

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**

**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800**

**AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030**

**AMENDMENT (POLYGON UNION PARK HOMES LTD.) BYLAW 2018 NO. 5383**

**EXPLANATORY NOTE**

Bylaw 2018 No. 5383 amends the Willoughby Community Plan and the Yorkson Neighbourhood Plan to allow an apartment development on lands located at 20712 – 82 Avenue, 8117, 8151 and 8173 – 208 Street.

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**AMENDMENT (POLYGON UNION PARK HOMES LTD.) BYLAW 2018 NO. 5383**

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800 and Yorkson  
Neighbourhood Plan Bylaw No. 4030

WHEREAS it is deemed necessary and desirable to amend “Willoughby Community Plan Bylaw No. 3800” and “Yorkson Neighbourhood Plan Bylaw No. 4030” as amended;

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

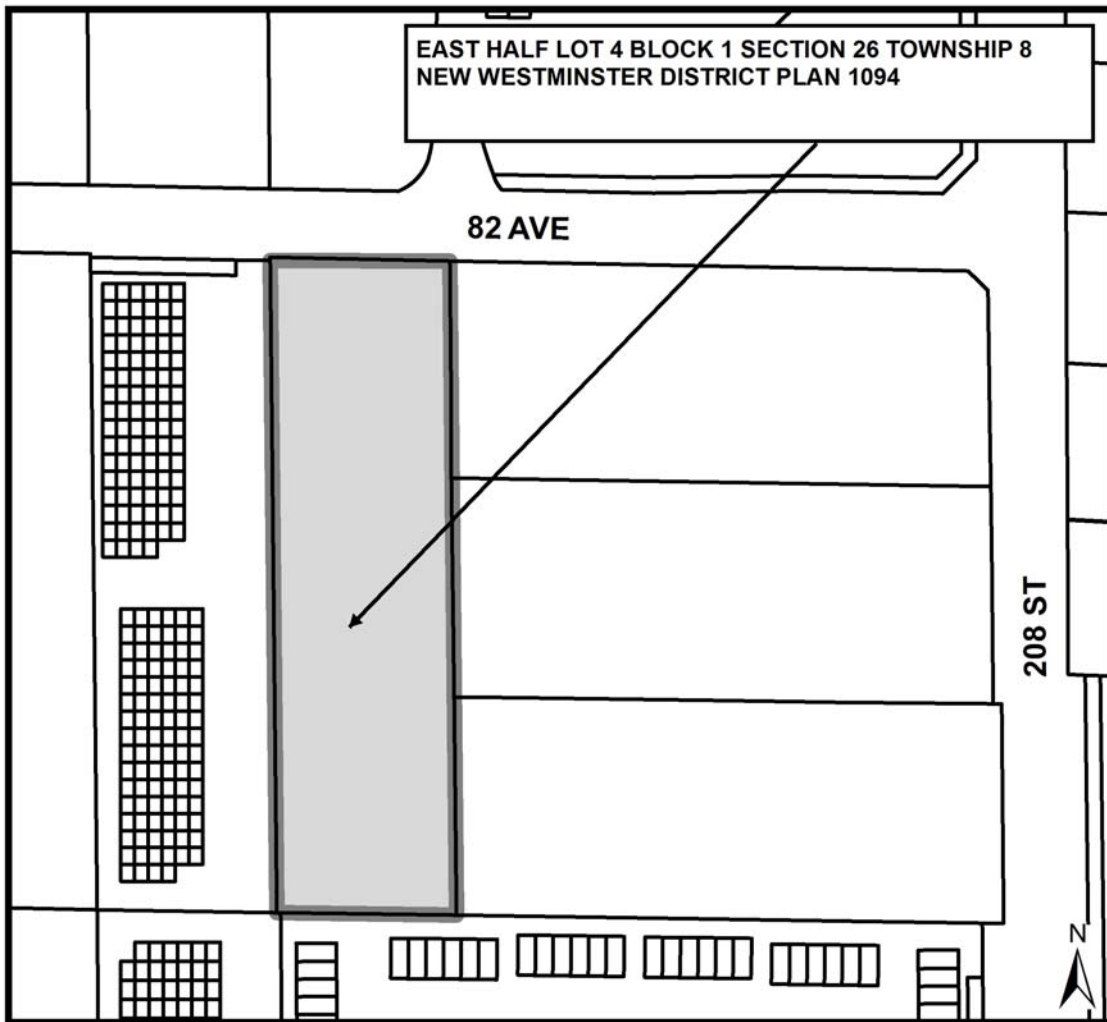
1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 3800 is further amended by amending Map 1 to change the land use designation for the subject property to “Multi Family” for the area described on Schedule A attached to and forming part of this Bylaw.
3. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 is further amended by amending Map 1 – Land Use Concept by:
  - a. Changing the land use designation for the properties shown on Schedule A attached to and forming part of this Bylaw to “Apartment”.
  - b. Including the properties shown on Schedule B attached to and forming part of this Bylaw in the “Permitted Maximum Building Height of 6 storeys”

