



Legislation Text

File #: O17-630, Version: 1

**Official Community Plan Amendment and
Rezoning Application No. 100089
Development Permit Application No.100683
(Sekhon / 20987 - 83 Avenue)
Bylaw No. 4932
Bylaw No. 4933
Report 12-63
File CD 08-25-0086**

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 (Sekhon) Bylaw 2012 No. 4932”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sekhon) Bylaw 2012 No. 4933”.

Explanation - Bylaw No. 4932

Bylaw No. 4932 amends the Yorkson Neighbourhood Plan by adding text to Section 8.5 (Transitional Development Policies) concerning the type mix and minimum gross density provisions of Table 4.1 - Residential Housing Mix and Densities for lands designated Mixed Residential located north of 83 Avenue in the Northeast Phase of the Yorkson Neighbourhood Plan.

Explanation - Bylaw No. 4933

Bylaw No. 4933 rezones 2.02 ha (5.0 acres) of land located at 20987 - 83 Avenue to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(CH), R-CL(MH) and R-CL(RH) to facilitate a mixed residential development consisting of 25 single family lots (including 3 coach houses), 8 rowhouse lots, and 4 manorhome units.

Development Permit No. 100683

That Council authorize issuance of Development Permit No. 100683 (Sekhon / 20987 - 83 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all
- a. R-CL(A), R-CL(B), and R-CL(CH) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with
- a. Section 4.2.1 of the Yorkson Neighbourhood Plan;
- a. Township of Langley Zoning Bylaw 1987 No. 2500 is varied as follows:
 - i) for proposed Lots 34 and 37 (as shown on Schedule A), Section 406.3(2) is varied to read “rear loaded lot means a lot to which vehicular access for parking purposes is provided from a flanking street”;
 - ii) for proposed Lot 13 (as shown on Schedule A), Section 406.9(1) is varied to reduce the required Minimum Lot Depth from 30.0 metres to 28.0 metres; and
 - iii) for proposed Manorhome Lot (Units 9 to 12 as shown on

Schedule A), Section 408.9 is varied to reduce the required Minimum Lot Depth from 32.0 metres to 30.0 metres.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 14, 2012 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on June 11, 2012 and third reading was given on June 25, 2012. . 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. The finalization of Bylaw requirements was delayed due to financing and reconvened when market feasibility improved. The on-site rezoning sign remained in place since the Public Hearing.