



Legislation Details (With Text)

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Type: Report **Status:** Third Reading
File created: 3/27/2019 **In control:** Township Council
On agenda: 4/1/2019 **Final action:**
Title: Official Community Plan Amendment and
Rezoning Application No. 100179 and
Development Permit Application No. 100903
Development Variance Permit Application No. 100103
(Qualico Developments / 20544 and 20570 - 78 Avenue)
Bylaw No. 5426
Bylaw No. 5461
Report 19-50
File CD 08-23-0155

Sponsors:

Indexes:

Code sections:

Attachments: 1. F.2 cd 08-23-155 Qualico.pdf

Date	Ver.	Action By	Action	Result
4/1/2019	1	Township Council	Given first and second reading	

Official Community Plan Amendment and
Rezoning Application No. 100179 and
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That Council give first and second 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 (Qualico Developments) Bylaw 2019 No. 5426 and Township of Langley Zoning Bylaw
1987 No. 2500 Amendment (Qualico Developments) Bylaw 2019 No. 5461 rezoning 1.96 ha (4.84 ac) of land
located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A and Residential
Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD), to accommodate a mixed residential
development consisting of 39 lots (22 single family lots,

11 rowhouses and six (6) semi detached lots) 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 and Yorkson Engineering Services Plan, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan 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 206 Street, 77A Avenue, 77B Avenue, and 78 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy to the acceptance of the Township;
4. Dedication and construction of a 15 metre wide ecological greenway along a portion of the southern edge of the site and a 4.5 wide greenway along 206 Street, consistent with the Yorkson Neighbourhood Plan greenway standards, to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
6. Registration of restrictive covenants acceptable to the Township:
 - a. Restricting development of semi-detached and rowhouse lots until a Development Permit is issued for the site;
 - b. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), is accepted by the Township;
 - c. Identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
 - d. Prohibiting driveway access to 206 Street;
 - e. No build covenants for the southern portion of Lot 28 (with an area of 441 meters squared) and southern portion of Lot 35 (with an area of 407 meters squared) until such time the southern portion of these lots have been consolidated with Lot 26, Plan 59588;
7. Registration of a statutory right of way providing temporary access (vehicles and pedestrians) between 77A and 77B Avenues to the acceptance of the Township;
8. Compliance with the Community Amenity Contribution Policy (if applicable) and the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable greenway amenity fees;
9. 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 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 (Qualico Developments) Bylaw 2019 No. 5426 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 and Resource Management Plan, and with the consultation requirements of the Official Community Plan Consultation Policy (07-160).

That Council authorize the issuance of Development Permit

No. 100903, at the time of final reading of Bylaws No. 5426 and 5461 for the proposed single family portions of the development, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and 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;

That Council at the time of final reading of Bylaw No. 5461 authorize the issuance of Development Variance Permit No. 100103 (siting variance) as follows:

- a) Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 28;
- b) Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres on proposed Lot 15;
- c) Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres and to reduce the side lot line setback requirement for a detached garage abutting a street from 4.5 metres to 2.5 metres on proposed Lot 33; and further

That Council authorize staff to schedule the required public hearing for the Neighbourhood Plan Amendment and Rezoning Bylaws

No. 5426 and 5461 in conjunction with the hearing for proposed Development Permit No. 100903 and Development Variance Permit No. 100103.

Explanation - Bylaw No. 5426

Bylaw 2019 No. 5426 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the type mix provisions for lands designated Mixed Residential located at 20544 and 20570 - 78 Avenue. The amendment will allow the development of 39 lots (22 single family lots, 11 rowhouse lots and 6 semi-detached lots).

Explanation - Bylaw No. 5461

Bylaw 2019 No. 5461 rezones properties located at 20544 and 20570 - 78 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1 A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to permit a comprehensive development consisting of 39 lots (22 single family lots, 11 rowhouse and 6 semi-detached lots).