



## Legislation Details (With Text)

**File #:** O17-279      **Version:** 1      **Name:**  
**Type:** Report      **Status:** First and Second Reading  
**File created:** 4/19/2017      **In control:** Township Council  
**On agenda:** 4/24/2017      **Final action:**  
**Title:** Rezoning and Community Plan Amendment Application  
No. 100134 and Development Permit Application No. 100833  
(Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street)  
Bylaw No. 5274  
Bylaw No. 5275  
Report 17-44  
File CD 08-24-0074

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. F.2\_cd Hudson and Singer Homes.pdf

Date	Ver.	Action By	Action	Result
4/24/2017	1	Township Council		

Rezoning and Community Plan Amendment Application

No. 100134 and Development Permit Application No. 100833

(Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street)

Bylaw No. 5274

Bylaw No. 5275

Report 17-44

File CD 08-24-0074

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5275 rezoning a 0.65 hectare (1.6 acre) site located at 7846 and 7858 - 208 Street to Comprehensive Development Zone CD-114 to facilitate development of 152 units in two (2) six (6) storey apartment buildings, subject to the following development prerequisites being satisfied 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;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the

Erosion and Sediment Control Bylaw to the acceptance of the Township;

3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township, including dedication of the east half of 208 Street (including greenway) and the south half of 78B Avenue along the effective frontages of the site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the east side of 208 Street to the acceptance of the Township;
5. Provision of final off-site landscape design plans including sidewalk alignment, fencing, signage, landscaping details and security to the acceptance of the Township;
6. 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), to the acceptance of the Township;
7. Completion of a lot consolidation of the two parent parcels;
8. Registration of restrictive covenants acceptable to the Township:
  - a. Prohibiting access from the site to 208 Street and prohibiting parking on 208 Street;
  - b. Identifying the 16 units required to comply with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
9. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy; including payment of applicable Yorkson amenity fee;
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 compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that 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 (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274 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 and Resource Management Plan, and with the consultation requirements of Official Community Plan Consultation Policy (07-621);

That Council, at time of final reading of Bylaw No. 5275 authorize the issuance of Development Permit No. 100833 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. Landscape plans being in substantial compliance with Schedules "I" through "L", and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules "D" and "F" and the Township's Sign Bylaw,

- d. All refuse areas to be located in the underground parkade;
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule "M".

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. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit; and further

That Council authorize staff to schedule the required public hearing for the Neighbourhood Plan amendment and Rezoning Bylaws in conjunction with the hearing for proposed Development Permit

No. 100833.

#### Explanation - Bylaw No. 5274

Bylaw 2017 No. 5274 amends the Yorkson Neighbourhood Plan to allow an Apartment density of 235 units per hectare (95 units per acre) and consideration of residential buildings of up to six (6) storeys in height on the properties located at 7846 and 7858 - 208 Street.

#### Explanation - Bylaw No. 5275

Bylaw 2017 No. 5275 rezones property located at 7846 and

7858 - 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-114 to permit a comprehensive residential development consisting of 152 apartment units in two (2) six (6) storey buildings.