



Legislation Details (With Text)

File #: O19-2936 **Version:** 1 **Name:**
Type: Report **Status:** Up for Final Adoption
File created: 11/20/2019 **In control:** Township Council
On agenda: 12/2/2019 **Final action:** 12/2/2019
Title: Rezoning Application No. 100549
Development Permit Application No. 101039 and
(Focus Architecture Inc. / 20584 - 80 Avenue)
Bylaw No. 5519
Bylaw No. 5520
Report 19-170
File CD 08-23-0153

Sponsors:

Indexes:

Code sections:

Attachments: 1. H.2 cd Focus RZ DP.pdf

Date	Ver.	Action By	Action	Result
12/2/2019	1	Township Council	Given third reading	

Rezoning Application No. 100549

Development Permit Application No. 101039 and

(Focus Architecture Inc. / 20584 - 80 Avenue)

Bylaw No. 5519

Bylaw No. 5520

Report 19-170

File CD 08-23-0153

That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Focus Architecture Inc.) Bylaw 2019

No. 5519”; and

“Township of Langley Phased Development Agreement

(Focus Architecture Inc.) Bylaw 2019 No. 5520”.

Explanation - Bylaw No. 5519

Bylaw 2019 No. 5519 rezones 0.96 ha (2.36 ac) of land at

20584 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-65 to accommodate a townhouse development consisting of 40 units.

Explanation - Bylaw No. 5520

Bylaw 2019 No. 5520 authorizes the Township of Langley to enter into a phased development agreement with 0952721 BC Ltd., Amrosa Construction Inc., BMG Projects Inc., Chatha Enterprises Ltd., Dev Ventures Ltd., Kangstra Investments Ltd., Sangra Developments Inc. and Westcoast Horizon Developments Ltd.

Development Permit No. 101039

Running concurrently with this Bylaw is Development Permit

No. 101039 (Focus Architecture Inc. / 20584 - 80 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "M";
- b. On-site landscaping plans being in substantial compliance with Schedules "N" through "O" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, 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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.