



Legislation Details (With Text)

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File created: 9/25/2019 **In control:** Township Council
On agenda: 9/30/2019 **Final action:**
Title: Rezoning Application No. 100545
Development Permit Application No. 101026 and
Development Variance Permit Application No. 100112
(Qualico Developments / 7653 and 7675 - 204 Street)
Bylaw No. 5480
Bylaw No. 5505
Report 19-145
File CD 08-23-0183

Sponsors:

Indexes:

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Date	Ver.	Action By	Action	Result
9/30/2019	1	Township Council	Given first and second reading	

Rezoning Application No. 100545

Development Permit Application No. 101026 and

Development Variance Permit Application No. 100112

(Qualico Developments / 7653 and 7675 - 204 Street)

Bylaw No. 5480

Bylaw No. 5505

Report 19-145

File CD 08-23-0183

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480, rezoning 2.01 ha (4.99 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 40 lots (30 single family lots, four rowhouses and six semi detached lots), subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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 of Langley General Manager of

Engineering and Community Development;

2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

3. Provision of road dedications, widenings, and necessary traffic improvements for 203 Street, 203A Street, 204 Street and

76B 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 of Langley General Manager of Engineering and Community Development;

4. Dedication and construction of a 15 metre wide (average) ecological greenway along the northern edge of the site including a connection to 76B Avenue consistent with the Yorkson Neighbourhood Plan greenway standards, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, 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 of Langley General Manager of Engineering and Community Development;

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 204 Street;

7. Compliance with the Community Amenity Contribution Policy, including entering into a Phased Development Agreement and completion of the contribution, and the requirements of the Yorkson Greenway Amenity Zoning Policy, including payment of applicable greenway amenity fees;

8. 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 give first and second reading to Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5505;

That Council at time of final reading of Rezoning Bylaw No. 5480 authorize issuance of Development Permit No. 101026 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. 5480 authorize the issuance of Development Variance Permit No. 100112 (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 11, indicated on Schedule "A";

b. Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule "A";

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 side lot line (abutting a street) setback requirement from

4.5 metres to 2.5 metres for the accessory detached garage on proposed Lot 24, indicated on Schedule "A";

d. 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 from 0.9 metres to 0.6 metres for the accessory detached garage on proposed Lots 24 and 25, indicated on Schedule "A"; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5480 and Phased Development Agreement Bylaw No. 5505 in conjunction with the hearing for proposed Development Permit No. 101026 and Development Variance Permit No. 100112.

Explanation - Bylaw No. 5480

Bylaw 2019 No. 5480 rezones 2.01 ha (4.99 ac) of land at 7653 and 7675 - 204 Street from Suburban Residential Zone SR-2 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 40 lots (30 single family lots,

4 rowhouses and 6 semi-detached lots).

Explanation - Bylaw No. 5505

Bylaw 2019 No. 5505 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.