



Legislation Text

File #: O21-4235, **Version:** 1

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.

Development Permit Application No. 101177

(Foundation Properties (Northpoint) Ltd. /

19800 Block of 88 Avenue)

Report 21-20

File CD 08-34-0082

That Council authorize issuance of Development Permit No. 101177 to Foundation Properties (Northpoint) Ltd., for property located in the 19800 Block of 88 Avenue, 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";
- 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);
- d. Section 949.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 15.0 m (49.2 ft) to 50.9 m (167.0 ft);
- e. Registration of a statutory right of way for the purposes of a greenway along 88 Avenue;
- f. All signage being in compliance with Schedule "A" and in compliance with the Township's Sign Bylaw;
- g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- h. 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;

- b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- e. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw;
- f. 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;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.