



## Legislation Details (With Text)

**File #:** O19-2837      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Public Hearing  
**File created:** 10/23/2019      **In control:** Township Council  
**On agenda:** 11/4/2019      **Final action:**  
**Title:** Rezoning Application No. 100515  
Development Permit Application No. 100983 and  
Development Variance Application No. 100104  
(Qualico Developments (Vancouver) Inc. / 7664 - 204 Street,  
20431 and 20495 - 76 Avenue, and a  
Portion of 20525 - 76 Avenue)  
Bylaw No. 5501  
Bylaw No. 5514  
Report 19-162  
File CD 08-23-0176

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. C.2 cd Qualico RZ DP DVP.pdf

Date	Ver.	Action By	Action	Result
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11/4/2019      1      Township Council

Rezoning Application No. 100515

Development Permit Application No. 100983 and

Development Variance Application No. 100104

(Qualico Developments (Vancouver) Inc. / 7664 - 204 Street,

20431 and 20495 - 76 Avenue, and a

Portion of 20525 - 76 Avenue)

Bylaw No. 5501

Bylaw No. 5514

Report 19-162

File CD 08-23-0176

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.)  
Bylaw 2019 No. 5501”; and

“Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019  
No. 5514”

Explanation - Bylaw No. 5501

Bylaw 2019 No. 5501 rezones 4.08 ha (10.07 ac) of land at

7664 - 204 Street, 20431 and 20495 - 76 Avenue and a portion of 20525 - 76 Avenue 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 88 residential lots.

Explanation - Bylaw No. 5514

Bylaw 2019 No. 5514 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

Development Permit No. 100983

Running concurrently with this Bylaw is Development Permit

No. 100983 Qualico Developments (Vancouver) Inc. /

7664 - 204 Street, 20431 and 20495 - 76 Avenue, and a Portion of 20525 - 76 Avenue) 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 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.

Development Variance Permit No. 100104

Running concurrently with this Bylaw is Development Variance Permit No. 100104 (Qualico Developments (Vancouver) Inc. /

7664 - 204 Street, 20431 and 20495 - 76 Avenue, and a Portion of 20525 - 76 Avenue) in accordance with Attachment B subject to the following conditions:

- 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 lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 25 and 26.

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 Lots 47, 48, 54, 55, and 63;

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 setback requirement for a principal building abutting a street from 3.0 metres to 2.5 metres on proposed Lots 25 and 26.

Submissions from the public.

Explanation by the proponent.