



REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 13, 2023 - REGULAR MEETING	REPORT:	23-39
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-27-0074
SUBJECT:	REZONING APPLICATION NO. 100693 AND DEVELOPMENT PERMIT APPLICATION NO. 101305 (BEARING POINTE DEVELOPMENTS / 8075 – 198A STREET)		

PROPOSAL:

Application to rezone approximately 0.98 ha (2.42 ac) of land located at 8075 – 198A Street to Comprehensive Development Zone CD-179 and issue a Development Permit to facilitate development of a 5-storey office building.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5851 subject to nine (9) development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 5851) of Development Permit No. 101305.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bearing Pointe Developments) Bylaw No. 5851 rezoning 0.98 ha (2.42 ac) of land located at 8075 – 198A Street to Comprehensive Development Zone CD-179 to facilitate the development of 5-storey office building, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
3. Provision of final on-site and off-site landscape design plans including enhanced sidewalk treatment, trail alignment, including interim pedestrian route via statutory right of way, fencing, signage, landscaping details and security;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of the following restrictive covenants:
 - a. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;

REZONING APPLICATION NO. 100693 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101305
 (BEARING POINTE DEVELOPMENTS / 8075 – 198A STREET)
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7. Registration of a 6.0 m (19.69 ft) wide statutory right-of-way for the purpose of a public trail on the outer edge of the SPEA;
8. Compliance with the Willoughby Greenway Amenity Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and further

That Council at time of final reading of Rezoning Bylaw No. 5851 authorize issuance of Development Permit No. 101305 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 the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
- c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
- d. All rooftop mechanical equipment to be screened from view; and
- e. 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. 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;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

EXECUTIVE SUMMARY:

Bearing Pointe Developments has applied to develop 0.98 ha (2.42 ac) of land located at 8075 – 198A Street to Comprehensive Development Zone CD-179 to facilitate development of a 5-storey (6,210 m² / 66,844 ft²) office building.

A development permit (Attachment G) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan, staff recommend that Council consider the rezoning request subject to the completion of nine (9) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5851) of Development Permit No. 101305.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5851 and Development Permit No. 101305.

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 (BEARING POINTE DEVELOPMENTS / 8075 – 198A STREET)
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REFERENCE:

Owner / Agent:	Bearing Pointe Developments 200, 6323 – 197 Street Langley, BC V2Y 1K8
Legal Description:	Lot 76 Section 27 Township 8 New Westminster District Plan 36036
Location:	8075 – 198A Street
Area:	0.98 ha (2.42 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-179
Willoughby Community Plan:	Business Park and Greenbelt
Latimer Neighbourhood Plan:	Business Office Park and Streamside Protection and Enhancement Area

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated for Business / Technology Park and Greenbelt in the Willoughby Community Plan. The Latimer Neighbourhood Plan designates the site as Business Office Park, Streamside Protection and Enhancement Areas.

DISCUSSION/ANALYSIS:

- The developable portion of the subject site is designated Business Office Park in the Latimer Neighbourhood Plan which contemplates large format employment generating uses at a height of 4- to 6-storeys.
- Bearing Pointe Developments has applied to rezone the 0.98 ha (2.42 ac) site to Comprehensive Development Zone CD-179 to facilitate development of a 6,210 m² (66,844 ft²) 5-storey office building.
- The westerly portion of the site is designated Streamside Protection and Enhancement Area. To accommodate the proposed development, the applicant is utilizing the SPEA "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 60 m² (646 ft²), a portion of SPEA being increased by 60 m² (646 ft²), and completion of a minimum 256 m² (2,756 ft²) of SPEA enhancements (i.e., native riparian plantings).
- Protection of the SPEA in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security is a development prerequisite.

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Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Existing Zoning
North:	A property containing a single family dwelling	Streamside Protection and Enhancement Area	Suburban Residential Zone SR-2
South:	Properties under application (ToL Project Nos. 08-27-0068 and 08-27-0070) currently at third reading for office buildings (4-storeys)	Business Office Park and Streamside Protection and Enhancement Area	Suburban Residential Zone SR-2
East:	198A Street, beyond which are office buildings	Business Office Park	Comprehensive Development Zone CD-57
West:	Residential properties containing single family dwellings	Streamside Protection and Enhancement Area and Single Family Residential 1 (1 unit per acre)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5851 proposes to rezone the site to Comprehensive Development Zone CD-179 to facilitate development of a 6,210 m² (66,844 ft²) 5-storey office building.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-179 zoning in terms of siting, site coverage, height, and use.
- The proposed CD-179 Zone is based on CD-157 (proposed on properties to the south) as well as CD-57 applicable to properties to the east.

Development Permit:

The subject property is located in Development Permit Area "H" Business Technology Park in the Willoughby Community Plan. Proposed Development Permit No. 101305 is attached to this report (Attachment G) and includes renderings, site plans, building elevations, and tree and landscaping plans.

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
38	28	28	4	32

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The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed rezoning and development permit application facilitates the development of a 5-storey office building

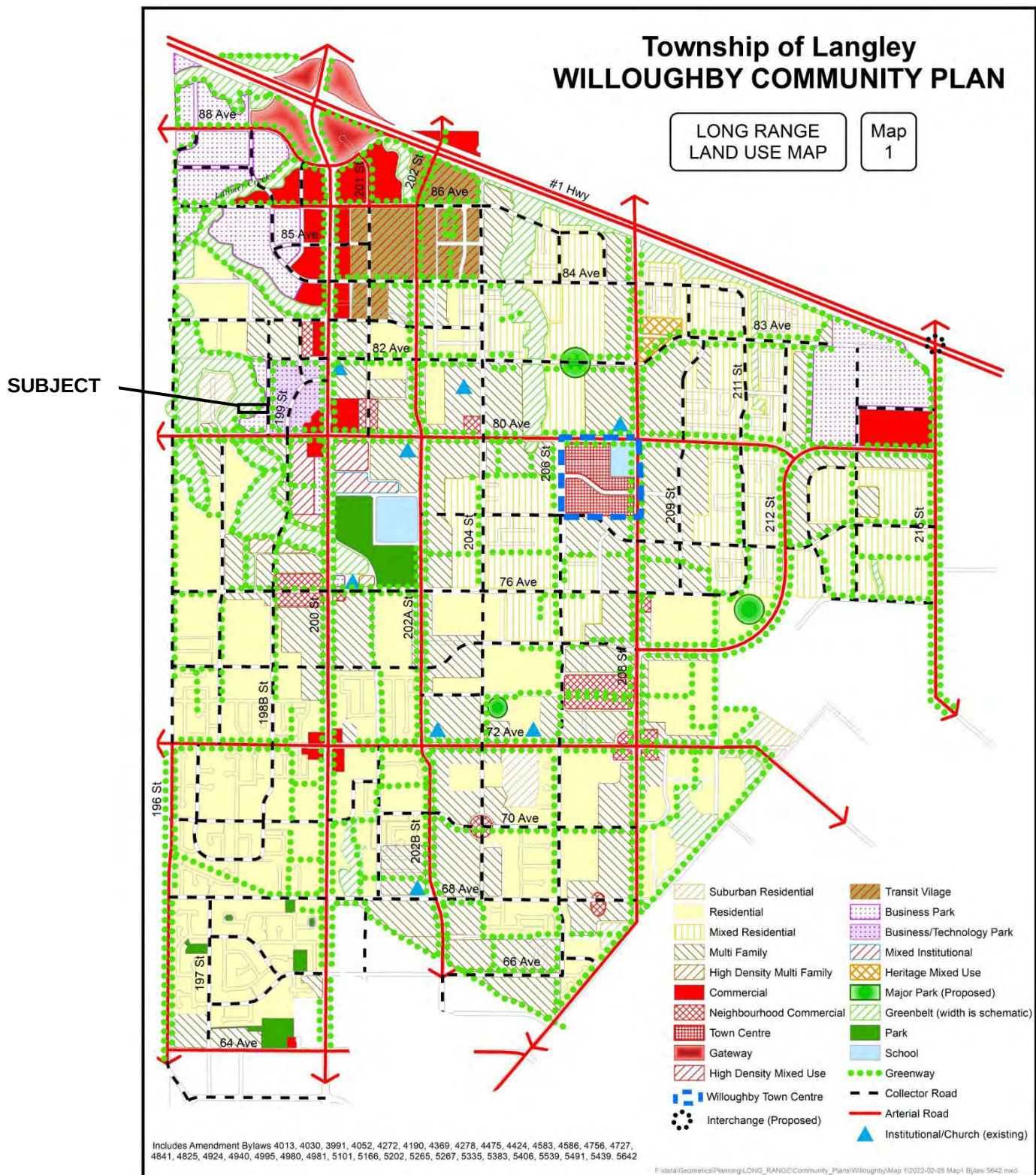
In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5851 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5851) of accompanying Development Permit No. 101305.
Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Latimer Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Renderings Submitted by Applicant
ATTACHMENT F	Site Plan Submitted by Applicant
ATTACHMENT G	Development Permit No.101305

