

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030

AMENDMENT (MCELHANNEY) BYLAW 2013 NO. 5026

EXPLANATORY NOTE

Bylaw 2013 No. 5026 amends the Yorkson Neighbourhood Plan to allow consideration of six (6) storey residential building heights for properties generally located west of 208 Street between 77A – 78 Avenue and the Willoughby Town Centre.

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AMENDMENT (MCELHANNEY) BYLAW 2013 NO. 5026

A Bylaw to amend Yorkson Neighbourhood Plan Bylaw No. 4030;

WHEREAS it is deemed necessary and desirable to amend "Willoughby Community Plan Bylaw No. 3800 and Yorkson Neighbourhood Plan Bylaw No. 4030" as amended;

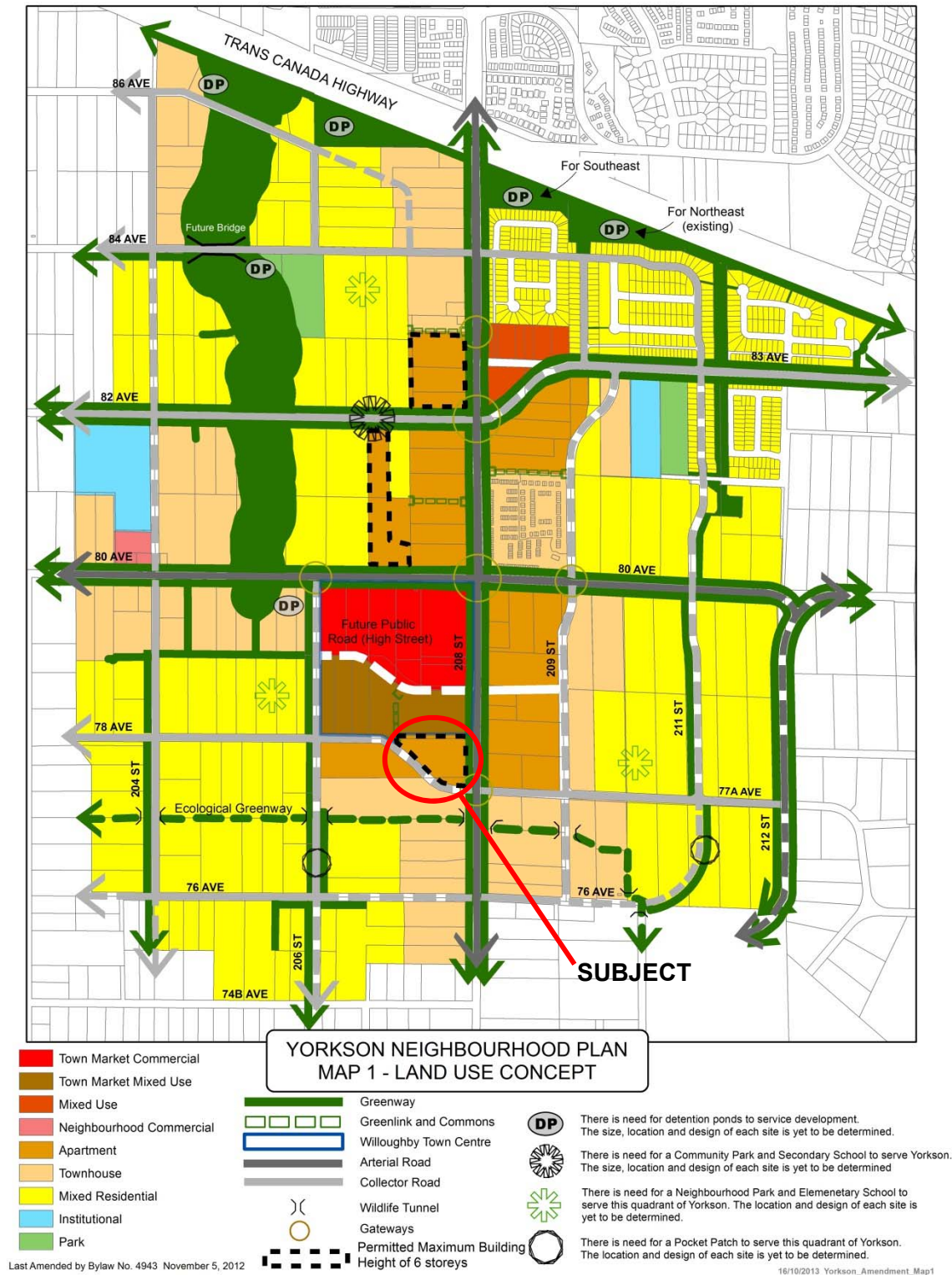
NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (McElhanney) Bylaw 2013 No. 5026".
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 is further amended by amending Map 1 to reflect the change to the subject property as shown on Schedule "A" attached to and forming part of this Bylaw.

