



Legislation Text

File #: O18-1423, **Version:** 1

Yorkson Neighbourhood Plan Amendment Application

No. 100149 Development Permit Application No. 100902

(QC Holdings Ltd. / 20727 Willoughby Town Centre Drive)

Bylaw No. 5393

Report 18-90

File CD 08-23-0127

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 (QC Holdings Ltd.) Bylaw 2018 No. 5393 to allow modification of the

208 Street road typology fronting the site;

That Council consider that 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 (QC Holdings Ltd.) Bylaw 2018 No. 5393 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 requirement of Official Community Plan Consultation Policy (07-160);

That Council at the time of final reading of Bylaw No. 5393 authorize the issuance of Development Permit No. 100902 for the proposed development 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 "N" including custom lighting and benches, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Planting Policy, and Age Friendly Amenity Area requirements, to the acceptance of the Township;

- c. 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;
- d. Payment of a non-refundable deposit for the replacement trees that are not provided on the subject

- site;
- e. Signage being in substantial compliance with Schedules “E” through “F” and the Township’s Sign Bylaw;
 - f. Refuse areas being located inside the building or in a screened enclosure in compliance with Schedule “H”;
 - g. Rooftop mechanical equipment being screened from view from adjacent properties and roads with compatible architectural treatments in compliance with Schedule “G”;
 - h. Registration of a public access right of way over those portions of Lot 1 Plan NWP82374 (20722 - 80 Avenue) needed to connect the access roads;
 - i. Registration of a restrictive covenant requiring that a minimum of nine (9) residential units be constructed with adaptable design features in accordance with Schedule 2 - Adaptable Housing Requirements of the Township’s Official Community Plan and identifying the adaptable units; and
 - j. Discharge of right of way BB1492161.

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 all items listed in, and discharge of, restrictive covenant BB4047896 to the acceptance of the Township;
- b. Completion of all items listed in, and discharge of, restrictive covenant BB4047897 to the acceptance of the Township;
- c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, and greenway on 208 Street fronting the site, 80 Avenue parking and sidewalk improvements in accordance with the Township’s Subdivision and Development Servicing Bylaw and Yorkson Neighbourhood Plan Engineering Services Plan, to the acceptance of the Township;
- d. Provision of temporary parking and sidewalk on 80 Avenue fronting 20722 - 80 Avenue, including registration of legal documents required to secure public access, to the acceptance of the Township;
- e. 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 with registration of legal documents as needed;
- f. Security of Highways Use Permits for all canopies and signage that project over municipal road dedications;
- g. Security of on-site landscaping by letter of credit at Building Permit stage;
- h. Written confirmation from the owner and Landscape Architect or Arborist that street tree protection fencing identified in the Tree Management Plan is in place; and
- i. 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 Bylaw No. 5393 in conjunction with the hearing for proposed Development Permit No. 100902.

Explanation - Bylaw No. 5393

Bylaw 2018 No. 5393 amends Section 6.1.2.3 Street Type 3 -

208 Street Multi-Way to allow modification of the 208 Street road typology fronting the site.