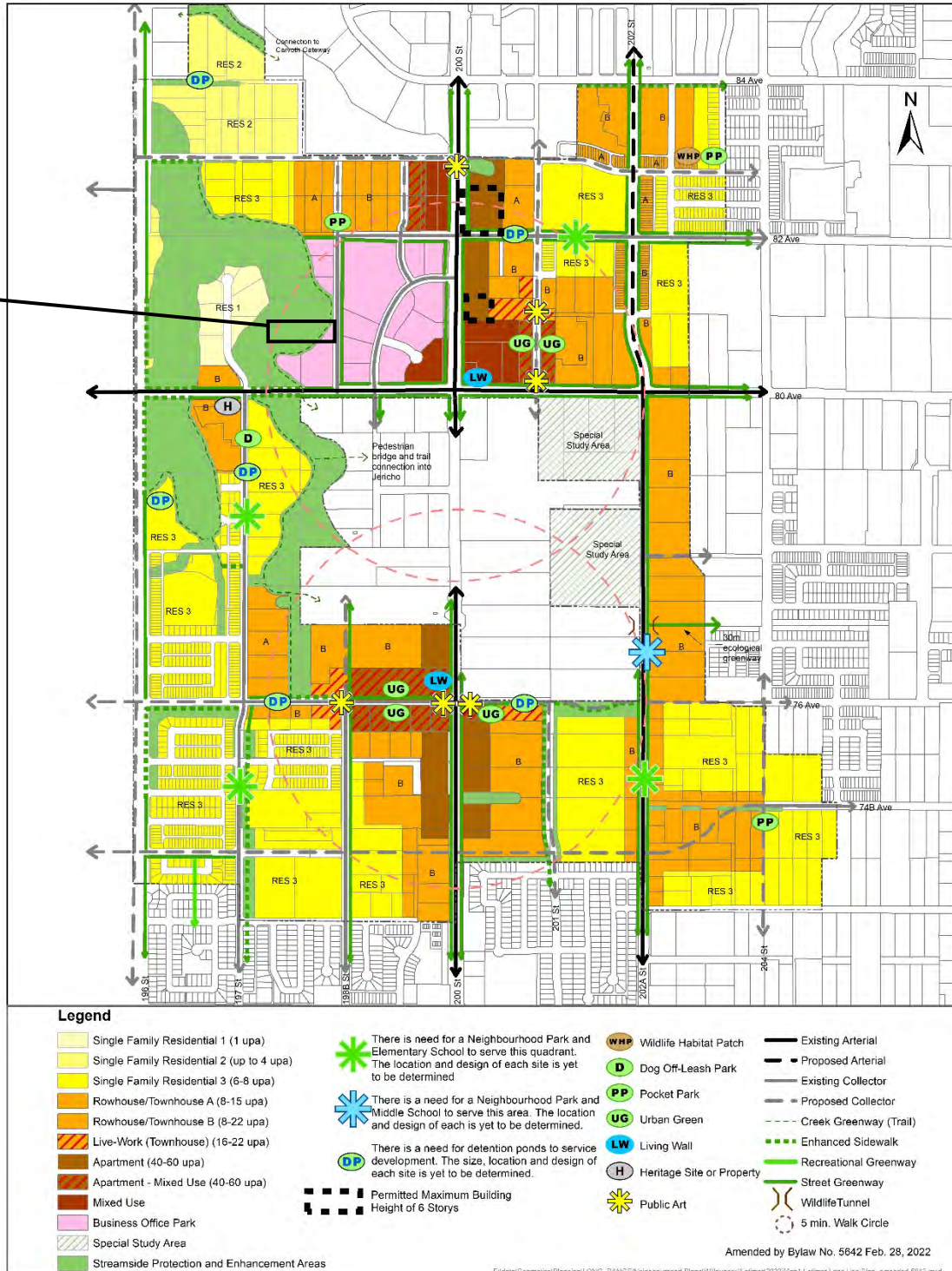


AERIAL CONTEXT MAP

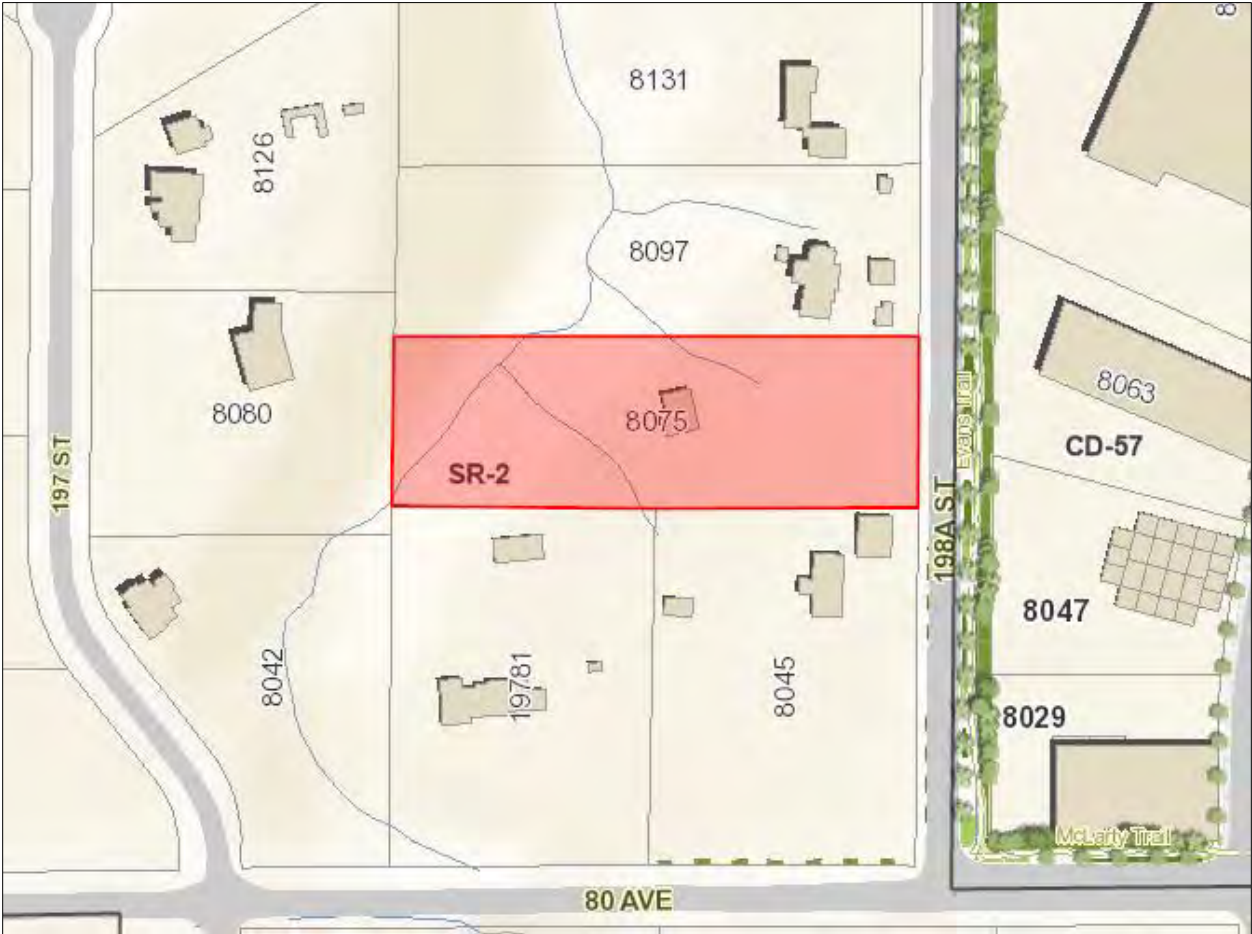


Map 1 - Latimer Land Use Plan

SUBJECT



ATTACHMENT D



ZONING BYLAW NO. 2500 MAP

ATTACHMENT E



RENDERINGS – SUBMITTED BY THE APPLICANT



ATTACHMENT G

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101305

This Permit is issued this _____ day of _____, 2023 to:

1. Name: Bearing Pointe Developments

Address: 200, 6323 – 197 Street
Langley BC V2Y 1K8

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 76 Section 27 Township 8 New Westminster District Plan
36036

CIVIC ADDRESS: 8075 – 198A Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
 - a. Building plans being in substantial compliance with Schedule “A”;
 - b. Landscape plans being in substantial compliance with Schedule “B” and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
 - c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
 - d. All rooftop mechanical equipment to be screened from view; and
