



Legislation Text

File #: O16-2602, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100125

Development Permit Applications No. 100840 and 100835

(Garcha Properties / 7615, 7633, 7649 and 7697 - 208 Street)

Bylaw No. 5206

Bylaw No. 5207

Report 16-79

File CD 08-23-0126

That Council give third 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 (Garcha Properties) Bylaw 2016 No. 5206”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garcha Properties) Bylaw 2016 No. 5207”.

Explanation - Bylaw No. 5206

Bylaw No. 5206 amends the Yorkson Neighbourhood Plan by amending Table 4.1 - Residential Housing Mix and Densities concerning the type mix and minimum gross density provisions for lands designated Mixed Residential located at 7615 - 208 Street. The bylaw also amends Table 4.1 concerning the type provisions of the Townhouse designation to permit a single family residential lot to be created to accommodate retention of the Parry-Evans residence.

Explanation - Bylaw No. 5207

Bylaw No. 5207 rezones 4.3 ha (10.6 ac) of land located at 7615, 7633, 7649 and 7697 - 208 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) and Comprehensive Development Zone CD-77 to facilitate development of 184 townhouse units, eight (8) single family lots and two (2) semi-detached lots.

Development Permit No. 100840

Running concurrently with this Bylaw is Development Permit

No. 100840 (Garcha Properties / 7615, 7633, 7649 and

7697 - 208 Street) in accordance with Attachment A, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for lands zoned Residential Compact Lot Zone R-CL(A), 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 Permit No. 100835

Running concurrently with this Bylaw is Development Permit

No. 100835 (Garcha Properties / 7615, 7633, 7649 and

7697 - 208 Street) in accordance with Attachment B, to modify the Streamside Protection and Enhancement Area (SPEA) widths adjacent to Class B watercourses in accordance with Section 3.2.20 of the Streamside Protection and Enhancement Bylaw 2006 No. 4485 and to undertake works within SPEAs on the project site, subject to the following conditions:

- a. Dedication and protection (i.e. fencing, signage) of the Streamside Protection and Enhancement Area as shown in Schedule "A" to the acceptance of the Township;
- b. Completion of a streamside restoration and enhancement plan in substantial compliance with Schedule "A" and in compliance with Streamside Protection Bylaw No. 4485 to the acceptance of the Township;
- c. Completion of works in accordance with the accepted streamside restoration and enhancement plan, or provision of a security deposit for completion of works subsequent to issuance of Development Permit No. 100835;
- d. Designation of an Environmental Monitor (EM) having the authority to stop any work(s) that, in the EM's opinion, have the potential to impact on the SPEA;
- e. Attainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approval/submissions to the Township; and,
- f. Completion of a four-year monitoring program including annual inspections in accordance with Schedule "A" and Streamside Protection and Enhancement Bylaw 2006 No. 4485 to the acceptance of the Township.