

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	REPORT: 25-14
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE: 08-34-0084
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101477 (ASTRIA PROPERTIES / 19723 – 88 AVENUE)	

PROPOSAL:

Development Permit application to modify the Streamside Protection and Enhancement (SPEA) Development Permit Area to facilitate installation of a stormwater pipe and outfall within the Latimer Creek SPEA.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101477 (Streamside Protection) subject to five (5) conditions.

RATIONALE:

The proposal aligns with the objectives and provisions of Section 4.20 of Schedule 3 – Streamside Protection and Enhancement of the Langley Official Community Plan Bylaw No. 1842.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101477 to Astria Port Kells South Nominee Ltd. for property at 19723 – 88 Avenue subject to the following conditions:

- a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
- c. 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.
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

EXECUTIVE SUMMARY:

Astria Properties has applied for a Streamside Development Permit to modify the SPEA of Latimer Creek. The SPEA modification will facilitate installation of a stormwater pipe and outfall within the Latimer Creek SPEA to serve the proposed self-storage building with ground floor industrial units on the subject site (ToL Project No. 08-34-0084, third reading July 15, 2024). As

DEVELOPMENT PERMIT APPLICATION NO. 101477
(ASTRIA PROPERTIES / 19723 – 88 AVENUE)
Page 2 . . .

the proposed streamside works are consistent with the objectives of the Langley Official Community Plan (OCP) Schedule 3 and the Township's Sustainability Charter, issuance of Development Permit No. 101477 is recommended subject to five (5) conditions.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Development Permit No. 101477.

REFERENCE:

Owner:	Astria Port Kells South Nominee Ltd. 105, 19923 – 80A Avenue Langley BC V2Y 0E2
Agent:	Astria Properties 105, 19923 – 80A Avenue Langley BC V2Y 0E2
Legal Description:	Portion of Lot 27 Section 34 Township 8 New Westminster District Plan 51733 Except Part Dedicated Road on Plan LMP41530
Location:	19723 – 88 Avenue
Area:	2.35 ha (5.8 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Service Industrial Zone M-1A
Willoughby Community Plan:	Business Park / Greenway / Greenbelt
Carvolth Neighbourhood Plan:	Business Park / Conservation Area

BACKGROUND/HISTORY:

- On July 15, 2024, Council gave third reading to Rezoning Bylaw No. 6031 to facilitate development of a 6-storey self-storage building with ground-floor industrial units on the subject site.
- Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses.
- The width of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence.
- Where a proposed SPEA width is less than the minimum width designated by OCP Schedule 3 or a neighbourhood plan, the modification must be considered through a Streamside Development Permit in accordance with Section 4.20 of OCP Schedule 3.

DISCUSSION/ANALYSIS:

- Three watercourses occur on or adjacent to the project site: Latimer Creek, a Class A (red-coded) watercourse, flows through the northern portion of the property. A Class A (red-coded) watercourse, located on 19751 88 Avenue, drains into Latimer Creek at the east property line. A Class C roadside watercourse along the north side of 88 Avenue fronts the subject property.
- As part of the proposed development, works include infilling the Class C roadside watercourse along 88 Avenue and installing a stormwater pipe and outfall within the Latimer Creek SPEA.

- While the proposed SPEA area widths are consistent with Schedule 3 / Section 4.15 of the OCP, the subject Development Permit is required to accommodate the proposed stormwater pipe and outfall.
- Proposed works include affecting 829 m² (8,923 ft²) of riparian area associated with Latimer Creek and the Class C roadside watercourse. The affects are proposed to be offset with 1,604 m² (17,265 ft²) of riparian enhancements within the Latimer Creek SPEA.
- The SPEA is proposed to be restored with native vegetation, protected via the land being dedicated to the Township, and to be subject to a three-year monitoring and maintenance program.
- Proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Development Permit No.101477 is attached to this report (Attachment A) for Council's consideration.

Adjacent Uses:

	Existing Use	Carvolth Neighbourhood Plan Designation	Existing Zoning
North:	Highway One	N/A	Suburban Residential Zone SR-2
South:	88 Avenue, beyond which are residential properties	Business Park	Suburban Residential Zone SR-2
East:	A vacant (no residence) property	Business Park / Conservation Area	Suburban Residential Zone SR-2
West:	Residential properties, one of which is currently under development application (ToL Project No. 08-34-0083)	Business Park / Conservation Area	Suburban Residential Zone SR-2

Policy Considerations:

The proposal is consistent with streamside protection and enhancement policies, objectives and guidelines of the OCP and Carvolth Neighbourhood Plan. Council's consideration of the Development Permit must be based on streamside protection objectives and staff recommend that Development Permit No. 101477 be issued as attached.

