



Legislation Text

File #: ID-1319-19, **Version:** 1

Development Permit Application No. 101016

(Interface Architecture Inc. / 5600 Block of 272 Street)

Report 19-87

File CD 14-08-0041

Moved by Councillor Long,

Seconded by Councillor Whitmarsh,

That Council authorize issuance of Development Permit No. 101016 to Gloucester Capital Partners Ltd. for property located in the 5600 block of 272 Street, subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedule “G” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details 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 the Township’s Sign Bylaw and Development Permit Guidelines of the Gloucester Industrial Park Community Plan;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “D” through “F”;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. All outdoor storage areas being covered by a dust free surface; and
- h. All chain link fences being black vinyl with black posts and rails.

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. Payment of supplemental Development Permit application fees;
- b. On-site landscaping being secured by a letter of credit at the Building Permit stage; and

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.

Submissions from the public:

1. L. Lightfoot, a Langley resident, was in attendance and commented that previous Development Permits have had a condition of streamside protection and that this development does not have that requirement. This development permit does not show any authorization from senior level governments. She asked Council that appropriate measures be taken to protect this environmentally sensitive area.
2. B. Gardner read a letter from C. Grey stating that the applicant should provide a rain garden as a detention pond and questioned whether the Department of Fisheries has approved this development permit. She also commented that there is no plan in place for streambank stability and that solar power has not been considered.
3. T. Lightfoot, a Langley resident, was in attendance and commented that the plans provided in the report were not eligible, and that the time that these documents are provided to the public does not provide enough time for review. He further commented that there are salmon spawning in Gloucester Estates and that they need to be protected.
4. M. Innis, a Bradner resident, was in attendance and commented that there is another stream that is not noted on the maps of plans. He stated that there is inadequate stormwater management plans in this area.

The following written submissions were received from the public:

1. L. Perrin, a Langley resident, providing additional information for Council to consider with regard to all development in the West Creek watershed, and asked Council to refer this application back to staff to ensure the proponent is in compliance with all BC and DFO regulations.
2. D. Kask, a Langley resident, expressing concerns about protecting the rivers, streams, wildlife, and environmentally sensitive areas. She suggested a rain garden be installed as a detention pond for ducks, frogs and other wildlife that currently inhabit the site in order to protect bio-diversity.
3. C. Grey, a Langley resident and certified tree arborist, expressing concerns about stream protection and whether this project meets the requirements of the Sustainability Charter.

DEFERRAL

Moved by Councillor Woodward,

Seconded by Councillor Long,

That the decision on Development Permit Application No. 101016 (Interface Architecture Inc. / 5600 Block of 272 Street) be deferred to the June 10, 2019 Regular Evening Council Meeting.

CARRIED