



Legislation Text

File #: O19-2626, **Version:** 1

Rezoning Application No. 100555 and

Development Permit Application No. 101052

(Shen/Fung / 20343 - 72 Avenue)

Bylaw No. 5495

Report 19-124

File CD 08-23-0186

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shen/Fung) Bylaw 2019 No. 5495”

Explanation - Bylaw No. 5495

Bylaw 2019 No. 5495 rezones 0.4 ha (1.1 ac) of land located at 20343 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate

66 apartment units.

Development Permit No. 101052

Running concurrently with this Bylaw is Development Permit

No. 101052 (Shen/Fung / 20343 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “G”;
- b. Landscape plans being in substantial compliance with

Schedule “H” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;

- 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);

- d. All signage being in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;

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, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw

(Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;

- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

- e. 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 of Langley General Manager of Engineering and Community Development.

Submissions from the public.

Explanation by the proponent.