READ A FIRST TIME the	16	day of	December	, 2013.
READ A SECOND TIME the	16	day of	December	, 2013.
PUBLIC HEARING HELD the	20	day of	January	, 2014.
READ A THIRD TIME the	03	day of	February	, 2014.
RECONSIDERED AND ADOPTED the		day of		, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE "A"



THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500****AMENDMENT (MCELHANNEY) BYLAW 2013 NO. 5027****EXPLANATORY NOTE**

Bylaw 2013 No. 5027 rezones property located at 7642 – 206 Street, 7725 – 208 Street and 7751 – 208 Street in the Southwest Phase of Yorkson to Residential Compact Lot Zones R-CL(A) and R-CL(B), Comprehensive Development Zone CD-77 and two new Comprehensive Development Zones CD-95 and CD-96 to accommodate a mixed residential, townhouse and apartment development comprised of approximately 617 units (303 apartments, 239 townhouse units, 29 single family lots and a 46 unit multi-family strata site (16 detached units, 12 townhouse units (2 attached) and 18 townhouse units (minimum 3 units attached, maximum 4 units attached)).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (MCELHANNEY) BYLAW 2013 NO. 5027

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend “Township of Langley Zoning Bylaw 1987 No. 2500” as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McElhanney) 2013 Bylaw No. 5027”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
 - (a) By adding to the “Table of Contents” and to Section 104.1 – Zones the words “Comprehensive Development Zone CD-95” and “Comprehensive Development Zone CD-96”
 - (b) By adding to section 110 the words “CD-95 – 1.0 ha” and “CD-96 – 4047 m²”
 - (c) By adding after Section 994 “Comprehensive Development Zone CD-94” the following as Section 995 “Comprehensive Development Zone CD-95”

995 – **Comprehensive Development Zone CD-95**

Uses Permitted

995.1 In the CD-95 Zone only the following uses are permitted and all other uses are prohibited:

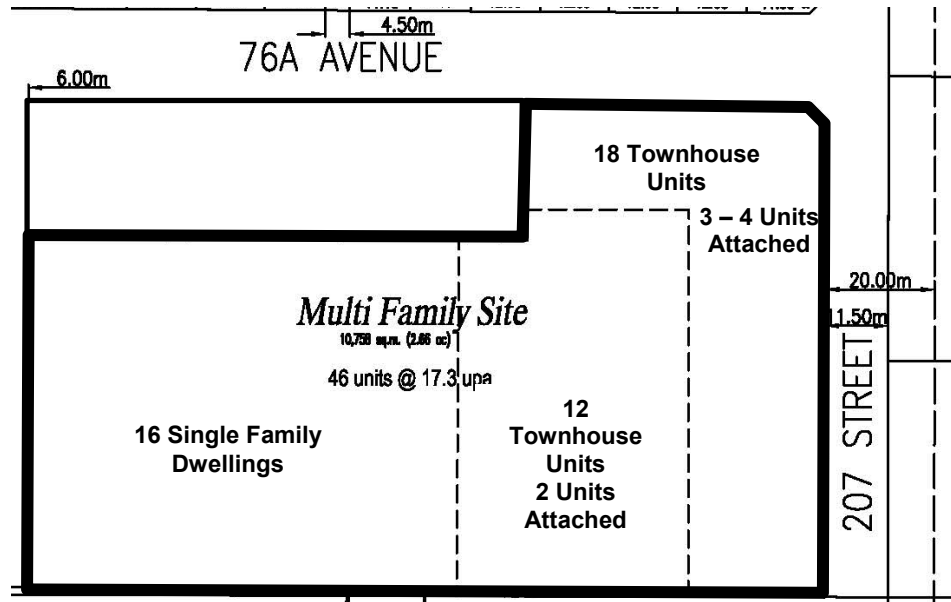
- (1) *accessory buildings and uses*
- (2) *accessory home occupations* subject to section 104.3
- (3) *residential uses* subject to Section 995.2

