



## Legislation Text

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**File #:** O20-3650, **Version:** 1

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Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

Rezoning Application No. 100581 and

Development Permit Application No. 101118 (1180863 BC Ltd. /

Flat Architecture Inc. / 20370 and 20392 - 73A Avenue)

Bylaw No. 5622

Report 20-92

File CD 08-23-0185

That Council give third reading to "Township of Langley Zoning

Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw 2020

No. 5622".

Explanation - Bylaw No. 5622

Bylaw 2020 No. 5622 rezones 0.89 ha (2.2 ac) of land located at 20370 and 20392 - 73A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-150 to accommodate 72 apartment units and 16 townhouse units.

Development Permit No. 101118

Running concurrently with this Bylaw is Development Permit

No. 101118 (1180863 BC Ltd. / Flat Architecture Inc. / 20370 and

20392 - 73A Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";

- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance 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. Requiring rooftop mechanical equipment to be screened from view; and
- f. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.