



Legislation Text

File #: O21-4242, **Version:** 1

Rezoning Application No. 100459 and

Development Permit Application No. 100921

(1074201 BC Ltd. / Interface Architecture Inc. /

20163 - 84 Avenue)

Bylaw No. 5453

Report 19-62

File CD 08-26-0180

That Council give final reading to “Township of Langley Zoning

Bylaw 1987 No. 2500 Amendment (1074201 BC Ltd.) Bylaw 2019

No. 5453”.

Explanation - Bylaw No. 5453

Bylaw 2019 No. 5453 rezones property located at 20163 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 134 to permit a comprehensive development consisting of 42 townhouse units.

Development Permit No. 100921

That Council authorize issuance of Development Permit No. 100921 (1074201 BC Ltd. / Interface Architecture Inc. / 20163 - 84 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 “J” through “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules “K”, “L” and “P”, and the Township’s Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible

architectural and landscape treatments to the acceptance of the Township; and

- e. All refuse areas to be located within the buildings 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 DP101018;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. 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;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. 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, both with accompanying legal documents as required, 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 April 15, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on

May 13, 2019 with third reading given on May 27, 2019. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Staff note that resolution of the development prerequisites was on-going and the on-site rezoning sign remained in place.