

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (CARVOLTH DEVELOPMENTS LTD.) BYLAW 2019 NO. 5485**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5485 rezones a 2.0 ha (4.8 ac) assembly located at 20161 and 20187 – 86 Avenue to Comprehensive Development Zone CD-138 to facilitate development of a four-storey office building with ground floor commercial space and a three-storey office building.



## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

### TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (CARVOLTH DEVELOPMENTS LTD.) BYLAW 2019 NO. 5485

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth Developments Ltd.) Bylaw 2019 No. 5485".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
  - a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD-138" after the words "Comprehensive Development Zone CD-137"
  - b. Adding to Section 110 after the words "CD-137" the words "CD-138 – 1,858 m<sup>2</sup>"
  - c. By adding after Section 1037 "Comprehensive Zone CD-137" the following as Section 1038 "Comprehensive Development Zone CD-138"

#### 1038 **COMPREHENSIVE DEVELOPMENT ZONE CD-138**

##### **Uses Permitted**

- 1038.1 In the CD-138 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
  - 2) *commercial uses* subject to Section 1038.3
  - 3) *group children's day care*
  - 4) *hotels and motels* and conference/convention facilities
  - 5) *liquor primary use* subject to provisions of the "Liquor Control and Licensing Act" and regulations pursuant thereto

##### **Density**

- 1038.2 The maximum *floor space ratio* of all *buildings* located on the lands zoned CD-138 shall not exceed 2.5.

##### **Commercial Uses**

- 1038.3
- 1) Buildings containing at grade *commercial uses* must contain office uses on upper floors.
  - 2) With the exception of office uses, each individual permitted *commercial use* shall not exceed 1,000 m<sup>2</sup> in size.

##### **Lot Coverage**

- 1038.4 *Lot coverage* shall be in accordance with the provisions of the Development Permit.



**Siting of Buildings and Structures**

- 1038.5 *Buildings and structures* shall be sited in accordance with the provisions of the Development Permit.

**Height of Buildings and Structures**

- 1038.6 The *height of buildings* shall not be less than three *storeys*.

**Parking and Loading**

- 1038.7 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

- 1038.8 All *lots* created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

**Landscaping, Screening and Fencing**

- 1038.9 Landscape areas, landscape screens and fencing shall comply with Section 111 as it applies to "C" Commercial zones.

**Development Permit Requirements**

- 1038.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

West Half Lot 28 & East Half Lot 28 of the North West Quarter Section 26 Township 8  
New Westminster District Plan 1093

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to  
Comprehensive Development Zone CD-138.