 - e. 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
 - c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
 - d. On-site landscaping to be secured by letter of credit at building permit stage;
 - e. 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;
 - f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
 - g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

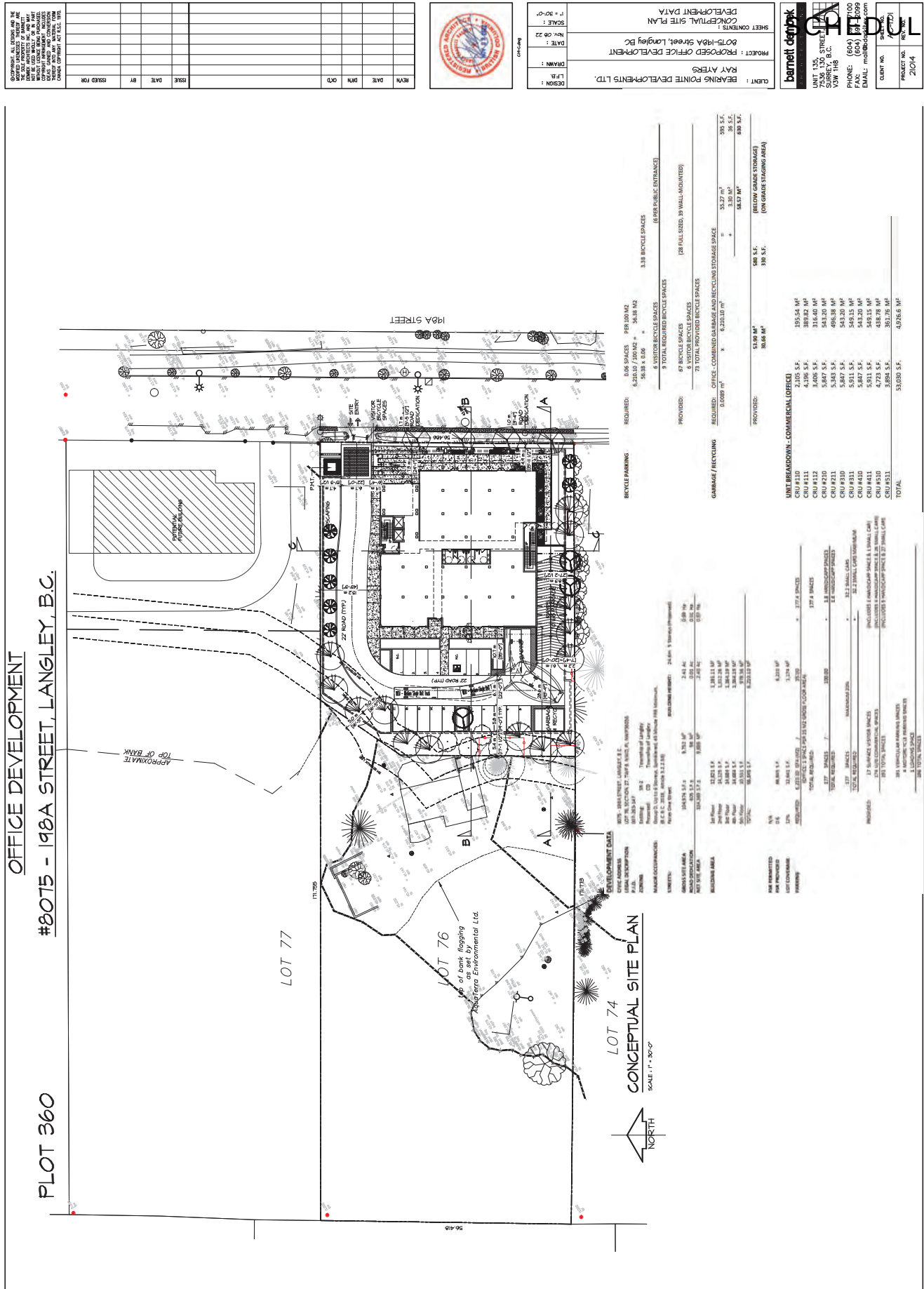
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings





[illegible]

CLIENT :	BEARING POINTE DEVELOPMENTS LTD.	L.P.# :	
PROJECT :	PROPOSED OFFICE DEVELOPMENT 8075-148A Street, Langley BC	DATE :	NOV. 08 22
SHEET CONTENTS :	CONTEXT PLAN - LOCAL	SCALE :	1" = 60'-0"

barnett dembek

UNIT 135,
536 130 STREET,
SURREY, B.C.
V3W 1H8

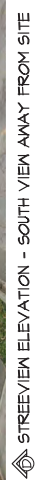
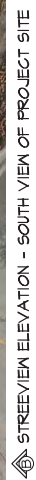
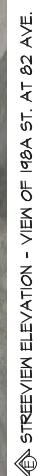
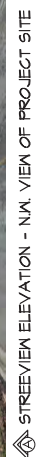
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-1.03
PROJECT NO. 2104	REV. NO.



