



Legislation Details (With Text)

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Title: Heritage Alteration Permit Application No. 100826
(Lanstone Properties (Fort Langley) Ltd. / 9084 Glover Road,
23203 Francis Avenue, and 9045 and 9059 Church Street)
Report 17-42
File CD 11-33-0119

Sponsors:

Indexes:

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Date	Ver.	Action By	Action	Result
4/24/2017	1	Township Council	Authorized Issuance	

Heritage Alteration Permit Application No. 100826

(Lanstone Properties (Fort Langley) Ltd. / 9084 Glover Road,
23203 Francis Avenue, and 9045 and 9059 Church Street)

Report 17-42

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That Council authorize issuance of Heritage Alteration Permit

No. 100826 to Lanstone Properties (Fort Langley) Ltd. for properties located at 9084 Glover Road, 23203 Francis Avenue, and 9045 and 9059 Church Street, subject to the following conditions:

- a. Section 104.5(2) of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a three (3) storey building as shown in Schedules "C" and "D";
- b. Section 602.3(1) of the Township's Zoning Bylaw 1987 No. 2500 (Residential Uses) being varied to permit residential uses to be located on the first floor of the building;
- c. Section 602.5(b) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to allow a rear yard setback of 0.169 metres from Church Street as shown in Schedule "B";
- d. Registration of an access easement in favour of properties within the block over the rear access to the acceptance of the Township;
- e. Registration of a public access right of way over the pedestrian path connecting Glover Road with

Church Street to the acceptance of the Township;

- f. Consolidation of the four (4) properties;
- g. Building plans being in substantial compliance with Schedules “A” through “G”;
- h. Provision of two (2) units in accordance with Schedule 2 Adaptable Housing Requirements of the Township of Langley Official Community Plan including registration of a restrictive covenant identifying the units;
- i. Landscape plans being in substantial compliance with Schedules “H” through “N” and the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements to the final acceptance of the Township;
- j. Provision of a final tree management plan incorporating tree retention, replacement and protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) to the acceptance of the Township;
- k. All signage being in substantial compliance with Schedules “A” through “E” and “G”, the Fort Langley Building Facade Design Guidelines, and the Township’s Sign Bylaw;
- l. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments as shown in Schedules “C” and “D”;
- m. All refuse areas to be located underground or in an enclosure and screened to the acceptance of the Township.

Although not part of the Heritage Alteration 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 Demolition Permits for the existing buildings on the site to the acceptance of the Township;
- 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. Landscape and boulevard improvements being secured by letter of credit at Building Permit;
- d. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township’s Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- f. 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;
- g. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- h. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any, to the satisfaction of the Township;

- i. Submission of a geotechnical report prepared by a geotechnical engineer to the acceptance of the Township; and
- j. Payment of additional heritage alteration permit application fees, and applicable Development Cost Charges and building permit administration fees.

Submissions from the public.

Explanation by the proponent.