



Legislation Text

File #: O16-2552, **Version:** 1

Rezoning and Community Plan Amendment Application

No. 100133 and Development Permit Application No. 100798

(Willoughby Walk / Focus Architecture / 7800 Block 208 Street)

Bylaw No. 5197

Bylaw No. 5198

Report 16-46

File CD 08-24-0078

That Council give final reading to “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 (Willoughby Walk / Focus Architecture) Bylaw 2016 No. 5197”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Willoughby Walk / Focus Architecture) Bylaw 2016 No. 5198”.

Explanation - Bylaw No. 5197

Bylaw 2016 No. 5197 amends the Yorkson Neighbourhood Plan to allow consideration of residential buildings of up to six (6) storeys in height adjacent to 208 Street on the western portion of property located at 7864 - 208 Street.

Explanation - Bylaw No. 5198

Bylaw 2016 No. 5198 rezones property located at 7846 - 208 Street and vacant land in the 7800 block of 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-109 to permit a comprehensive residential development consisting of a minimum of 191 units in a six (6) storey apartment building, and a maximum of 118 three (3) storey townhouse units.

Development Permit No. 100798

That Council authorize issuance of Development Permit No. 100798 (Willoughby Walk / Focus Architecture /

7800 Block 208 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “AE”;
- b. Landscaping plans being in substantial compliance with Schedules “AF” through “AM”, and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Child Friendly Amenity Area requirements, to the acceptance of the Township;
- c. Section 107.5(7) of the Township’s Zoning Bylaw No. 2500 being varied to allow 43 small car resident parking spaces in the apartment building;
- d. All signage being in substantial compliance with Schedules “H”, “V” and “AE” and the Township’s Sign Bylaw,
- e. All refuse areas to be located in underground garages or screened enclosures; and,
- f. All rooftop mechanical equipment to be screened.

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. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit; and
- d. Written confirmation from the owner and landscape architect or arborist that the 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

April 25, 2016 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on

May 9, 2016 with third reading given on May 30, 2016.