Legislation Details (With Text)

File #:	O21-4606	**Version:** 1	**Name:**	
Type:	Report		**Status:**	Public Hearing
File created:	7/6/2021		**In control:**	Township Council
On agenda:	7/12/2021		**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:

Code sections:

Attachments: 1. C.1 cd Quadra RO.pdf

Date	Ver.	Action By	Action	Result
7/12/2021	1	Township Council		

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

"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 (Quadra Homes Ltd.) Bylaw 2021 No. 5725"

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5726"; and

"Township of Langley Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727"

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.

Development Permit No. 101199

Running concurrently with this Bylaw is Development Permit

No. 101199 (Quadra Holdings Ltd.) / 8264 - 208 Street and

20880 - 83 Avenue) in accordance with Attachment A 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.

Clerk's Note: Council may consider third reading of this application at the conclusion of the item's Public Hearing.

Submissions from the public.

Explanation by the proponent.