READ A FIRST TIME the	25	day of	June	, 2018.
READ A SECOND TIME the	25	day of	June	, 2018.
PUBLIC HEARING HELD the	09	day of	July	, 2018.
READ A THIRD TIME the	17	day of	September	, 2018.
RECONSIDERED AND ADOPTED the		day of		, 2018.

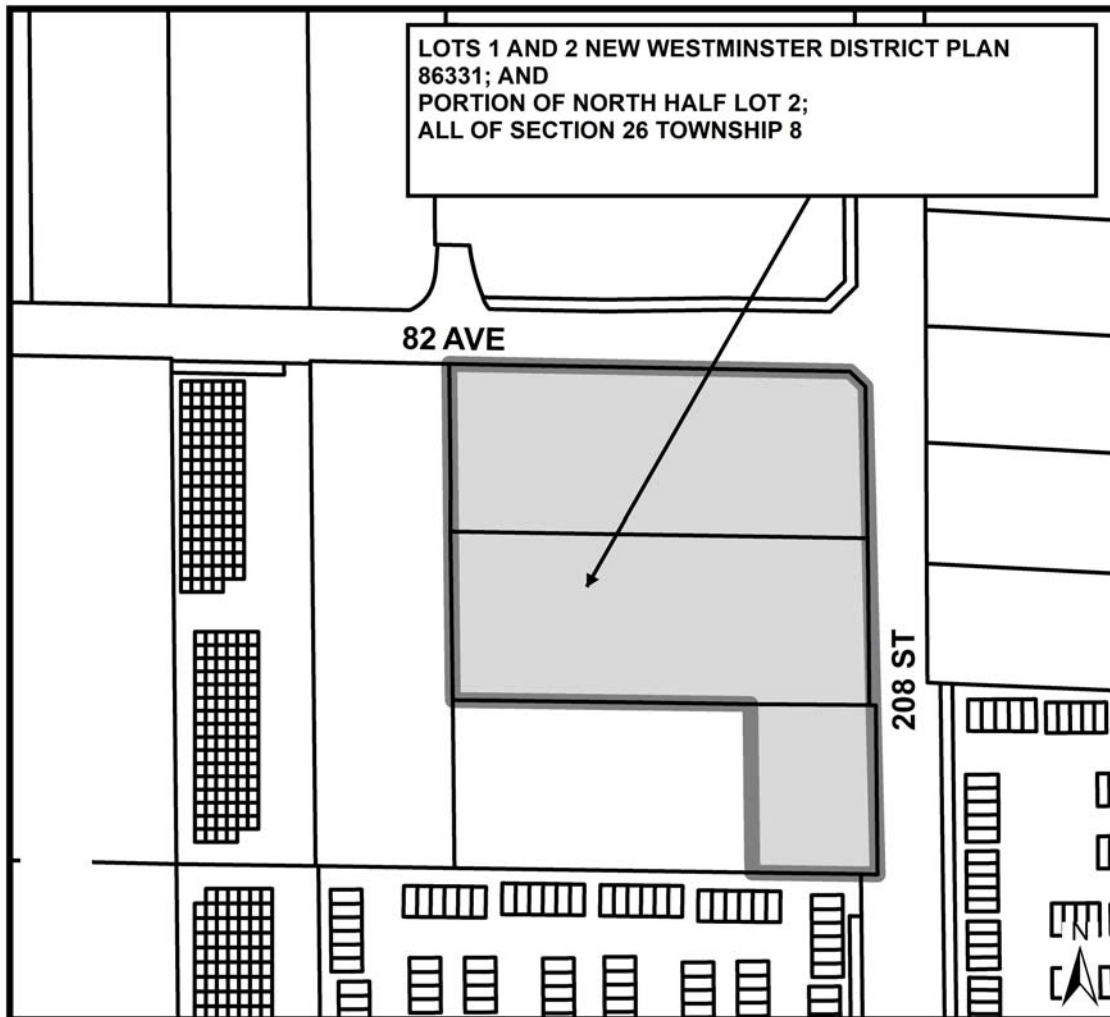
\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A'

