



## Legislation Text

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Rezoning Application No. 100444 and

Streamside Development Permit Application No. 101145

(Mitchell Group / Williams Business Park)

Bylaw No. 5729

Report 21-91

File CD 08-25-0098

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Group / Williams Business Park) Bylaw 2021 No. 5729 rezoning 20.76 ha (51.30 ac) of land located in the Williams Neighborhood Plan to Comprehensive Development Zone CD-163 to accommodate development of a film studio, warehousing, and offices subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of a Comprehensive Development Plan for the Employment District of the Williams Neighbourhood Plan area;
5. Provision of a Traffic Impact Assessment to confirm parking requirements and transportation demand measures for the Employment District and the proposed development;
6. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
7. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
8. Provision of greenways (216 Street, 80 Avenue), freeway buffer, trails (creek buffer), a neighbourhood landmark amenity and detention pond amenity in accordance with the Subdivision and Development Servicing Bylaw and the

Williams Neighbourhood Plan;

9. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
10. Provision of senior government agency approvals, dedication and protection of SPEAs, acceptance of final streamside submission including restoration and enhancement plan and details, and security;
11. Receipt of final approval from the Ministry of Transportation and Infrastructure;
12. Completion of road closure bylaws for 82 Avenue and portions of 83 Avenue;
13. Provision of a form and character Development Permit for the film studio campus for Council consideration.
14. Registration of restrictive covenants:
  - a. Prohibiting development of the office lot and industrial lot until such time as a Development Permit is issued by Council;
  - b. Prohibiting clearing of the subject site (with the exception of areas where permission is granted by Council to proceed with works in advance of final reading) until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
  - c. Securing easements and restrictive covenants to ensure access to and protection of the surface parking for the lots where the surface parking is required.
15. Demolition of existing buildings and structures;
16. Compliance with the Willoughby Arterial Road Completion Amenity Program Policy and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and,
17. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee,  
ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of third reading of Rezoning Bylaw No. 5729 authorize the issuance of Development Permit No. 101145 (Streamside Protection), to remove and construct compensation for on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, and the Williams Neighbourhood Plan subject to the following conditions:

- a. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approval/submissions to the Township;
- b. Security of agreement(s) relating to acquisition and utilization of portions of 82 and 83 Avenues to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. Acceptance by the Township of Langley General Manager of Engineering and Community Development of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community

Plan Bylaw 1979 No. 1842;

- d. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule C to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- e. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- f. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance;

That Council, at time of third reading of Rezoning Bylaw No. 5729, consider authorizing the applicant to proceed with streamside works, and clearing and grading of the subject site following third reading, should such be granted, and in advance of final reading of Bylaw

No. 5729 and issuance of a Development Permit subject to the following conditions to the acceptance of the General Manager of Engineering and Community Development:

- 1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- 2. Fencing of Streamside Protection and Enhancement Development Permit Area boundary;
- 3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- 4. Provision of a shoring plan;
- 5. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;
- 6. Provision of confirmation that any on-site groundwater wells have been decommissioned in accordance with provincial requirements;
- 7. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and bird nesting;
- 8. Provision of Traffic Management Plan and associated security;
- 9. Confirmation by the applicant that works undertaken prior to final reading of related bylaw and issuance of Development Permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Development Permit applications; and
- 10. Provision of a security bond; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5729 in conjunction with Development Permit No. 101145.

Explanation - Bylaw No. 5729

Bylaw 2021 No. 5729 rezones 20.76 ha (51.30 ac) of land located in the Williams Business Park land use designation to Comprehensive Development Zone CD-163 to accommodate development of a film studio campus, warehousing, and offices.