



Legislation Details (With Text)

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Type: Report **Status:** Third Reading
File created: 6/22/2021 **In control:** Township Council
On agenda: 6/28/2021 **Final action:**
Title: Official Community Plan Amendment and
Rezoning Application No. 100219 and
Development Permit Application No. 101199
(Quadra Holdings Ltd.) / 8264 - 208 Street and
20880 - 83 Avenue)
Bylaw No. 5725
Bylaw No. 5726
Bylaw No. 5727
Report 21-88
File CD 08-25-0110

Sponsors:

Indexes:

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Date	Ver.	Action By	Action	Result
6/28/2021	1	Township Council	Given first and second reading	

Official Community Plan Amendment and

Rezoning Application No. 100219 and

Development Permit Application No. 101199

(Quadra Holdings Ltd.) / 8264 - 208 Street and

20880 - 83 Avenue)

Bylaw No. 5725

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Bylaw No. 5727

Report 21-88

File CD 08-25-0110

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5725 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra Homes Ltd.) Bylaw

2021 No. 5726, to rezone 2.02 ha (5.0 ac) of land located at

8264 - 208 Street and 20880 - 83 Avenue to Comprehensive Development Zone CD-162 to facilitate development of 410 rental apartment units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley's

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;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the east half of 208 Street (including greenway), 82 Avenue (including greenway), south half of 83 Avenue (including greenway) and associated roundabouts in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 208 Street, both sides of 82 Avenue and the south half of 83 Avenue;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Compliance with Age Friendly Amenity Area requirements;
6. 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);
7. Registration of restrictive covenants acceptable to the Township:
 - a. A Housing Agreement securing 127 units as affordable apartment rental units in compliance with Bylaw 5462 and 283 apartment units as rental at 10% below market rate for a term not less than 21 years;
 - b. Identifying the units (10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
 - c. Prohibiting access to 208 Street and parking on 208 Street; and
 - d. Securing vehicular and pedestrian access to 8192 and 8206 - 208 Street to the south through the subject development.
8. Approval of Rezoning Bylaw No. 5726 by the Ministry of Transportation and Infrastructure;
9. Compliance with the requirements of the Community Amenity Contributions Policy if applicable, Willoughby Arterial Roads Completion and Amenity Policy if applicable, Yorkson Greenway Amenity Zoning Policy and 5% Neighbourhood Park Land Acquisition Policy; and
10. 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

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community

Plan) Bylaw

No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5725 is 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 Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council grant first and second reading to Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727 which authorizes a Housing Agreement to secure affordable rental apartment units on the subject site;

That Council at time of final reading of Rezoning Bylaw No. 5726 authorize issuance of Development Permit No. 101199 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with
Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- c. All signage being in compliance with the Township's Sign Bylaw;
- d. All rooftop mechanical equipment to be screened from view; and
- e. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit

administration fees; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5725 and 5726 in conjunction with the hearing for proposed Development Permit No. 101199.

Explanation - Bylaw No. 5725

Bylaw 2021 No. 5725 amends the Yorkson Neighbourhood Plan to increase the maximum permitted density to 82 units per acre, allow ground floor residential uses on the mixed use portion of the site and allow a maximum building height of six storeys for an apartment development on lands located at 8264 - 208 Street and 20880 - 83 Avenue.

Explanation - Bylaw No. 5726

Bylaw 2021 No. 5726 rezones land at 8264 - 208 Street and 20880 - 83 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-162 to accommodate 410 rental apartment units and 222 square metres of commercial area.

Explanation - Bylaw No. 5727

Bylaw 2021 No. 5727 authorizes the Township of Langley to enter into a Housing Agreement with 83 Apartments East Ltd. and

83 Apartments West Ltd. to secure rental housing and affordable rental units on the subject properties located at 8264 - 208 Street and 20880 - 83 Avenue.