## BYLAW NO. 5383



# SCHEDULE 'B' BYLAW NO. 5383



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (POLYGON UNION PARK HOMES LTD.) BYLAW 2018 NO. 5384**

**EXPLANATORY NOTE**

Bylaw 2018 No. 5384 rezones property located at 20712 – 82 Avenue, 8117, 8151 and 8173 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-123 to permit an apartment development consisting of 497 apartment units in two (2) four (4) storey buildings and two (2) six (6) storey buildings.

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

### TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (POLYGON UNION PARK HOMES LTD.) BYLAW 2018 NO. 5384

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

WHEREAS it is deemed necessary and desirable to amend “Township of Langley Zoning Bylaw 1987 No. 2500” as amended;

NOW THEREFORE, 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 (Polygon Union Park Homes Ltd.) 2018 Bylaw No. 5384”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
  - a. Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-123” after the words “Comprehensive Development Zone CD-122”
  - b. Adding to Section 110.1 after the words “CD-122” the words “CD-123 – 4.0 ha”
  - c. Adding after Section 1022 “Comprehensive Development Zone CD-122” the following as Section 1023 “Comprehensive Development Zone CD-123”

#### 1023 **COMPREHENSIVE DEVELOPMENT ZONE CD-123**

##### **Uses Permitted**

- 1023.1 In the CD-123 Zone, only the following *uses* are permitted and all other *uses* are prohibited
- 1) *accessory buildings and uses*
  - 2) *accessory home occupations* subject to Section 104.3
  - 3) *residential uses* subject to Section 1023.2

##### **Residential Uses**

- 1023.2 *Residential uses* shall consist of a maximum of 497 *apartments* on lands rezoned by Bylaw No. 5384. Overall density shall be in accordance with the provisions of the Yorkson Neighbourhood Plan.

##### **Lot Coverage**

- 1023.3 *Buildings and structures* shall not cover more than 31% of the *lot* area.

##### **Siting of Buildings and Structures**

- 1023.4 *Buildings and structures* shall be sited in accordance with the provisions of a Development Permit.

**Height of Buildings and Structures**

- 1023.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed Section 1023.11. The *height* of *accessory buildings* and *structures* shall not exceed 7 metres or two *storeys*, whichever is lesser.

**Parking and Loading**

- 1023.6 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

- 1023.7 All lots created by subdivision shall comply with Section 110 of this Bylaw, the Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended

**Landscaping, Screening and Fencing**

- 1023.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the Development Permit.