CONTEXT PLAN - LOCAL
SCALE: 1" = 60'-0"
NORTH



barnett dembek

CLIENT NO.	SHEET NO. AC-1.05
PROJECT NO. 21014	REV. NO.

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CLIENT :	BEARINGS POINT DEVELOPMENTS LTD.	DATE :	NOV. 08 22	SCALE :	1" = 30'-0"
PROJECT :	PROPOSED OFFICE DEVELOPMENT 8075-198A STREET, LONGLEY BC	DRAWN :			
BY :	RAY AYERS				
CHECKED :					
DATE :					
SCALE :					
SHEET CONTENTS :	3D VIEWS				

barnett dembek

UNIT 135,
536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
MAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-106
PROJECT NO. 21014	REV. NO.



NORTH WEST VIEW



SOUTH WEST VIEW



NORTH EAST VIEW



SOUTH EAST VIEW

[illegible]

CLIENT :	BEARINGS POINT DEVELOPMENTS LTD.	DATE :	NOV. 08 22	SCALE :	1" = 30'-0"
PROJECT :	PROPOSED OFFICE DEVELOPMENT 8075-198A STREET, LONGLEY BC	DRAWN :			
BY :	RAY AYERS				
CHECKED :					
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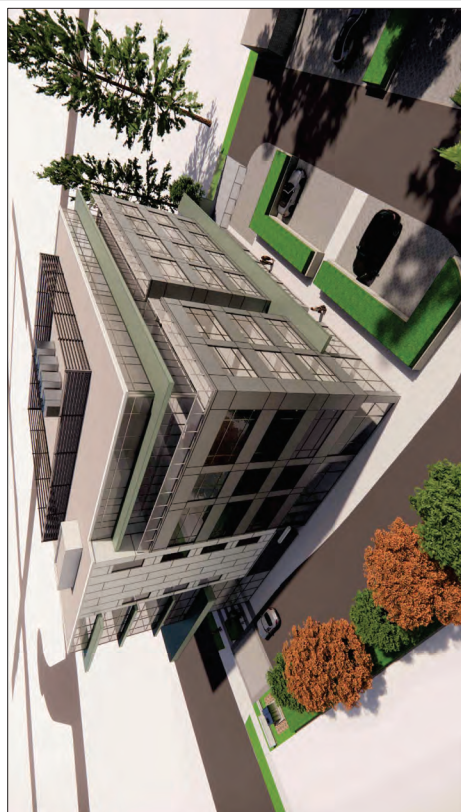


UNIT 135,
5336 130 STREET,
SURREY, B.C.
V3W 1H8

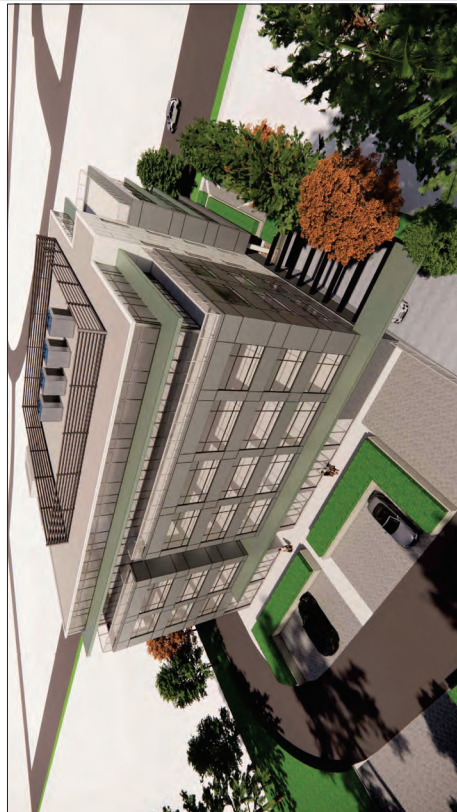


PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-1.07
PROJECT NO. 21014	REV. NO.



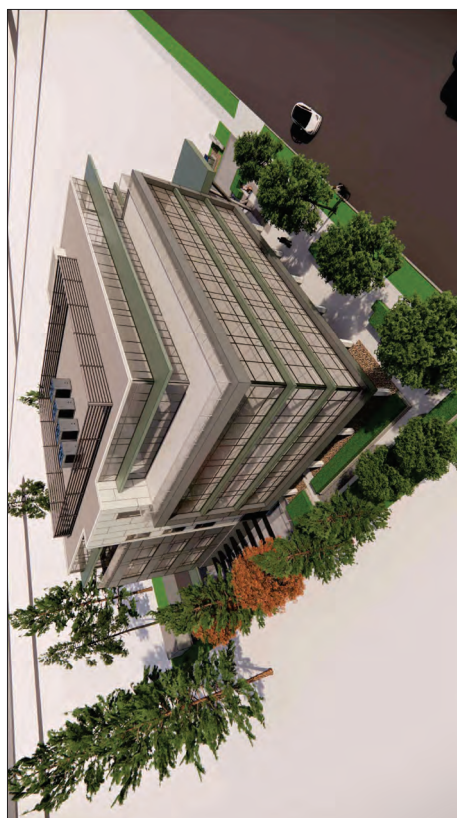
NORTH WEST VIEW



SOUTH WEST VIEW



NORTH EAST VIEW



SOUTH EAST VIEW

UNIT 135,
2200-135 STREET,
SURREY, BC
V3W 1T8



PHONE: (604) 597-7100
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EMAIL: info@barnettdembek.com

CLIENT NO.
PROJECT NO.
2014

SHEET NO.
AC-108

REV. NO.

CLIENT : BEARINGS POINTE DEVELOPMENTS LTD.
RAY AYERS
DESIGN :
L.F.B.
DRAWN :
DATE : 08-22
SCALE :
1" = 30'-0"

SHEET CONTENTS :
3D VIEWS
PROJECT : PROPOSED OFFICE DEVELOPMENT
8075-190A Street, Langley BC



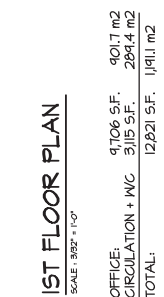
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BARNETT, BARNETT & ASSOCIATES
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WRITING FROM BARNETT,
BARNETT, BARNETT & ASSOCIATES
INC.



