



Legislation Text

File #: O19-2133, **Version:** 1

Rezoning Application No. 100512

Development Permit Application No. 100969

(Khotso Investment Ltd. / 8157 - 198A Street)

Bylaw No. 5446

Report 19-34

File CD 08-27-0063

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Khotso Investment Ltd.) Bylaw 2019 No. 5446, rezoning a 1.0 ha (2.4 ac) site located at

8157 - 198A Street to Comprehensive Development Zone CD-135, to facilitate development of a two storey 2,305 square metre

(24,811 square feet) group children's daycare building, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including construction of the west half of 198A Street along the frontage of the property, in accordance with the Township's Subdivision and Development Servicing Bylaw and Latimer Engineering Services Plan, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of final off-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Registration of a non-disturbance restrictive covenant over watercourse area setbacks to the acceptance of the Township;
6. Registration of a public access statutory right of way (6.0 metre wide) for a future north south trail connection; and
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at the time of final reading of Bylaw No. 5446 authorize issuance of Development Permit No.

100969, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “K” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- 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) to the acceptance of the Township;
- d. All signage being in compliance with Schedules “D” and in compliance with 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 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 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 in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- 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. Payment of supplemental Development Permit application fees;
- f. Payment of applicable Development Cost Charges and Building Permit administration fees; and further

That Council authorize staff to schedule the required public hearing for the Rezoning Bylaw in conjunction with the hearing for proposed Development Permit No. 100969.

Explanation - Bylaw No. 5446

Bylaw 2019 No. 5446 rezones a 1.0 ha (2.4 ac) site located at 8157 - 198A Street to Comprehensive Development Zone CD-135 to facilitate development of a two storey 2,305 square metres (24,811 square feet)

group children's daycare building.