



Legislation Text

File #: O18-1296, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100135

Development Permit Application Nos. 100836 and 100837

(Wesmont Homes (Yorkson) Ltd. / Township of Langley /

20511 - 82 Avenue and 20542 - 84 Avenue)

Bylaw No. 5325

Bylaw No. 5326

Report 17-132

File CD 08-26-0175

That Council give final reading to “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 (Wesmont Homes (Yorkson) Ltd.) Bylaw 2017 No. 5325”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wesmont Homes (Yorkson) LTD.) Bylaw 2017 No. 5326”.

Explanation - Bylaw No. 5325

Bylaw 2017 No. 5325 amends the Table 4.1 - Residential

Housing Mix and Densities of the Yorkson Neighbourhood Plan to allow the development of 20511 - 82 Avenue and a portion of

20542 - 84 Avenue with one type of single family residential housing form at a proportion of 58% strata detached single family and 42% attached residential, and an overall density of 7.6 units per hectare (3.1 units per acre), and with one (1) unit type of single family and one (1) unit type of attached residential. The amendment will allow the development of five (5) townhouse units and seven (7) strata detached single family units.

Explanation - Bylaw No. 5326

Bylaw 2017 No. 5326 rezones 0.48 ha (1.18 ac) of land located at 20511 - 82 Avenue and 20542 - 84 Avenue

from Suburban Residential Zone SR-2 and Civic Institutional Zone P-1 to Comprehensive Development Zone CD-117 to accommodate 5 townhouses and 7 strata detached single family units.

Development Permit No. 100836

That Council authorize issuance of Development Permit 100836 (Wesmont Homes (Yorkson) Ltd. / Township of Langley /

20511 - 82 Avenue and 20542 - 84 Avenue) (Streamside Protection), to modify the SPEA widths in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, in accordance with Attachment A subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Areas as shown on Schedule A to the acceptance of the Township;
- b. Streamside restoration and enhancement works to be completed to the acceptance of the Township and in accordance with Envirowest Consultants Inc. assessment "Proposed Development - 20511 - 82 Avenue, Langley, BC Updated Streamside Protection Development Permit Application Revision 2" (June 29, 2017) including the following drawings (attached as Schedule A):
 - Envirowest Drawing No. 2179-01-01, "Habitat Balance", Rev 03, June 26, 2017;
 - Envirowest Drawing No. 2179-01-02 "Streamside Enhancement; and Restoration Plan", Rev 03, June 29, 2017;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Development Permit Area; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approvals/submissions to the Township.

Development Permit No. 100837

That Council authorize issuance of Development Permit 100837 (Wesmont Homes (Yorkson) Ltd. / Township of Langley /

20511 - 82 Avenue and 20542 - 84 Avenue) (Form and Character), in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “L”; and
- b. On-site landscaping plans being in substantial compliance with Schedule “M”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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.

Clerk’s Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of

December 11, 2017 attached to the Bylaw have been satisfactorily addressed. Please note that the matter raised by Council at the time of third reading (i.e. “That the comments from Nat Cicuto, Yorkson Watershed Enhancement Society, be referred to the proponent’s qualified environmental professional.”) has been addressed by referring the comments to the project’s qualified environmental professional as instructed. The Public Hearing for the Bylaws

was held on January 15, 2018 with third reading given on

January 29, 2018.