**Age Friendly Amenity**

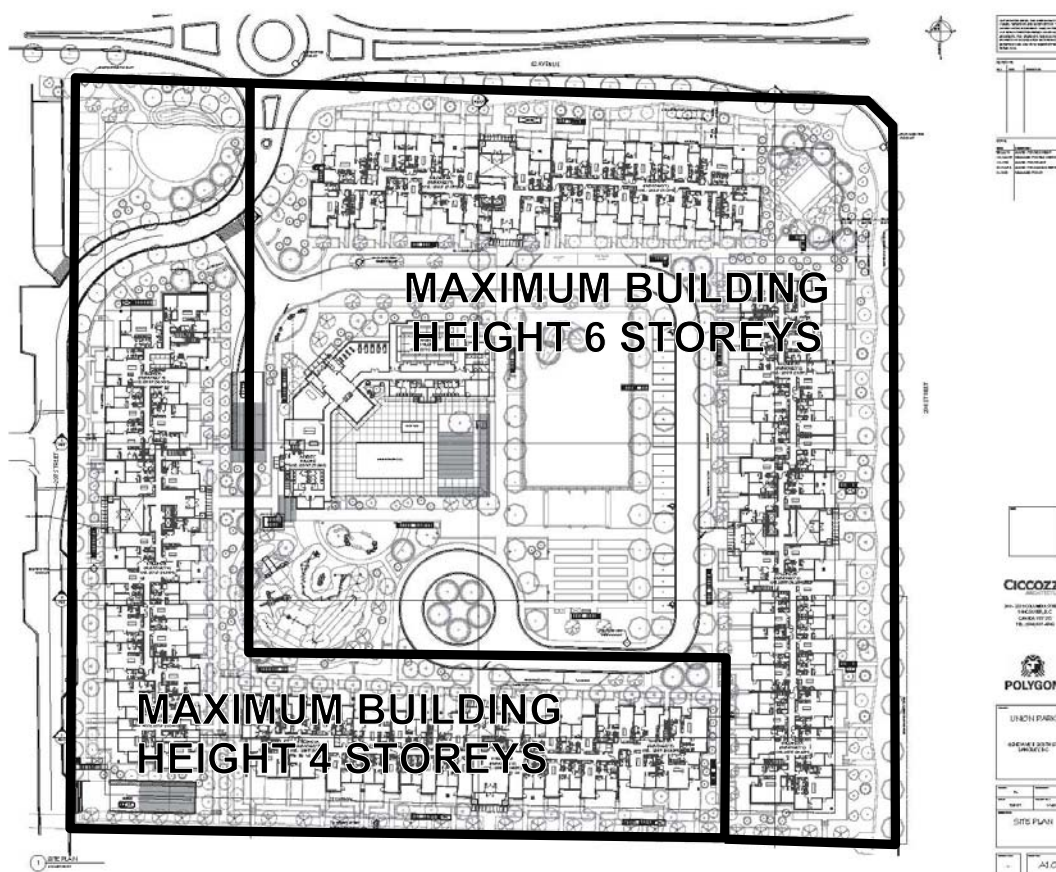
- 1023.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

**Development Permit Requirements**

- 1023.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

1023.11 **Overall Development Plan**

Development in this zone shall conform substantially with Drawing A1.0 prepared by Ciccozzi Architecture dated August 10, 2018 as shown below:



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

North Half Lot 2 Block 1 Section 26 Township 8 New Westminster District Plan 1094,