Respectfully submitted,

Joel Nagtegaal
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101477
 ATTACHMENT B Maps and Graphics

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT A

Development Permit No. 101477

This Permit is issued this _____ day of _____, 2025 to:

1. NAME: Astria Port Kells South Nominee Ltd.

ADDRESS: 105, 19923 – 80A Ave
Langley, BC V2Y 0E2

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: Portion of Lot 27 Section 34 Township 8 New Westminster District Plan 51733 Except Part Dedicated Road on Plan LMP41530

CIVIC ADDRESS: 19723 88 Avenue, Langley, BC, V2Y 1Z9

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. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
- c. 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.
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

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.

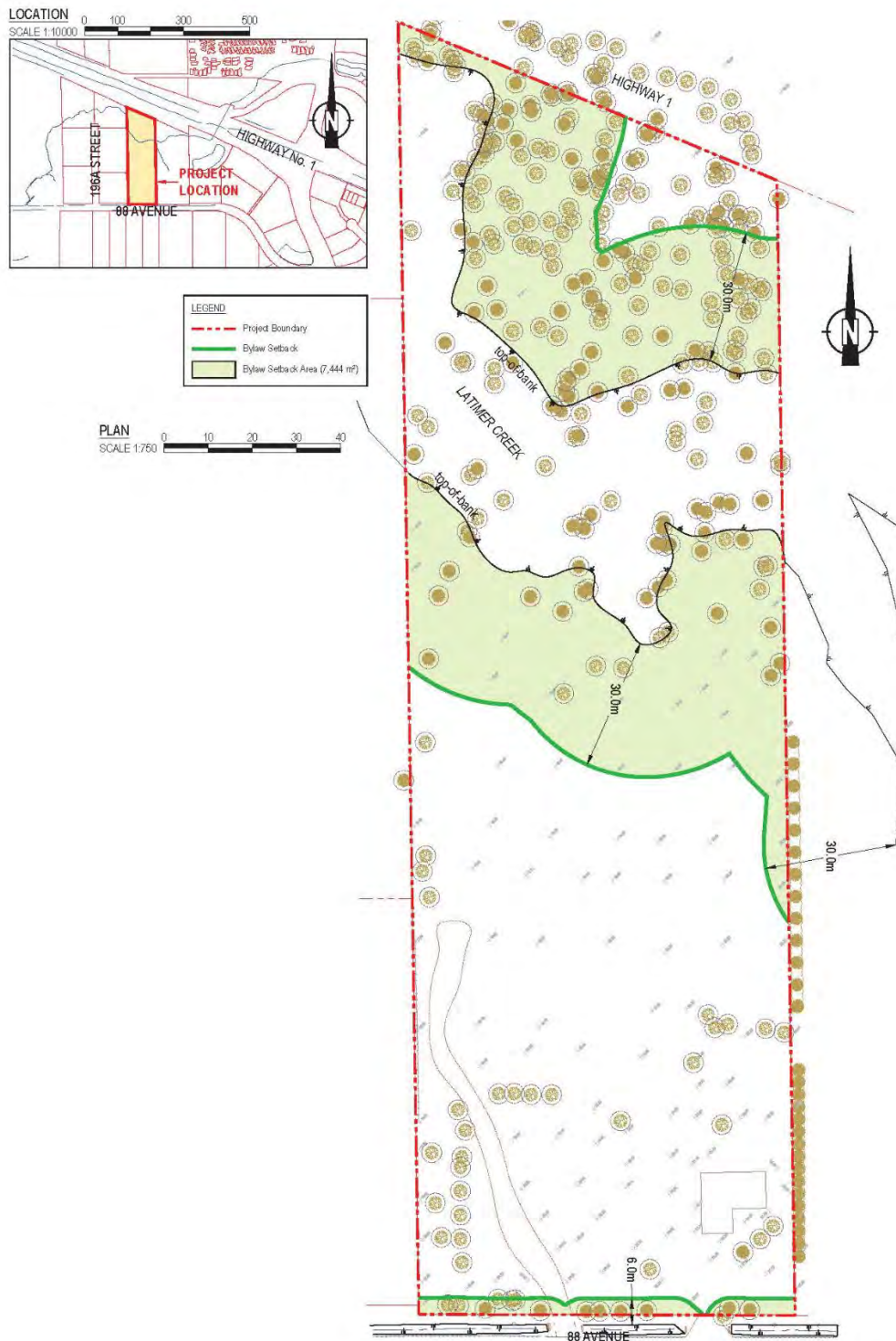
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2025.

