



Legislation Text

File #: O19-2839, **Version:** 1

Rezoning Application No. 100545

Development Permit Application No. 101026 and

Development Variance Permit Application No. 100112

(Qualico Developments / 7653 and 7675 - 204 Street)

Bylaw No. 5480

Bylaw No. 5505

Report 19-145

File CD 08-23-0183

That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480”; and

“Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5505”.

Explanation - Bylaw No. 5480

Bylaw 2019 No. 5480 rezones 2.01 ha (4.99 ac) of land at 7653 and 7675 - 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 40 lots (30 single family lots,

4 rowhouses and 6 semi detached lots).

Explanation - Bylaw No. 5505

Bylaw 2019 No. 5505 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

Development Permit No. 101026

Running concurrently with this Bylaw is Development Permit

No. 101026 (Qualico Developments / 7653 and 7675 - 204 Street) in accordance with Attachment A 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.

Development Variance Permit No. 100112

Running concurrently with this Bylaw is Development Permit

No. 100112 (Qualico Developments / 7653 and 7675 - 204 Street) in accordance with Attachment B subject to the following conditions:

- 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 Lot 11, indicated on Schedule "A";
- 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 for the principal building on proposed Lot 11, indicated on Schedule "A";
- c. Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line (abutting a street) setback requirement from 4.5 metres to 2.5 metres for the accessory detached garage on proposed Lot 24, indicated on Schedule "A";
- d. Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement from 0.9 metres to 0.6 metres for the accessory detached garage on proposed Lots 24 and 25, indicated on Schedule "A".