



## Legislation Text

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**File #:** O21-4247, **Version:** 1

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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 final reading to “Township of Langley Zoning

Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2019 No. 5447”.

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.

Development Permit No. 101014

That Council authorize issuance of Development Permit No. 101014 (Yorkson Medical Ltd. / 7900 Block 206 Street) in accordance with Attachment A 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), Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, 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.

Clerk’s Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of February 25, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on

March 11, 2019 with third reading given on April 1, 2019. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place.