MAIN ENTRANCE - NORTH EAST VIEW

SCALE : 1/8"





NUMBER	SYMBOL	FINISHES
1		BROCK METAL, METALS, BRICK
2		NON-COMBUSTIBLE, UNPAINTED, POLISHED ALUMINUM, ALUMINUM, ALUMINUM
3		ALUMINUM METAL PANEL, CATHY PANEL, TRIMS AND REVEALS
4		METAL PANELS - 4x2
5		METAL CAP PLATING ALUMINUM, ALUMINUM, ALUMINUM
6		CLEAR ANODIZED ALUMINUM PANEL, HINGES, GLASS, THERMOPLASTIC GLASS
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55		CLEAR ANODIZED ALUMINUM FRAMED, STORMDOOR, DOORS AND HINGES



SCHEDULE OF FINISHES

REVISIONS	DATE	BY	ISSUED FOR
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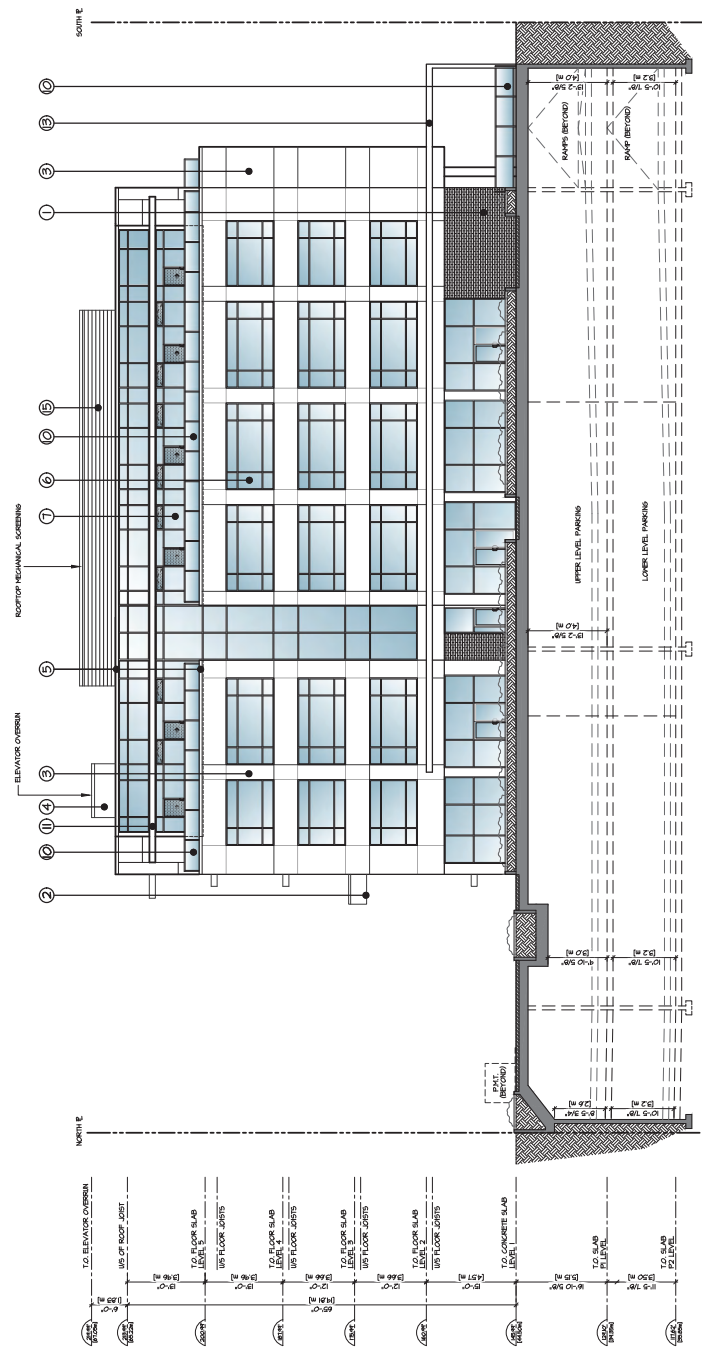


DATE: 11/1/2014

CLIENT :	BEARING POINTE DEVELOPMENTS LTD.
PROJECT :	PROPOSED OFFICE DEVELOPMENT
WEST ELEVATION :	8075-1041 Street, Langley BC
DATE :	NOV 01 2014
SCALE :	1/8" = 1'-0"
DRAWN :	RAY AYRES
DESIGN :	L.P.B.

SHEET NO.	AC-601
PROJECT NO.	21014
REV. NO.	

UNIT: 135
7256 130 STREET
SURREY, B.C.
V3V 1T6
PHONE: (604) 597-7100
FAX: (604) 597-2059
EMAIL: info@barnett-dembek.com

