housing Requirements Policy;
10. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
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 the time of final reading of Rezoning Bylaw

No. 5220 authorize the issuance of Development Permit No. 100804 for the proposed development subject to the following conditions:

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

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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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; and
- d. 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 Rezoning Bylaw No. 5220 in conjunction with the hearing for proposed Development Permit No. 100804.

Explanation - Bylaw No. 5220

Bylaw 2016 No. 5220 rezones property located at
20451 - 84 Avenue to Comprehensive Development Zone
CD-77 to facilitate the development of 45 townhouse units.