Residential Uses

995.2 Residential uses shall consist of 18 townhouse units (minimum 3 units attached, maximum 4 units attached), 12 townhouse units (2 units attached) and 16 single family dwellings for a total of 46 units on lands zoned Comprehensive Development Zone CD-95.

Location of Residential Uses

995.3 The location of each residential use shall be in accordance with the following plan:



Lot Coverage

995.4 Buildings and structures shall not cover more than 45% of the lot area.

Siting of Buildings and Structures

995.5 Siting of buildings and structures shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

995.6 The height of buildings and structures shall not exceed 2.5 storeys for the detached residential units and three (3) storeys for the attached residential units.

Parking and Loading

995.7 Parking and loading shall be provided in accordance with Section 107 of this Bylaw and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

995.8 All lots created by subdivision shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

995.9 Landscape area, landscape screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Child Friendly Amenity

995.10 Child friendly amenity areas shall be provided in accordance with Section 111.5 and with the provisions of a Development Permit.

Development Permit Requirements

995.11 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

(d) By adding after Section 995 "Comprehensive Development Zone CD-95" the following as Section 996 "Comprehensive Development Zone CD-96"

Uses Permitted

996.1 In the CD-96 Zone only the following uses are permitted and all other uses are prohibited:

- (1) *accessory buildings and uses*
- (2) *accessory home occupations* subject to section 104.3
- (3) *apartments*

Density

996.2 The density shall be no less than 99 units per hectare (40 units per acre) and no greater than 198 units per hectare (80 units per acre).

Lot Coverage

996.3 Buildings and structures shall not cover more than 40% of the lot area.

Siting of Buildings and Structures

996.4 Siting of buildings and structures shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

996.5 The height of buildings and structures shall not exceed three (3) storeys for townhouse and rowhouse buildings, and six (6) storeys for apartment buildings.

Parking and Loading

996.6 Parking and loading shall be provided in accordance with Section 107 of this Bylaw and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

996.7 All lots created by subdivision shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

996.8 Landscape area, landscape screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Child Friendly Amenity

996.9 Child friendly amenity areas shall be provided in accordance with Section 111.5 and with the provisions of a Development Permit.

Development Permit Requirements

996.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 19 Section 23 Township 8 New Westminster District Plan 42079

North half of the north half of the south east quarter of the north east quarter Section 23 Township 8 New Westminster District