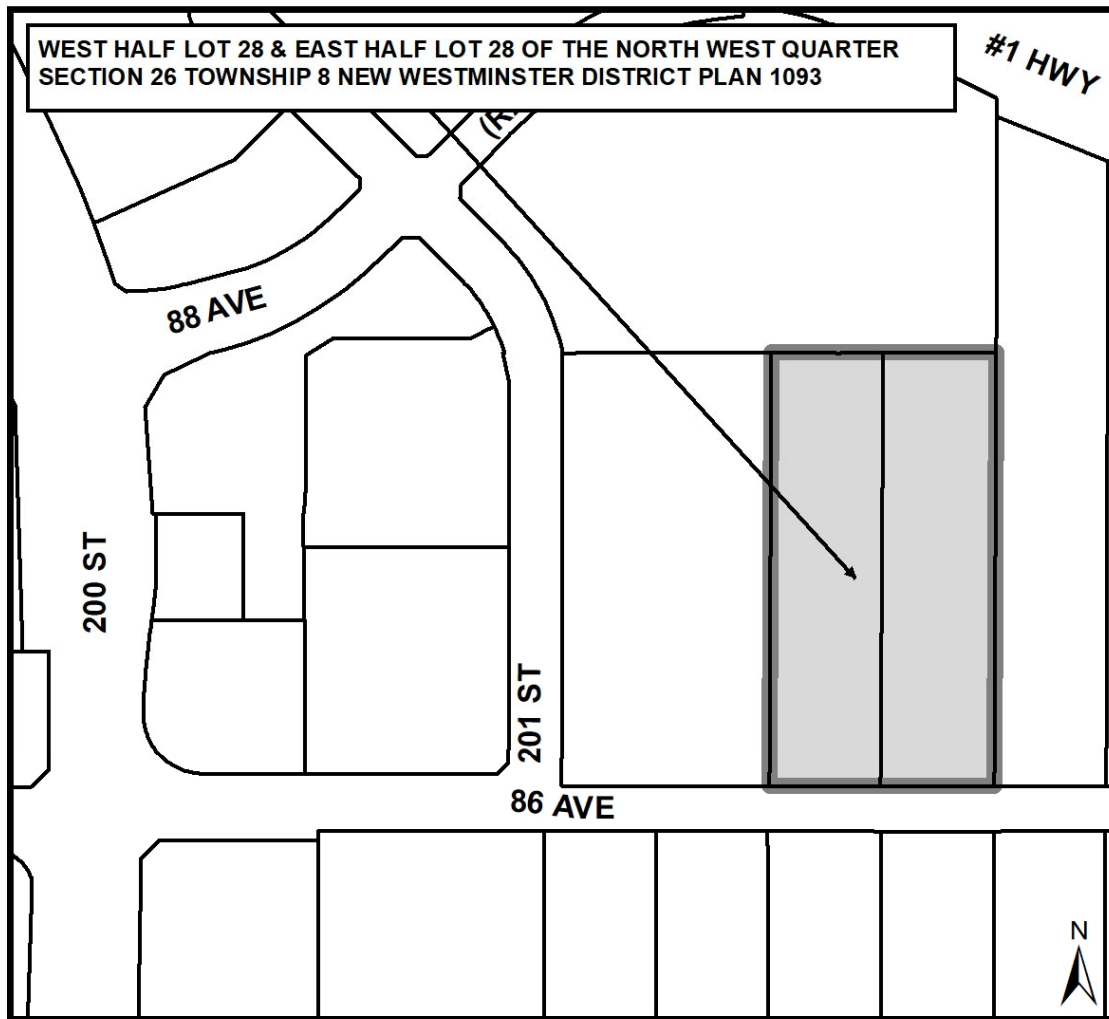
READ A FIRST TIME the	24	day of	June	, 2019
READ A SECOND TIME the	24	day of	June	, 2019
PUBLIC HEARING HELD the	08	day of	July	, 2019
READ A THIRD TIME the	22	day of	July	, 2019
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION the	18	day of	November	, 2019
ADOPTED the		day of		, 2019

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Township Clerk



# SCHEDULE 'A' BYLAW NO. 5485





THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100904

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2019 to:

1. Name: Carvolth Developments Ltd.

Address: 205 – 6360 – 202 Street  
Langley, BC V2Y 1N2

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: West Half Lot 28 & East Half Lot 28 of the North West Quarter  
Section 26 Township 8 New Westminster District Plan 1093

CIVIC ADDRESS: 20161 & 20187 – 86 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. Building plans being in compliance with Schedules “A” through “I”;
  - b. Landscape plans being in substantial compliance with Schedules “K” through “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
  - c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
  - d. All signage being in compliance with the Township’s Sign Bylaw and Schedule “I”;
  - e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “A” through “J”;
  - f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township.

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. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101051;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. 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;

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Rendering
SCHEDULE C	Site Plan
SCHEDULE D	Underground Parkade
SCHEDULE E	Building 1 Elevations (South & West)
SCHEDULE F	Building 1 Elevations (North & East)
SCHEDULE G	Building 2 Elevations (North & West)
SCHEDULE H	Building 2 Elevations (South & East)
SCHEDULE I	Signage Plan
SCHEDULE J	Colour and Materials Board
SCHEDULE K	Site Details
SCHEDULE L	Landscape Plan
SCHEDULE M	Landscape Plan
SCHEDULE N	Landscape Plan
SCHEDULE O	Landscape Plan
SCHEDULE P	Landscape Plan





