Legislation Details (With Text)

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Type:	Report			**Status:**	Third Reading
File created:	6/20/2018			**In control:**	Township Council
On agenda:	6/25/2018			**Final action:**	
Title:	Official Community Plan Amendment and Rezoning Application No. 100144 Development Permit Application No. 100875 (Polygon Union Park Homes Ltd. / 20712 - 82 Avenue and 8117, 8151 and 8173 - 208 Street) Bylaw No. 5383 Bylaw No. 5384 Report 18-87 File CD 08-26-0135				
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Date	Ver.	Action By	Action	Result
6/25/2018	1	Township Council	Given first and second reading	

Official Community Plan Amendment and

Rezoning Application No. 100144

Development Permit Application No. 100875

(Polygon Union Park Homes Ltd. / 20712 - 82 Avenue and

8117, 8151 and 8173 - 208 Street)

Bylaw No. 5383

Bylaw No. 5384

Report 18-87

File CD 08-26-0135

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment

(Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Polygon Union Park Ltd.) Bylaw 2018 No. 5384 rezoning

4.05 hectares (10.0 ac) of land located at 20712 - 82 Avenue and 8117, 8151 and 8173 - 208 Street to Comprehensive Development Zone CD-123, to facilitate the development of 589 apartment 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 including closure of the existing intersection of

207 Street at 82 Avenue, registration of a public access all purpose right of way for realignment of 207 Street, dedication of the west half of 208 Street (including greenway), and the south side of 82 Avenue (including greenway) 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 construction of a 4.5 metre wide street greenway fronting the site on the west side of 208 Street and the south side of 82 Avenue to the acceptance of the Township;

5. 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;

6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;

7. Consolidation of the four (4) lots into one (1) lot;

8. Registration of an all purpose public access right of way for realignment of 207 Street to 82 Avenue;

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 access from the site to 208 Street and prohibiting parking on 208 Street;

c. Identifying the units (minimum 10%) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;

d. Registration of a 3.0 metre wide public access right of way for a greenlink between 208 and 207 Street along the southern property line of the site;

10. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and

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 consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw

No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official

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Community Plan Consultation Policy (07-160).

That Council authorize the issuance of Development Permit

No. 100875 at the time of final reading of Rezoning Bylaw No. 5384 subject to the following conditions:

a. Building plans being in substantial compliance with Schedules “A” through “M”;

b. On-site landscaping plans being in substantial compliance with Schedules “N” through “R”, 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; and

c. All signage being in compliance with Schedule “S” and the Township Sign Bylaw.

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 the Community / Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100875.

Explanation - Bylaw No. 5383

Bylaw 2018 No. 5383 amends the Willoughby Community Plan

and the Yorkson Neighbourhood Plan to allow development of a

six (6) storey apartment development on lands located at

20712 - 82 Avenue, 8117, 8151 and 8173 - 208 Street.

Explanation - Bylaw No. 5384

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Bylaw 2018 No. 5384 rezones property located at 20712 - 82 Avenue, 8117, 8151 and 8173 - 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-123 to permit an apartment development consisting of 589 apartment units in four (4) six (6) storey buildings.