



## Legislation Details (With Text)

**File #:** O20-3646      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Third Reading  
**File created:** 7/21/2020      **In control:** Township Council  
**On agenda:** 7/27/2020      **Final action:**  
**Title:** Rezoning Application No. 100579  
Development Permit Application No. 101113  
(Pollyco Yorkson Centre Inc. / 20365, 20375 and  
20387 - 80 Avenue)  
Bylaw No. 5612  
Report 20-104  
File CD 08-26-0159

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. G.3 cd Pollyco RZ DP 2nd Report.pdf

Date	Ver.	Action By	Action	Result
7/27/2020	1	Township Council	Given first and second reading	

Rezoning Application No. 100579

Development Permit Application No. 101113

(Pollyco Yorkson Centre Inc. / 20365, 20375 and

20387 - 80 Avenue)

Bylaw No. 5612

Report 20-104

File CD 08-26-0159

That Council receive the submission provided by the applicant, and should Council consider the proposed amendments to be consistent with Council's May 11, 2020 and June 15, 2020 resolutions, grant first and second reading to Township of Langley Zoning Bylaw 1987

No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020

No. 5612, rezoning 1.04 ha (2.58 ac) of land located at 20365, 20375 and 20387 - 80 Avenue to Community Commercial Zone C-2, to facilitate the development of a commercial development, subject to the following development prerequisites being satisfied to the acceptance of the General Manager of Community Development and Engineering 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;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the

Erosion and Sediment Control Bylaw;

3. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the west half of 204 Street and the north half of 80 Avenue, 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 on the north side of 80 Avenue;
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);
6. Registration of restrictive covenants:
  - a. Prohibiting reliance on street parking on 80 Avenue and 204 Street;
  - b. Limiting access to 80 Avenue to right-in and right-out only;
  - c. Requiring roof-top mechanical equipment to be screened from view; and
  - d. Registration of a public access right of way for a pedestrian access between 204 Street and the western property line;
7. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges Development Works Agreement (DWA) and Latecomer charges;

That Council authorize the issuance of revised Development Permit No. 101113 at the time of final reading of Rezoning Bylaw No. 5612 consistent with Attachment A to this report subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. On-site landscaping plans being in substantial compliance with Schedule "B", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
- c. All signage being in compliance with Schedule "A" and the Township Sign Bylaw;
- d. Section 107.3 - Required Off-Street Parking Spaces of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the number of parking spaces required from 132 to 118; and
- e. Section 107.5 (sub-section 6) - Design Criteria of Township of Langley Zoning Bylaw No. 2500 is hereby varied to increase the maximum number of permitted small car parking spaces from 20% to 22%.

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 proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5612, in conjunction with proposed Development Permit No. 101113.

Explanation - Bylaw No. 5612

Bylaw 2020 No. 5612 rezones land at 20365, 20375 and

20387 - 80 Avenue from Suburban Residential Zone SR-2 to Community Commercial Zone C-2 to facilitate the development of a commercial development.