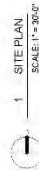
## SCHEDULE A RENDERING





## SCHEDULE B RENDERING



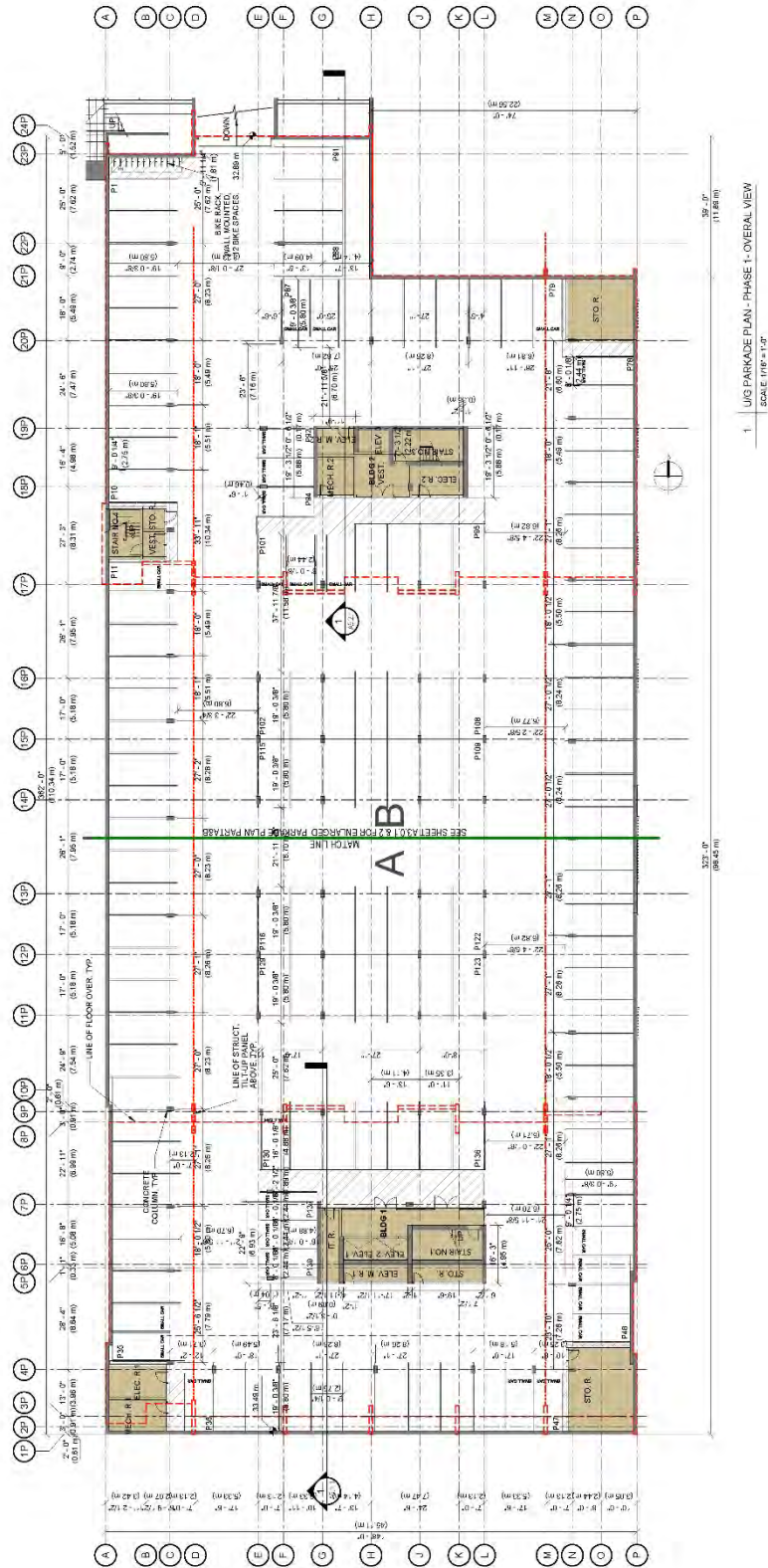


# SCHEDULE C SITE PLAN





# SCHEDULE D UNDERGROUND PARKING PLAN





# SCHEDULE E BUILDING 1 ELEVATIONS (SOUTH AND WEST)

I.4

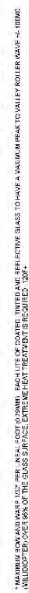




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I.4 - Page 14





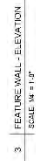