Attachments:

- | | |
|------------|-------------------------------------|
| SCHEDULE A | Required Streamside Protection Area |
| SCHEDULE B | Proposed Streamside Protection Area |
| SCHEDULE C | Proposed Restoration Plan |

SCHEDULE A



REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B



PROPOSED STREAMSIDE PROTECTION AREA

SCALE 1:250



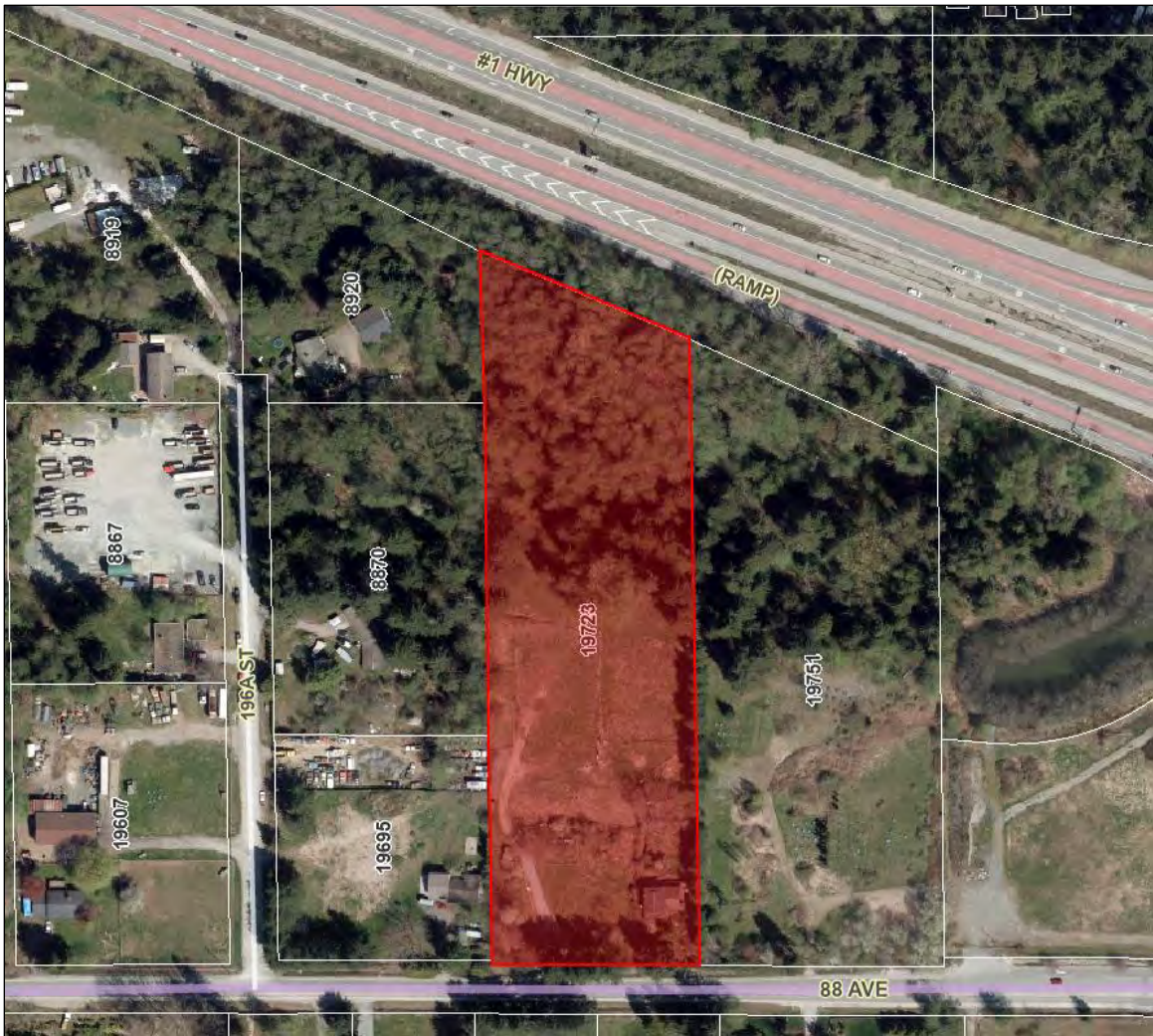
Township of
Langley



Est. 1873

PROPOSED RESTORATION PLAN

ATTACHMENT B



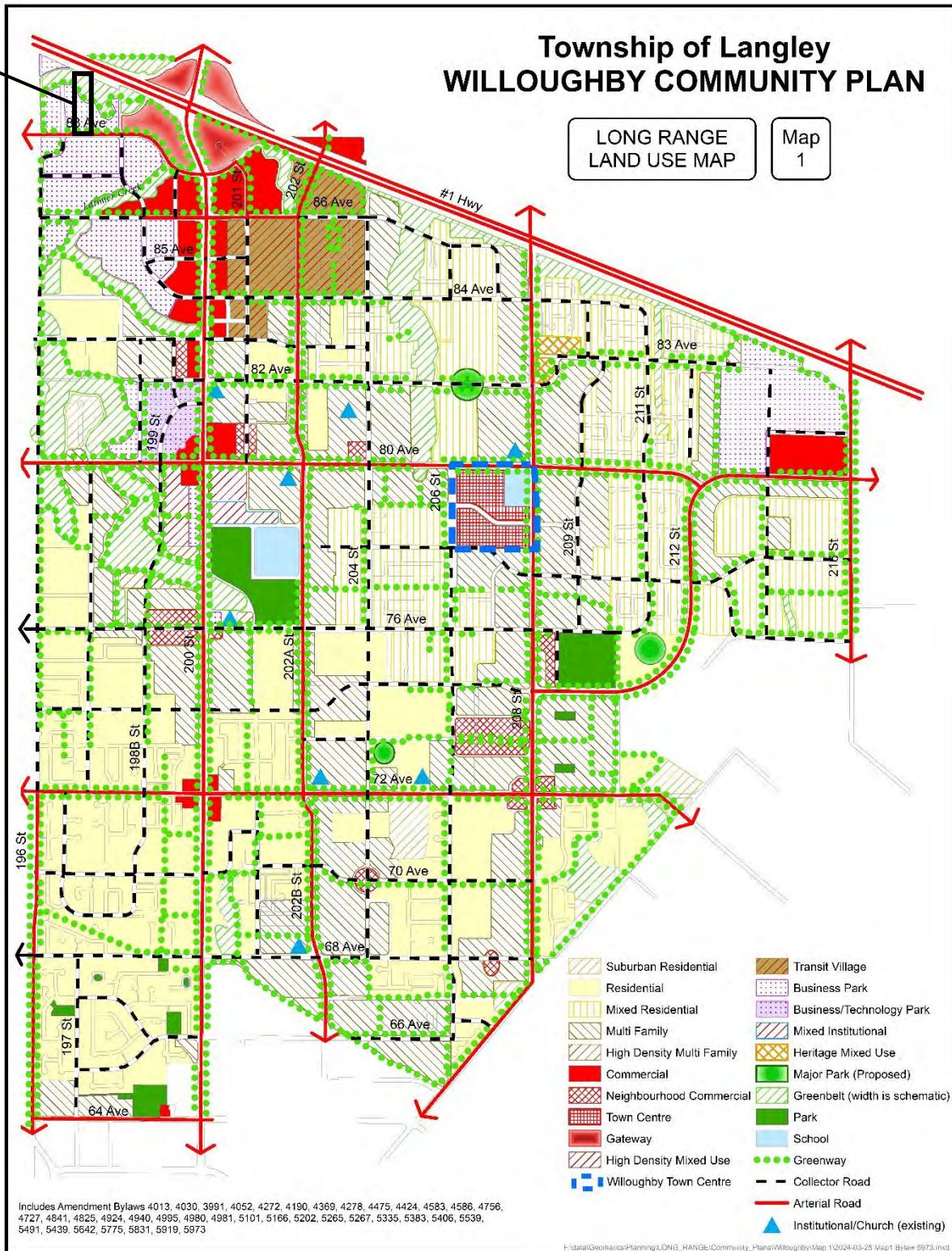
AERIAL PHOTO

SUBJECT

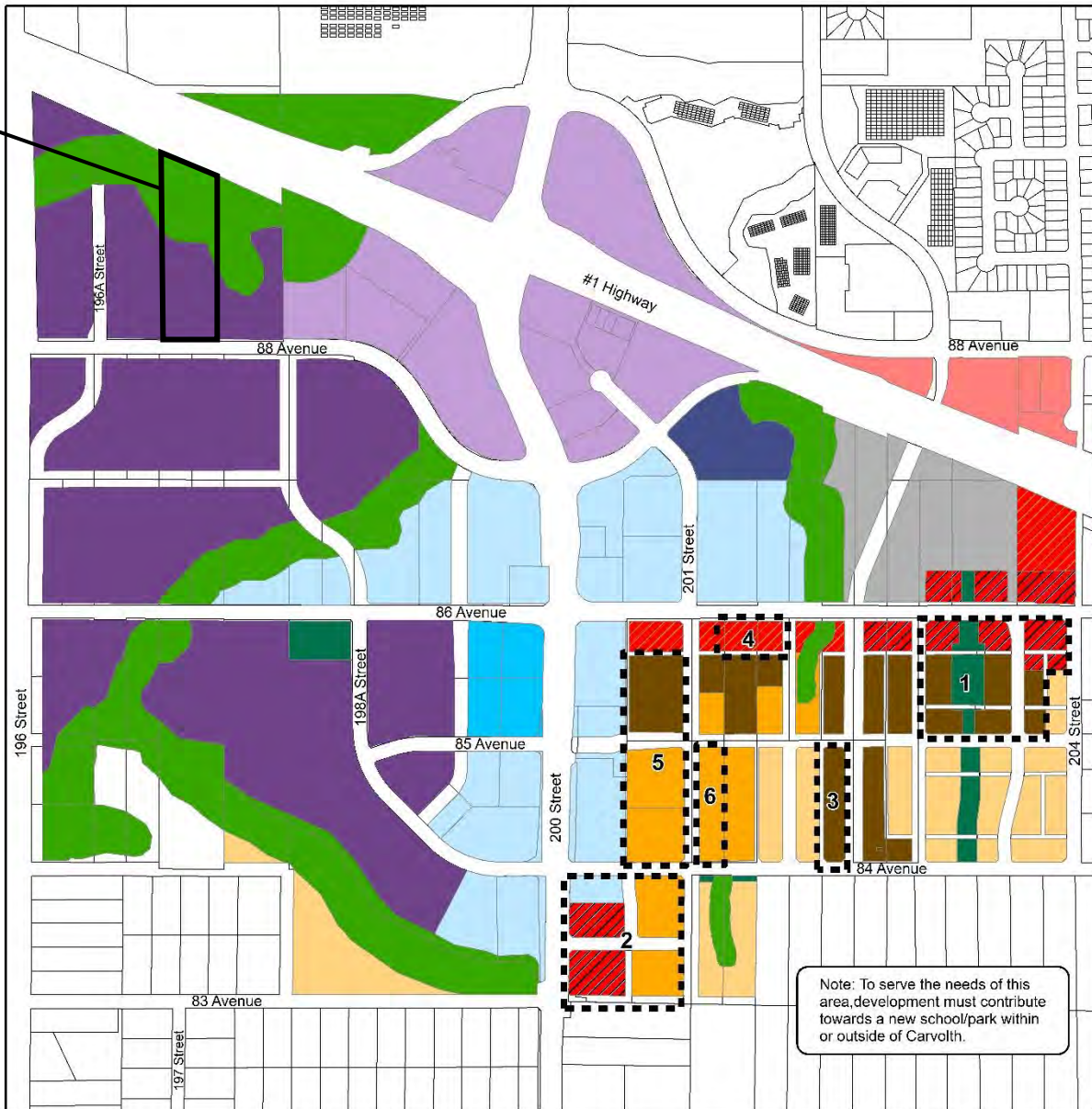
Township of Langley WILLOUGHBY COMMUNITY PLAN

LONG RANGE
LAND USE MAP

Map
1



SUBJECT

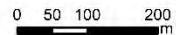


Note: To serve the needs of this area, development must contribute towards a new school/park within or outside of Carvolth.

