



## Legislation Text

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**File #:** O17-220, **Version:** 1

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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 final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Woodbridge NW (Yorkson) Ltd.) Bylaw 2016 No. 5220”.

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.

Development Permit No. 100804

That Council authorize issuance of Development Permit No. 100804 (Woodbridge NW (Yorkson) Ltd. / 20451 - 84 Avenue) in accordance with Attachment A 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.

Clerk's Note: The bylaw was initially considered by Council on

July 25, 2016, and was referred to staff to work with the proponent to reduce tandem parking spaces and increase visitor and overall parking in the development. These items were dealt with through a revised submission, which was forwarded to Council along with Bylaw No. 5220 on October 17, 2016. Council granted first and second reading to Bylaw No. 5220 on October 17, 2016. Please note that all development prerequisites listed in the Community Development Division report to Council of October 17, 2016 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on November 7, 2016 with third reading given on

November 21, 2016.