



Legislation Text

File #: O19-2243, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100162

Development Permit Application No. 100978 and

Development Variance Permit Application No. 100105

(Qualico Developments / 7720 and 7780 - 202A Street, and
7767 - 204 Street)

Bylaw No. 5451

Bylaw No. 5452

Report 19-71

File CD 08-23-0173

That Council give first and second reading to the 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5451 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5452, rezoning

2.8 ha (6.92 ac) of land located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD), to accommodate a mixed residential development consisting of 56 lots (37 single family lots, nine (9) rowhouses and 10 semi-detached lots) 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 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 for 203 Street, 203A Street, 204 Street, 77A Avenue and 78 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy to the acceptance of the Township;
4. Secure a 15 metre wide ecological greenway along a portion of the southern edge of the site consistent with the Yorkson Neighbourhood Plan greenway standards, to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage,

landscape details and security;

5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

6. Registration of restrictive covenants acceptable to the Township:

a. Restricting development of semi-detached and rowhouse lots until a Development Permit is issued for the site;

b. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), is accepted by the Township;

c. Identifying the lots/units (minimum 5% of single family and attached residential lots)

required to incorporate the Adaptable Housing Requirements;

d. Prohibiting driveway access to 204 Street and 78 Avenue;

7. Consolidation of the west portion of 7720 and 7780 - 202A Street and 7742 - 202A Street;

8. Registration of a statutory right of way between the subject site and 202A Street to allow pedestrian access from the ecological greenway to 202A Street;

9. Compliance with the Community Amenity Contribution Policy

(if applicable) and the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable greenway amenity fees;

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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5451 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 time of final reading of Rezoning Bylaw No. 5452 authorize issuance of Development Permit No. 100978 for the proposed single family portions of the development, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with

Section 4.2.1 of the Yorkson Neighbourhood Plan;

b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at the time of final reading of Bylaw No. 5452 authorize the issuance of Development Variance Permit No. 100105 (siting variance) as follows:

a) Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to

2.5 metres for the principal building on proposed Lots 9, 10, 18 and 56;

b) Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres on proposed Lots 9, 10, 18 and 56; and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit

No. 100978 and Development Variance Permit No. 100105.

Explanation - Bylaw No. 5451

Bylaw 2019 No. 5451 amends the Willoughby Community Plan, Yorkson Neighbourhood Plan and Latimer Neighbourhood Plan by amending the land use designation of a portion of 7720 and

7780 - 202A Street, adding a portion of 7780 - 202A Street to Energy Conservation and GHG Emission Reduction Development Permit Area, removing a portion of 7720 - 202A Street from Energy Conservation and GHG Emission Reduction Development Permit Area and changing the Plan boundaries.

Explanation - Bylaw No. 5452

Bylaw 2019 No. 5452 rezones 2.80 ha (6.92 ac) of land at 7720 and 7780 - 202A Street and 7767 - 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to accommodate a mixed residential development consisting of 56 lots (37 single family lots, 9 rowhouses and 10 semi-detached lots).