Land Use Plan

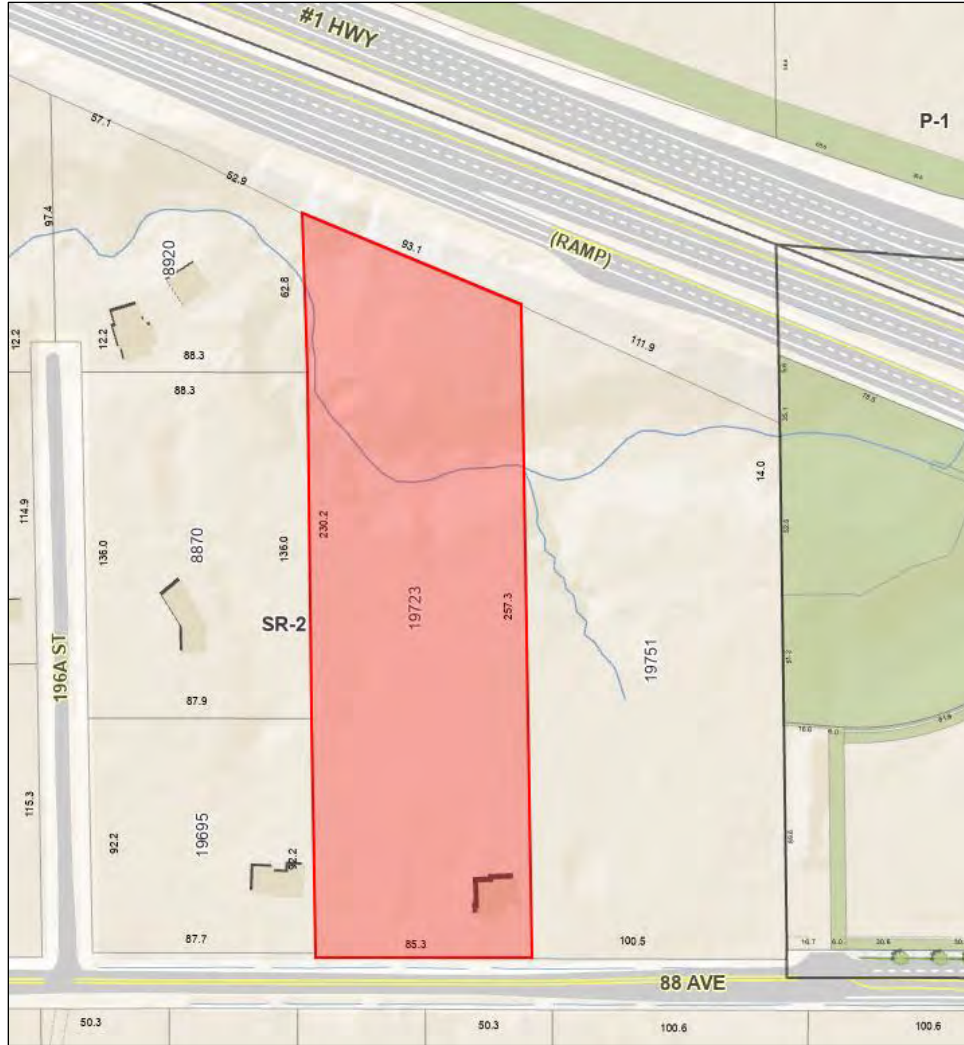
Carvolth Neighbourhood Plan

- Gateway
- Service Commercial
- Medium Density Apartment (1.9 FSR)
- Transit Exchange
- Townhouse (50 UPA)
- Office/Mixed Use I
- High Density Apartment (2.8 FSR)
- Conservation Area
- Integrated Open Space
- Office/Mixed Use II
- High Density Mixed Use (2.5 FSR)
- Apartment Live Work (2.0 FSR)
- Business Park
- Refer to Section 2.4.18



Includes Amendment Bylaw: 5374, 5398, 5362, 5528, 5394, 5887, 5974

2024-Nov-4- Fig 8 Bylaw-5974



ZONING BYLAW NO. 2500

