



Legislation Text

File #: O17-659, **Version:** 1

Rezoning Application No. 100472
Development Permit Application No. 100852
(Yorkson Medical Ltd./7900 Block 206 Street)
Bylaw No. 5312
Report 17-96
File CD 08-23-0132

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2017 No. 5312, rezoning a 0.22 ha (0.5 ac) site located in the 7900 block of 206 Street, to Community Commercial Zone C-2 to facilitate development of a two storey 1,715 m² (18,461 ft²) retail/office building, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including a traffic signal at 206 Street and 80 Avenue and modifications of constructed works to suit the proposed development in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, to the acceptance of the Township;
2. Modification of the existing 4.5 metre wide street greenway on the south side of 80 Avenue to accommodate the proposed development to the acceptance of the Township;
3. Provision of final off-site landscape design plans including sidewalk alignment and intersection treatment, fencing, signage, landscaping details and security to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Registration of legal documents acceptable to the Township as follows:
 - a. an access easement over the central drive aisle in the parking area in favor of Lot 1 Section 23 Township 8 NWD Plan NWP22305;
 - b. a restrictive covenant prohibiting access to and from the site to 80 Avenue;
 - c. a restrictive covenant prohibiting reliance on street parking on 80 Avenue and 206 Street;
 - d. discharge of right of way BB118799; and
 - e. discharge of restrictive covenant BB1189801;
6. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at time of final reading of Bylaw No. 5312 authorize the issuance of Development Permit No. 100852 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "I";
- b. Section 602.6 of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a building of 14.6 metres in height as shown in Schedules "C" through "F";
- c. Landscape plans being in substantial compliance with Schedules "J" through "N", and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;

- d. All signage being in substantial compliance with Schedules “B” through “F” and “N”, and the Township’s Sign Bylaw,
- e. All refuse areas to be located in the underground parkade;
- f. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule “H” and Schedule “L”.

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 to the acceptance of the Township;
- d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit; and further

That Council authorize staff to schedule the required public hearing for the Rezoning Bylaw in conjunction with the hearing for proposed Development Permit No. 100852.

Explanation - Bylaw No. 5312

Bylaw 2017 No. 5312 rezones a 0.22 ha (0.5 ac) site located in the 7900 block of 206 Street to Community Commercial Zone C-2 to facilitate development of a two storey 1,715 m² (18,461 ft²) retail/office building.