



Legislation Text

File #: O19-2967, **Version:** 1

Rezoning Application No. 100488 and
Development Permit Application No. 100904
(Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue)
Bylaw No. 5485
Report 19-102
File CD 08-26-0195

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth Developments Ltd.) Bylaw 2019 No. 5485”.

Explanation - Bylaw No. 5485

Bylaw 2019 No. 5485 rezones a 2.0 ha (4.8 ac) assembly located at 20161 and 20187 - 86 Avenue to Comprehensive Development Zone CD-138 to facilitate development of a four-storey office building with ground floor commercial space and a three-storey office building.

Development Permit No. 100904

That Council authorize issuance of Development Permit No. 100904 (Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “I”;
- b. Landscape plans being in substantial compliance with Schedules “K” through “P” 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 Schedule “I”;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in

compliance with Schedules “A” through “J”;

- 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 Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101051;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. 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;

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

Clerk’s Note: Please note that all development prerequisites listed in the Community Development Division report to Council of

June 24, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on

July 8, 2019 with third reading given on July 22, 2019.