



## Legislation Details (With Text)

**File #:** O21-4503      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Up for Final Adoption  
**File created:** 6/7/2021      **In control:** Township Council  
**On agenda:** 6/14/2021      **Final action:** 6/14/2021  
**Title:** Rezoning Application No. 100612 and  
Development Permit Application No. 101166  
(Zenterra Developments Ltd. / 19781 - 80 Avenue)  
Bylaw No. 5709  
Report 21-65  
File CD 08-27-0070

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H.3 cd RZ 100612 Zenterra Developments Ltd.pdf

| Date      | Ver. | Action By        | Action              | Result |
|-----------|------|------------------|---------------------|--------|
| 6/14/2021 | 1    | Township Council | Given third reading |        |

Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

Rezoning Application No. 100612 and

Development Permit Application No. 101166

(Zenterra Developments Ltd. / 19781 - 80 Avenue)

Bylaw No. 5709

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That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709".

Explanation - Bylaw No. 5709

Bylaw 2021 No. 5709 rezones a 1.0 ha (2.5 ac) site located at

19781- 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4)

storey office building.

Development Permit No. 101166

Running concurrently with this Bylaw is Development Permit

No. 101166 (Zenterra Developments Ltd. / 19781 - 80 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”;
- b. Landscape plans being in substantial compliance with  
Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- f. All refuse areas to be located in an enclosure and screened.

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 an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- d. 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;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
- f. Payment of supplemental Development Permit application fees; and
- g. Payment of applicable Development Cost Charges and Building Permit administration fees.