



## Legislation Details (With Text)

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**Type:** Report      **Status:** Passed  
**File created:** 9/12/2018      **In control:** Township Council  
**On agenda:** 9/17/2018      **Final action:** 9/17/2018  
**Title:** Official Community Plan Amendment and  
Rezoning Application No. 100100  
Development Permit Application No. 100714  
(McElhanney / 7642 - 206 Street,  
7725 - 208 Street and 7751 - 208 Street)  
Bylaw No. 5026  
Bylaw No. 5027  
Report 13-147  
File CD 08-23-0113

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. I.4 cd rz McElhanney.pdf

Date	Ver.	Action By	Action	Result
9/17/2018	1	Township Council	Given final adoption	

Official Community Plan Amendment and  
Rezoning Application No. 100100  
Development Permit Application No. 100714  
(McElhanney / 7642 - 206 Street,  
7725 - 208 Street and 7751 - 208 Street)  
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That Council give final reading to “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”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McElhanney) 2013 Bylaw No. 5027”.

Explanation - Bylaw No. 5026

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.

Explanation - Bylaw No. 5027

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)).

Development Permit No. 100714

That Council authorize issuance of Development Permit No. 100714 (McElhanney / 7642 - 206 Street) in accordance with Attachment A subject to the following conditions:

- 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.

Clerk's Note: 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. The Public Hearing for the Bylaws was held on

January 20, 2014 with third reading given on February 3, 2014. 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.