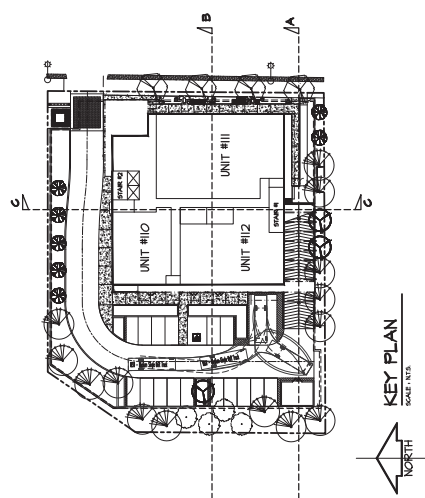


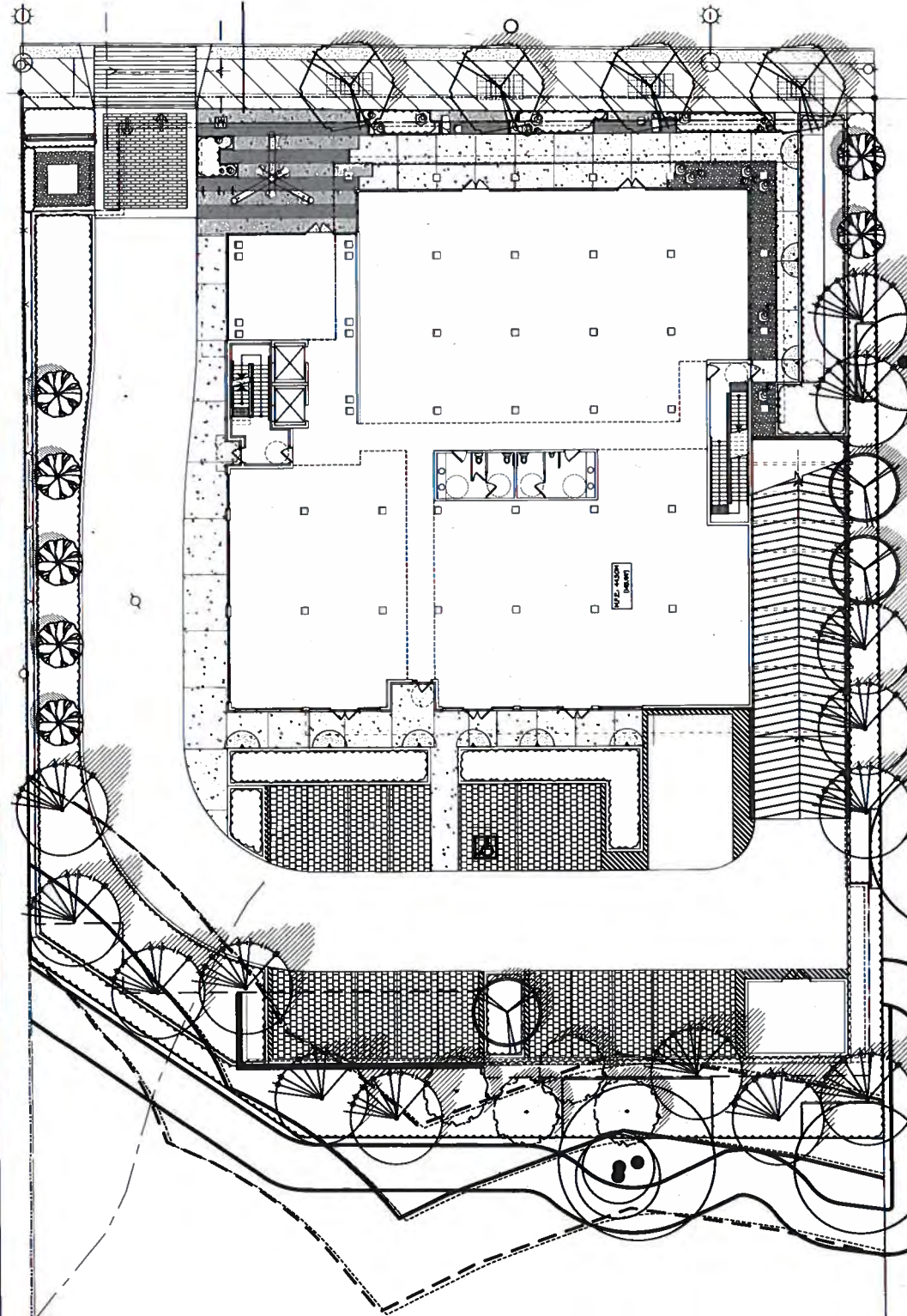
WEST ELEVATION
SCALE: 3/32" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
1	[Brick Pattern]	BRICK MURAL MATERIALS BRICK
2	[Smooth Surface]	NON-COMBUSTIBLE VENEER SHEET COLOR TO MATCH ADJACENT FACIA
3	[Aluminum Panel]	ALUMINUM PANEL CANARY RESULT TRIM AND REVEALS
4	[Metal Panel]	METAL PANELS - 4x8
5	[Metal Canopy]	METAL CANOPY MATERIAL COLOR TO MATCH ADJACENT MATERIAL
6	[Clean Aluminum Frame]	CLEAN ANODIZED ALUMINUM FRAME WINDOWS CAN CLEAR THERMOPLASTIC GLAZING
7	[Clean Aluminum Frame]	CLEAN ANODIZED ALUMINUM FRAME DOORS AND WINDOWS
8	[Clean Aluminum Frame]	CLEAN ANODIZED ALUMINUM FRAME DOORS AND WINDOWS
9	[Metal Panel]	METAL PANEL DOOR
10	[4x8 Panel]	4x8 (8'x8') HUNG PANELS COATED ALUMINUM RAILINGS CAN CLEAR THERMOPLASTIC GLAZING PANELS COLOR - DARK GREY
11	[Metal Panel]	METAL PANEL GLAZ CANOPY
12	[Steel Panel]	STEEL FRAMED METAL CANOPY CAN STRUCTURAL COLUMNS
13	[Aluminum Panel]	ALUMINUM GLAZ ENTRY CANOPY
14	[Architectural Panel]	ARCHITECTURAL FINISHED CONCRETE COLOR TO MATCH ADJACENT MATERIAL INTERNAL CONCRETE COLOR SHALL TO BE VARIED (SMOOTH AND FREE OF Voids, AIR BUBBLES)
15	[Aluminum Panel]	ALUMINUM PANEL DOORS AND WINDOWS
16	[Metal Panel]	METAL PANELS
17	[Split Face Concrete Block]	SPLIT FACE CONCRETE BLOCK
18	[Metal Panel]	METAL PANEL

CLIENT NO.	SHEET NO. AC-6.3
PROJECT NO. 21014	REV. NO.





LIGHTING LEGEND

YUKON LED WALL RECESSED LIGHTING
(REFER TO ELECTRICAL)

LITESTICK: LED STICK LIGHTING
(REFER TO ELECTRICAL)

M2

LANDSCAPE ARCHITECTURE

#220 - 26 Urne Mews
New Westminster, British Columbia
V3L 4B1
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

←

SCALE: 1/8" = 1'-0"

24" 0' 12" 6" 3" 0"

NO.	DATE	REVISION DESCRIPTION	BY
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2		ISSUED FOR PERMIT	AS
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PROJECT: 8075-198A STREET
TOWNSHIP OF
LANGLEY, BC
TOL FILE: R2100693

DRAWING TITLE:
LIGHTING PLAN

DATE: 2010-03-29	DRAWING NUMBER: G.1
SCALE: 1/8" = 1'-0"	PROJECT NUMBER: R2100693
DRAWN: AS	CHECKED: MJA
DATE: 2010-03-29	PROJECT NUMBER: R2100693

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#220 - 26 Lorne Mews
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Email: office@m2la.com