I.4 - Page 15









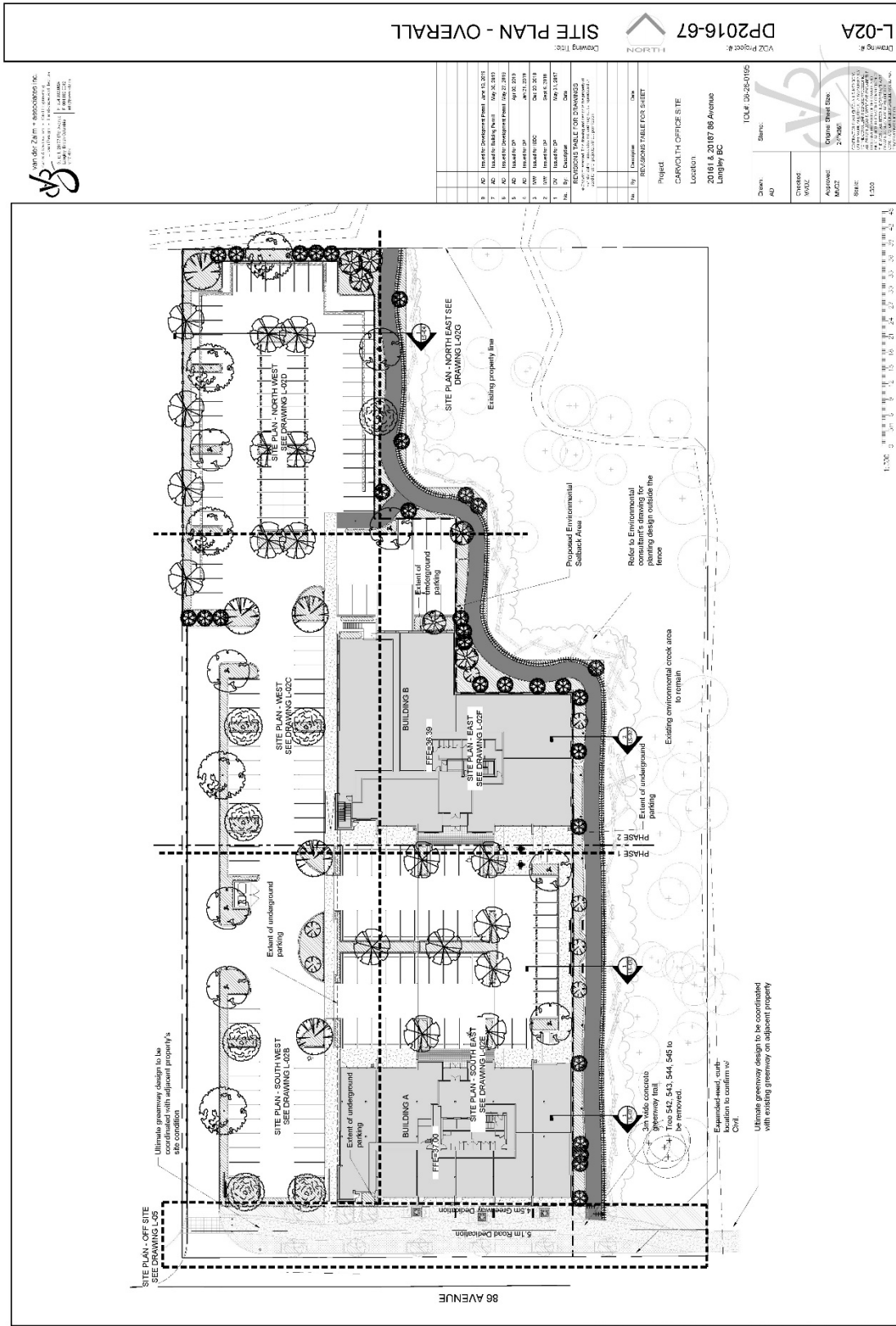




# SCHEDULE L LANDSCAPE PLAN



1.4







# SCHEDULE M

# LANDSCAPE PLAN

[illegible]

TREE LEGEND	
	Aster palatinoides (Common Klamath)
	Quercus parviflora (Common Klamath)
	Liquidambar styraciflua (Sweetgum)
	Maquiritia pubula var. strobilata "Pink Star"
	Nyssa sylvatica
	Pinus contorta
	Quercus laevis
	Tsuga heterophylla
	Existing Tree

[illegible]

