



## Legislation Details (With Text)

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**Title:** Rezoning Application No. 100584 and  
Development Permit Application No. 101006  
(Mitchell Group / between 198A and 200 Streets and  
86 and 88 Avenues)  
Bylaw No. 5494  
Report 19-112  
File CD 08-27-0062

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Date	Ver.	Action By	Action	Result
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10/4/2021	1	Township Council		
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Rezoning Application No. 100584 and

Development Permit Application No. 101006

(Mitchell Group / between 198A and 200 Streets and

86 and 88 Avenues)

Bylaw No. 5494

Report 19-112

File CD 08-27-0062

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Group) Bylaw 2019 No. 5494”.

**Explanation - Bylaw No. 5494**

Bylaw 2019 No. 5494 rezones 5.67 ha (14.01 ac) of land located between 198A and 200 Streets and 86 and 88 Avenues, to Comprehensive Development Zone CD-138 to facilitate development of a 264 room hotel with banquet / conference facility and two (2) eleven (11) storey office buildings.

Development Permit No. 101006

That Council authorize issuance of Development Permit No. 101006 (Mitchell Group / between 198A and 200 Streets and 86 and

88 Avenues) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “N”;
- b. On-site landscaping plans being in substantial compliance with Schedules “O” through “V”, 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;
- c. All signage being in compliance with the Township’s Sign Bylaw and Schedules “I” through “L” with the exception of the following variances:
  - i. Section 8.1.2 of the Township’s Sign Bylaw 2012 No. 4927 being varied to permit a maximum fascia and projecting sign area of 26.28 square metres (283 square feet) for signs B3, B6, B7 and B8 combined on the office building as shown in Schedule “L”;
  - ii. Section 8.1.5 of the Township’s Sign Bylaw 2012 No. 4927 being varied to permit a maximum of 6 non-accessory tenant sign panels on proposed lot 1 (hotel lot) to a maximum total size of 10.6 square metres (114 square feet) as indicated for signs C1 and C4 in Schedule “L”;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “M” through “N”;
- e. All refuse areas to be located underground, with the exception of staging areas, and screened to the acceptance of the Township.
- f. Section 107.3 of the Township’s Zoning Bylaw No. 2500 being varied to reduce the required number of parking spaces for proposed lot 1 (hotel lot) from 415 to 177 parking spaces and for proposed lot 3 (office 2 lot) from 689 to 642 parking spaces.

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 No. 101109;
- b. Landscaping and boulevard treatment to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- 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 to the acceptance of the Township;

- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design;
- 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; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of July 8, 2019 attached to the Bylaw have been completed other than development prerequisite number 10 requiring security of an easement and concurrence for site design changes on the existing Chevron gas station site at 8615 - 200 Street which has been addressed to the satisfaction of the General Manager of Engineering and Community Development by modifying the site design to accommodate a right in only turn movement to the site from

200 Street. The site plan and landscape plans in Development Permit No. 101006 have been updated to reflect the revised access.

The Public Hearing for the Bylaw was held on July 22, 2019 with third reading given on September 9, 2019. In accordance with Council policy, staff advise that the Public Hearing for the Bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaw was delayed to allow for prioritization of other projects in relation to the DCC deadline and due to the COVID-19 impacts on the office leasing and hospitality sectors. Currently, the sectors are recovering, and the applicant is confident bringing the 200,000 SF of leasable space in the first office building to market.