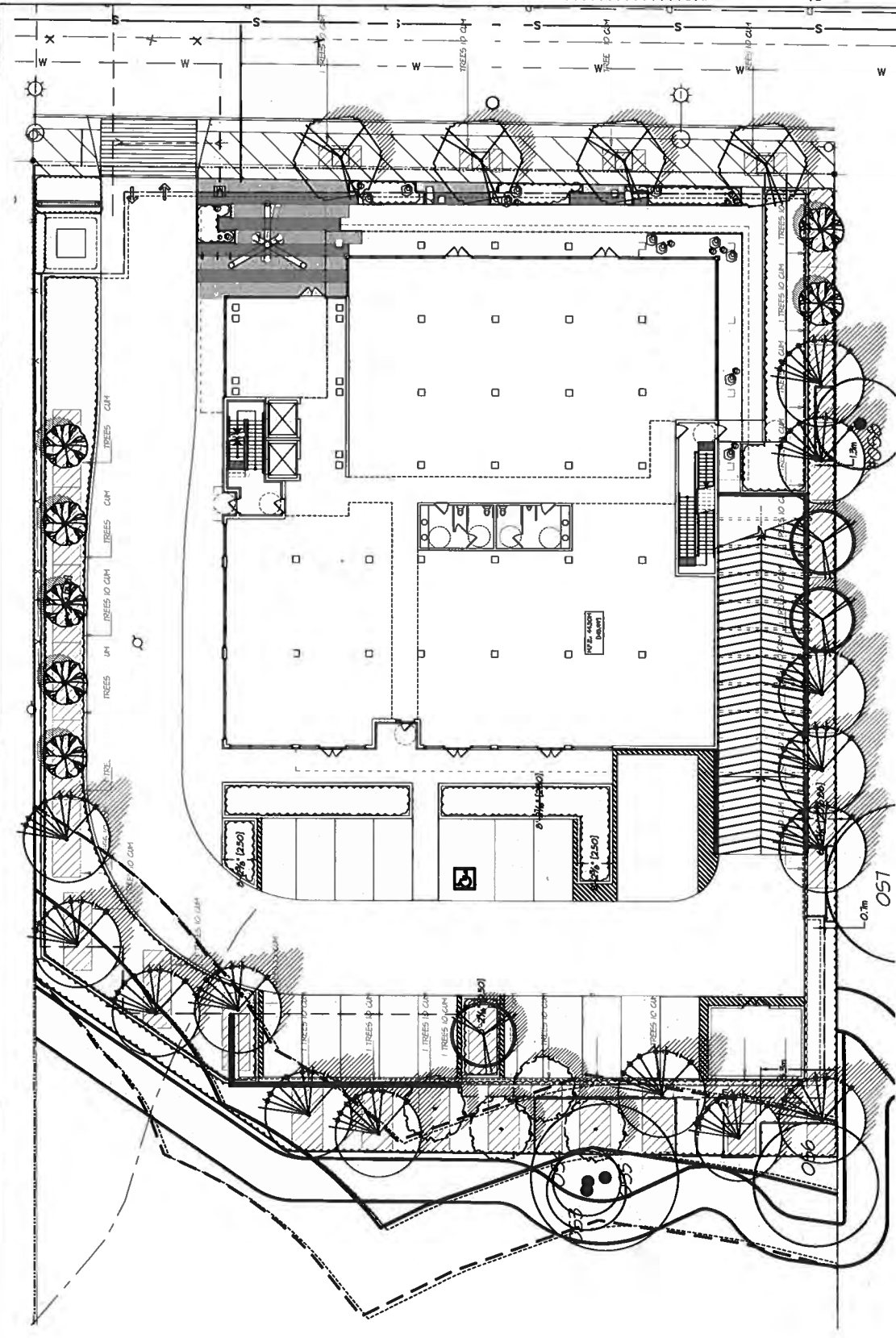


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100	REVISED FOR COMMENTS	01/07/2027

PROJECT
8075-188A STREET
TOWNSHIP OF
LANGLEY, BC
TOL FILE: R2100693

DRAWING TITLE:
**GROWING MEDIUM
PLAN**

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SCALE	1/8"=1'-0"	DRAWING NAME	L4.1
DRAWN	JL	DESIGN	JL
CHECK	JL	DATE	2020-03-10
BY	JL	PROJECT NUMBER	2019-00000000-00-0000-00-0000



REPLACEMENT TREE LEGEND

KEY	DESCRIPTION
	GROUNDING HEIGHT (10' HGT PER TREE)
	TOTAL AMOUNT OF REPLACEMENT TREES
	20
	TOTAL AMOUNT OF REPLACEMENT TREES
	20

NO	DATE	REVISION DESCRIPTION	CHK
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2	1988	AD FOR REV. ARCH. DRAWINGS	JL
3	1988	AD FOR REV. CIV. DRAWINGS	JL
4	1988	AD FOR REV. CIV. DRAWINGS	JL
5	1988	ADDITIONAL INFORMATION TO SET	JL

8075-198A STREET
TOWNSHIP OF
LANGLEY, BC

TOL FILE: R2100893

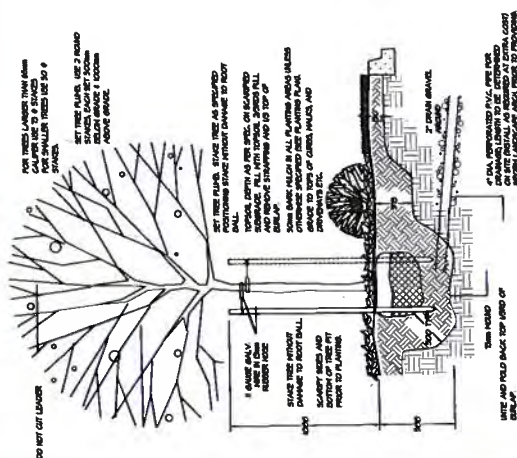
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LANDSCAPE

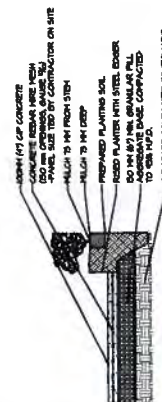
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DRAWN BY	
DESIGNED BY	
CHECKED BY	WLM

DRAWING NUMBER
G51
 OF

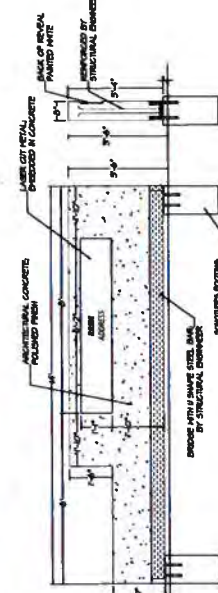
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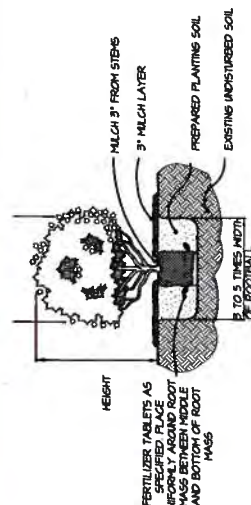
TREE PLANTING DETAIL



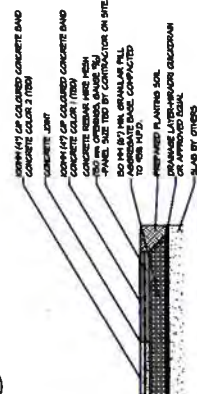
METAL EDGE PLANTER



9 ENTRY SIGNAGE



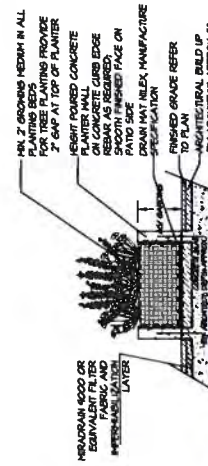
2 SHRUB & GROUND COVER PLANTING DETAIL



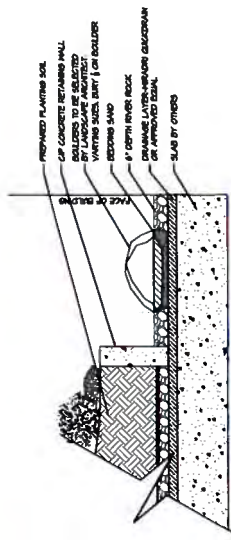
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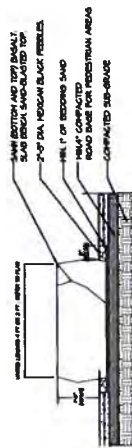
PERMEABLE PAVERS



10 PIP CONCRETE PLANTER ON SLAB



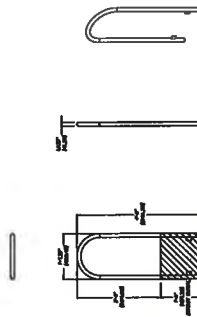
5 ROCK GARDEN



5 BASALT BENCH



CONCRETE UNIT PAVERS



11 BIKE RACK

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1	DATE	REVISION	DESCRIPTION	BY
2	DATE	REVISION	DESCRIPTION	BY
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PROJECT
8075-189A STREET
TOWNSHIP OF
LANGLEY, BC
TOL FILE: R2100893