NORTH CAROLINA STATE UNIVERSITY

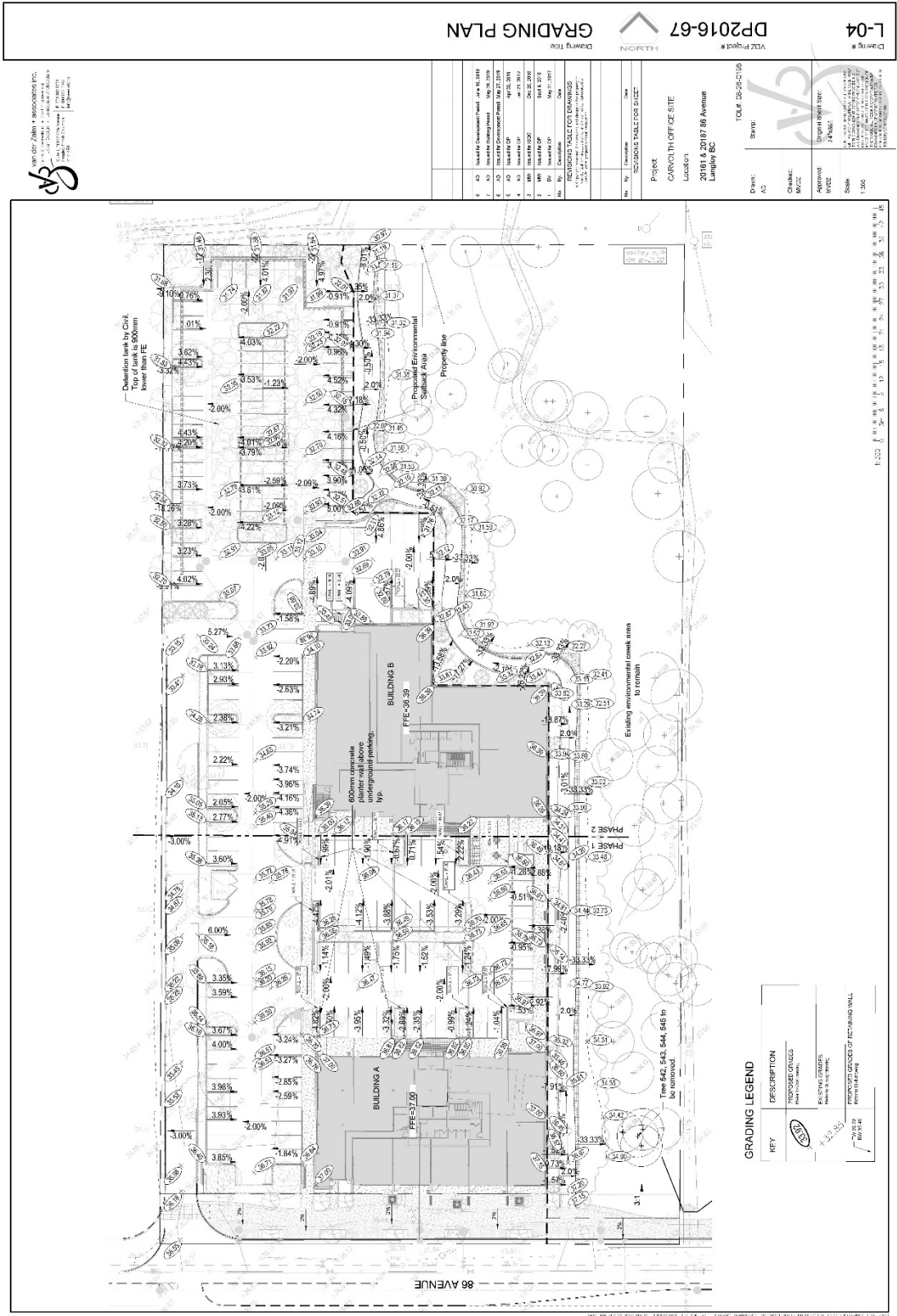
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 Fax: (310) 207-1001  
 E-Mail: info@abdc.com  
 Web: www.abdc.com





# SCHEDULE N LANDSCAPE PLAN



Prepared by: 2016-06-28  
Checked by: 2016-06-28  
Reviewed by: 2016-06-28  
Approved by: 2016-06-28

