



Legislation Text

File #: O19-2047, **Version:** 1

Rezoning Application No. 100535 and
Development Permit Application No. 101014
(Yorkson Medical Ltd. / 7900 Block 206 Street)
Bylaw No. 5447
Report 19-23
File CD 08-23-0132

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2019 No. 5447, rezoning a 0.22 ha (0.5 ac) site located in the 7900 block of 206 Street, to Comprehensive Development Zone CD-89 to facilitate development of a four storey mixed use building, 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 including a traffic signal at 206 Street and 80 Avenue and modifications of constructed works to suit the proposed development 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. Modification of the existing 4.5 metre wide street greenway on the south side of 80 Avenue to accommodate the proposed development to the acceptance of the Township;
4. Provision of final off-site landscape design plans including sidewalk alignment and intersection treatment, fencing, signage, landscaping details and security to the acceptance of the Township;
5. 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;
6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
7. Registration of legal documents acceptable to the Township as follows:
 - a. an access easement over the central drive aisle in the parking area in favor of Lot 1 Section 23 Township 8 NWD Plan NWP22305;
 - b. a restrictive covenant prohibiting access to and from the site to
80 Avenue;
 - c. a restrictive covenant prohibiting reliance on street parking on

80 Avenue and 206 Street;

- d. identifying the units (minimum 10% of apartments) required to incorporate the Adaptable Housing Requirements;
- e. discharge of right of way BB118799; and
- f. discharge of restrictive covenant BB1189801;
- 8. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
- 9. 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, at time of final reading of Bylaw No. 5447 authorize the issuance of Development Permit No. 101014 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules "A", "C" through "F" and "H", and the Township's Sign Bylaw;
- d. All refuse areas to be located in the building and fully screened in substantial compliance with Schedule "B";
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedules "F" and "J".

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. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- 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;

- d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the Tree Management Plan is in place; and further

That Council authorize staff to schedule the required public hearing for the Rezoning Bylaw in conjunction with the hearing for proposed Development Permit No. 101014.

Explanation - Bylaw No. 5447

Bylaw 2019 No. 5447 rezones property located in the 7900 block of 206 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-89 to permit development of a four storey mixed used building.