DRAWING TITLE:
LANDSCAPE
DETAILS 2

DATE	2023-03-08
SCALE	VARIABLE
DRAWN BY	JS
DESIGN BY	JS
CHECKED BY	PM
M2LA PROJECT NUMBER	2023-03-08-02-09

FENCE - CHAINLINK
THE CORPORATION OF THE
TOWNSHIP OF LANGLEY

PIPE SCHEDULE - FENCING

ITEM	QUANTITY	UNIT	REMARKS
1. GALV. PIPE 4" DIA. X 16' LONG	10	LINEAL FEET	FOR POSTS
2. GALV. PIPE 4" DIA. X 16' LONG	10	LINEAL FEET	FOR POSTS
3. GALV. PIPE 4" DIA. X 16' LONG	10	LINEAL FEET	FOR POSTS
4. GALV. PIPE 4" DIA. X 16' LONG	10	LINEAL FEET	FOR POSTS
5. GALV. PIPE 4" DIA. X 16' LONG	10	LINEAL FEET	FOR POSTS
6. GALV. PIPE 4" DIA. X 16' LONG	10	LINEAL FEET	FOR POSTS
7. GALV. PIPE 4" DIA. X 16' LONG	10	LINEAL FEET	FOR POSTS
8. GALV. PIPE 4" DIA. X 16' LONG	10	LINEAL FEET	FOR POSTS
9. GALV. PIPE 4" DIA. X 16' LONG	10	LINEAL FEET	FOR POSTS
10. GALV. PIPE 4" DIA. X 16' LONG	10	LINEAL FEET	FOR POSTS

SECTION

1. GALV. PIPE 4" DIA. X 16' LONG
2. GALV. PIPE 4" DIA. X 16' LONG
3. GALV. PIPE 4" DIA. X 16' LONG
4. GALV. PIPE 4" DIA. X 16' LONG
5. GALV. PIPE 4" DIA. X 16' LONG
6. GALV. PIPE 4" DIA. X 16' LONG
7. GALV. PIPE 4" DIA. X 16' LONG
8. GALV. PIPE 4" DIA. X 16' LONG
9. GALV. PIPE 4" DIA. X 16' LONG
10. GALV. PIPE 4" DIA. X 16' LONG

SHRUB & GROUNDCOVER PLANTING INSTALLATION
THE CORPORATION OF THE
TOWNSHIP OF LANGLEY

SHRUB PLANTING ON SLOPE

SMALL SHRUB PLANTING

GROUNDCOVER PLANTING

1. GALV. PIPE 4" DIA. X 16' LONG
2. GALV. PIPE 4" DIA. X 16' LONG
3. GALV. PIPE 4" DIA. X 16' LONG
4. GALV. PIPE 4" DIA. X 16' LONG
5. GALV. PIPE 4" DIA. X 16' LONG
6. GALV. PIPE 4" DIA. X 16' LONG
7. GALV. PIPE 4" DIA. X 16' LONG
8. GALV. PIPE 4" DIA. X 16' LONG
9. GALV. PIPE 4" DIA. X 16' LONG
10. GALV. PIPE 4" DIA. X 16' LONG

WOOD NOTES
THE CORPORATION OF THE
TOWNSHIP OF LANGLEY

1. GALV. PIPE 4" DIA. X 16' LONG
2. GALV. PIPE 4" DIA. X 16' LONG
3. GALV. PIPE 4" DIA. X 16' LONG
4. GALV. PIPE 4" DIA. X 16' LONG
5. GALV. PIPE 4" DIA. X 16' LONG
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8. GALV. PIPE 4" DIA. X 16' LONG
9. GALV. PIPE 4" DIA. X 16' LONG
10. GALV. PIPE 4" DIA. X 16' LONG

FENCE - STREAMSIDE
THE CORPORATION OF THE
TOWNSHIP OF LANGLEY

SECTION

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TREE PROTECTION DETAIL
THE CORPORATION OF THE
TOWNSHIP OF LANGLEY

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BEARING POINTE DEVELOPMENTS) BYLAW NO. 5851**

EXPLANATORY NOTE

Bylaw No. 5851 rezones a 0.98 ha (2.42 ac) site located at 8075 – 198A Street to Comprehensive Development Zone CD-179 to facilitate development of a multi-tenant five (5) storey office building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BEARING POINTE DEVELOPMENTS) BYLAW NO. 5851

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bearing Pointe Developments) Bylaw No. 5851".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 179" after the words "Comprehensive Development Zone CD-178"
 - b. Adding to Section 110 after the words "CD-178" the words "CD-179 – 0.9 ha"
 - c. By adding after Section 1078 "Comprehensive Zone CD-178" the following as Section 1079 "Comprehensive Development Zone CD-179"

1079 **COMPREHENSIVE DEVELOPMENT ZONE CD-179**

Uses Permitted

- 1079.1 In the CD-179 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) accessory *buildings* and *uses*
 - 2) accessory *residential uses* subject to Section 1079.2
 - 3) business, professional and government offices and research and development laboratories including high tech uses, subject to Section 1079.3
 - 4) business service *uses* (mail order, mailbox, photocopying, personnel support services) subject to business services *uses* not exceeding 450 m² in *gross floor area*
 - 5) computer and computer accessory sales, service, rental and repair *uses* not exceeding 450 m² in *gross floor area*
 - 6) conference centres and facilities
 - 7) educational *uses* involving a post-secondary or technical curriculum
 - 8) financial institutions
 - 9) fitness centres
 - 10) *group children's day care*
 - 11) light manufacture, assembly, finishing and packaging of products where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1079.3
 - 12) *restaurants* subject to Section 1079.4

- 13) warehouse and wholesale distribution where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech uses. Excludes transportation and trucking terminals and compounds, *vehicle servicing*, *vehicle repair*, *vehicle towing* and *vehicle storage compounds*, and outside storage uses, subject to Section 1079.3

Accessory Residential Uses

- 1079.2 Accessory *residential uses* shall be limited to one *single family dwelling unit* per *lot* for occupancy of the owner, manager, or caretaker and immediate *family*, provided that the *dwelling unit*:
- a) does not constitute a singular *use* on a site;
 - b) is contained within a *building* containing a principal permitted *use*; and
 - c) has a maximum floor area the lesser of:
 - i) 140 m², or
 - ii) 33% of the total area of the building within which the dwelling unit is contained.

Outside Uses

- 1079.3 All *uses* permitted in a CD-179 zone shall be conducted within a completely enclosed *building* except for parking of non-commercial *vehicles* (where permitted in compliance with Section 1079.1), loading, display, eating areas and seasonal *uses*, *group children's day care* outdoor play areas, where accessory to a permitted *use*.

Restaurants

- 1079.4 *Restaurant uses* are only permitted where incorporated into a *building* containing a principal *use* listed in Section(s) 1079.1 3), 4), 6), 7), 9), 11), 13) and are limited to a maximum of one (1) per *building*. Drive-thru *restaurants* are not permitted.

Lot Coverage

- 1079.5 *Buildings* shall not cover more than 50% of the lot area.

Height of Buildings and Structures

- 1079.6 The maximum *height* shall be the lesser of 25 metres or 5 storeys

Siting of Buildings and Structures

- 1079.7 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit

Parking and Loading

- 1079.8 Parking and loading shall be provided in accordance with Section 107 except that where more than 50 parking spaces are required for any *building* or *structure*, a minimum of 50% of the total required parking spaces shall be provided underground or wholly enclosed within the said *building*.

Subdivision Requirements

1079.9 All lots created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1079.10 Landscape areas, landscape screens and fencing shall be provided in accordance with the provisions of the Development Permit

3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 76 Section 27 Township 8 New Westminster District Plan 36036

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-179.

NOTICE WAS ADVERTISED the	2 and 9	day of	March	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5851