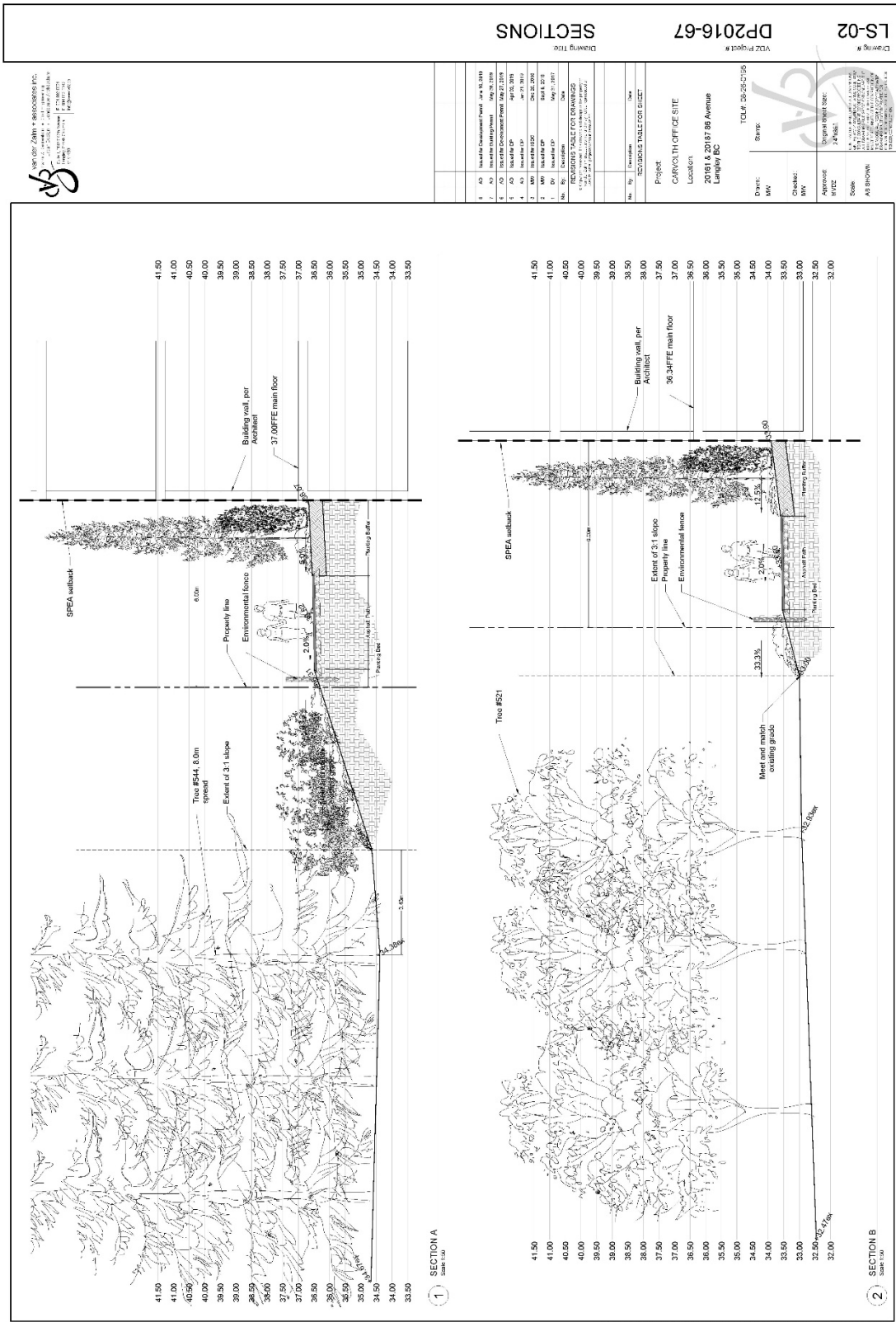


## 1.4

## SECTIONS



# SCHEDULE P LANDSCAPE PLAN





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**From:** Ruby Sandher  
**Sent:** Tuesday, November 26, 2019 4:34 PM  
**To:** CD Agenda Bylaw  
**Cc:** Dave Lind  
**Subject:** Item for December 2, 2019 Council meeting agenda Bylaw No. 5485 (CARVOLTH DEVELOPMENTS LTD.)

1. Please place Bylaw 5485 (Carvolth Developments Ltd.) on the Council agenda of December 2, 2019 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of June 24, 2019 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaw was held on July 8, 2019 with third reading given on July 22, 2019.
4. Also, please place accompanying Development Permit No. 100904 on the same agenda for issuance by Council.

Thank you!

**Ruby Sandher, MCIP, RPP | Planner**

Development Services | Community Development

20338 – 65 Avenue, Langley, BC V2Y 3J1

604.533.6057

[Web](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)