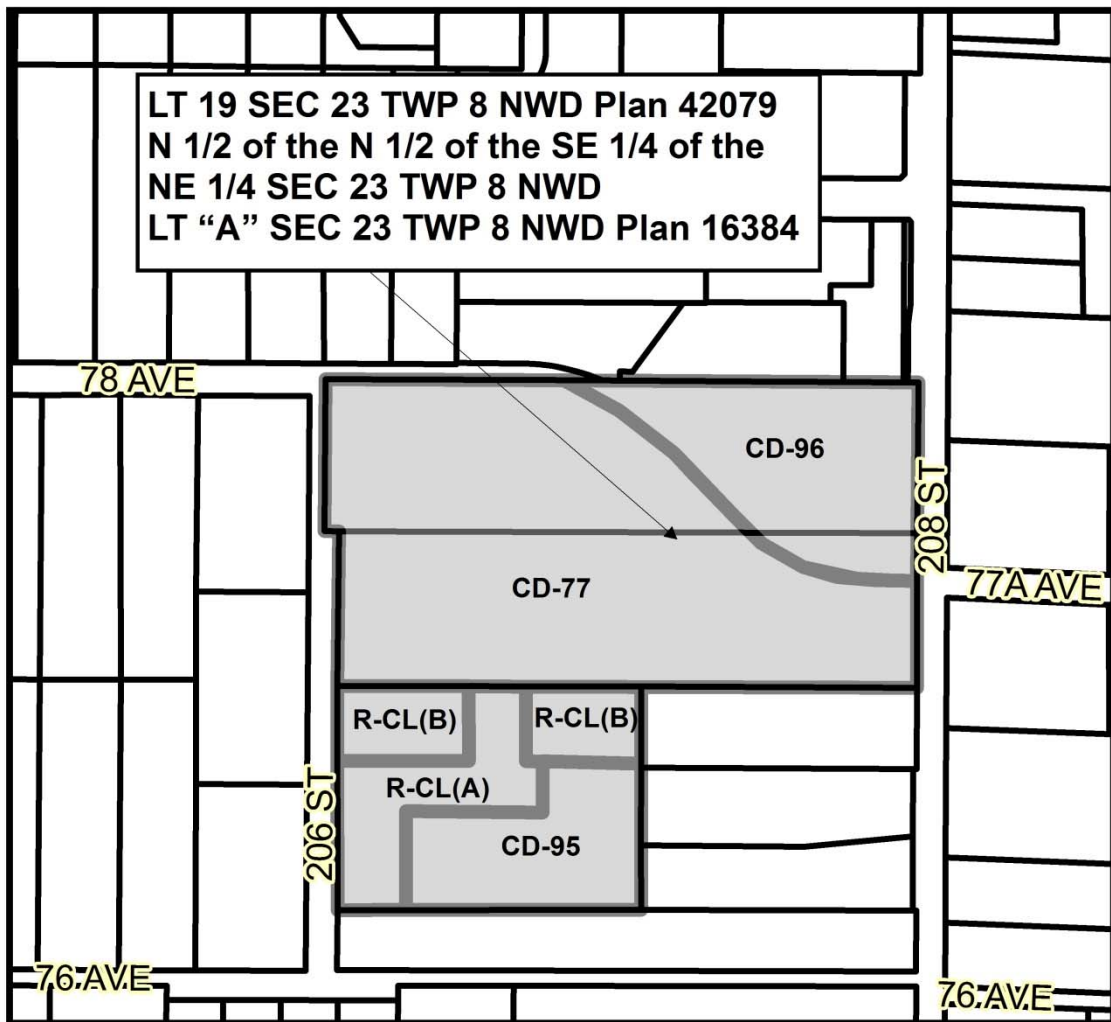
Lot "A" Section 23 Township 8 New Westminster District Plan 16384

As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), Comprehensive Development Zone CD-77, Comprehensive Development Zone CD-95 and Comprehensive Development Zone CD-96.

READ A FIRST TIME the	16	day of	December	, 2013.
READ A SECOND TIME the	16	day of	December	, 2013.
PUBLIC HEARING HELD the	20	day of	January	, 2014.
READ A THIRD TIME the	03	day of	February	, 2014.
RECONSIDERED AND ADOPTED the		day of		, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5027



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100714

This Permit is issued this _____ day of _____ 2013 to:

1. Name: 0767962 BC Ltd.

Address: 320 – 6832 King George Blvd.
Surrey, BC V3W 4Z9

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 19 Section 23 Township 8 New Westminster District
Plan 42079

CIVIC ADDRESS: 7642 – 206 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
 - b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2013.

From: Teresa Hanson
Sent: Wednesday, September 12, 2018 3:50 PM
To: CD Agenda Bylaw
Cc: George Epp; Avril Woodend
Subject: Item for September 17, 2018 Council meeting agenda Bylaws No. 5026 and 5027 (MCELHANNEY)

1. Please place Bylaws No. 5026 and 5027 (McElhanney) on the Council agenda of September 17, 2018 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of December 16, 2013 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaws was held on January 20, 2014 with 3rd reading given on February 3, 2014.
4. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws were delayed until the neighbourhood park and elementary school site for the Southwest Phase of Yorkson was secured to the acceptance of the Township and School District No. 35 and off-site engineering requirements were resolved.
5. Also, please place accompanying Development Permit No. 100714 on the same agenda for issuance by Council.