



Legislation Text

File #: O20-3784, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100179 and
Development Permit Application No. 100903
Development Variance Permit Application No. 100103
(Qualico Developments / 20544 and 20570 - 78 Avenue)
Bylaw No. 5426
Bylaw No. 5461
Report 19-50
File CD 08-23-0155

That Council give final reading to “Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5426”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5461”.

Explanation - Bylaw No. 5426

Bylaw 2019 No. 5426 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the type mix provisions for lands designated Mixed Residential located at 20544 and 20570 - 78 Avenue. The amendment will allow the development of 39 lots (22 single family lots, 11 rowhouse lots and 6 semi-detached lots).

Explanation - Bylaw No. 5461

Bylaw 2019 No. 5461 rezones properties located at 20544 and 20570 - 78 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1 A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to permit a comprehensive development consisting of 39 lots (22 single family lots, 11 rowhouse and 6 semi-detached lots).

Development Permit No. 100903

That Council authorize issuance of Development Permit No. 100903 (Qualico Developments / 20544 and 20570 - 78 Avenue) 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. 100103

That Council authorize issuance of Development Variance Permit

No. 100103 (Qualico Developments / 20544 and 20570 - 78 Avenue) in accordance with Attachment E 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 28;
- b. 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 for a detached garage from 0.9 metres to 0.6 metres on proposed Lot 15;
- 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 interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres and to reduce the side lot line setback requirement for a detached garage abutting a street from 4.5 metres to 2.5 metres on proposed Lot 33.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of

April 1, 2019 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on

April 15, 2019 with third reading given on May 13, 2019. In accordance with Council policy, staff advise that the Public Hearing for the Bylaws was held more than a year prior to the proposed final reading date. During

this period, resolution of the development prerequisite items, including finalization of securing the required neighbourhood park, was on-going.