Lot 1 Section 26 Township 8 New Westminster District Plan 86331,

Lot 2 Section 26 Township 8 New Westminster District Plan 86331,

East Half Lot 4 Block 1 Section 26 Township 8 New Westminster District Plan 1094

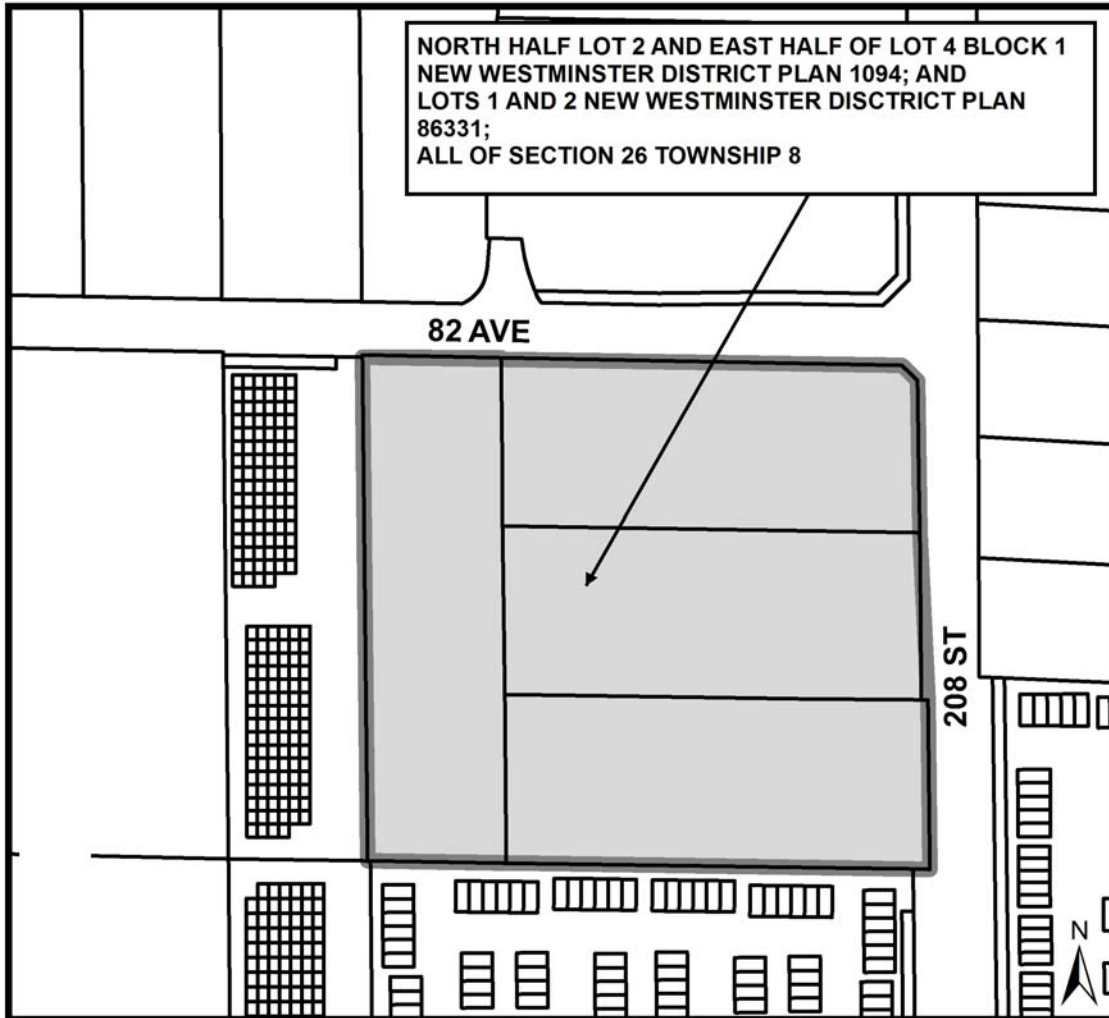
As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-123.

READ A FIRST TIME the	25	day of	June	, 2018.
READ A SECOND TIME the	25	day of	June	, 2018.
PUBLIC HEARING HELD the	09	day of	July	, 2018.
READ A THIRD TIME the	17	day of	September	, 2018.
RECONSIDERED AND ADOPTED the		day of		, 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Township Clerk

# SCHEDULE 'A' BYLAW NO. 5384



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100875

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2018 to:

1. NAME: Polygon Union Park Homes Ltd.

ADDRESS: #900 1333 West Broadway  
Vancouver, BC V6H 4C2

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: North Half Lot 2 Block 1 Section 26 Township 8 New Westminister District Plan 1094;  
Lot 1 and 2 Section 26 Township 8 New Westminister District Plan 86331;  
East Half Lot 4 Block 1 Section 26 Township 8 New Westminister District Plan 1094.

CIVIC ADDRESS: 20712 – 82 Avenue, 8117, 8151 and 8173 – 208 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 Schedules “A” through “H”;
- b. On-site landscaping plans being in substantial compliance with Schedules “I” through “N”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township; and
- c. All signage being in compliance with Schedule “N” and the Township Sign Bylaw.

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. On-site landscaping to be secured by letter of credit at building permit stage;
  - b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
  - c. 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, to the acceptance of the Township;
  - d. 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.

DEVELOPMENT PERMIT NO. 100843  
(POLYGON UNION PARK LTD. / 20712 – 82 AVENUE AND 8117, 8151 AND 8173 – 208  
STREET)  
Page 2

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 \_\_\_\_\_, 2018.

Schedule A	Rendering
Schedule B	Site Plan
Schedule C	Building Elevations (Building 1)
Schedule D	Building Elevations (Building 2)
Schedule E	Building Elevations (Building 3)
Schedule F	Building Elevations (Building 4)
Schedule G	Building Elevations (Amenity Building)
Schedule H	Parkade Plan
Schedule I	Overall Landscape Plan
Schedule J	Landscape Planting Plan
Schedule K	Landscape Planting Plan
Schedule L	Landscape Planting Plan
Schedule M	Landscape Planting Plan
Schedule N	Landscape Elevations & Signage



## SCHEDULE A RENDERING

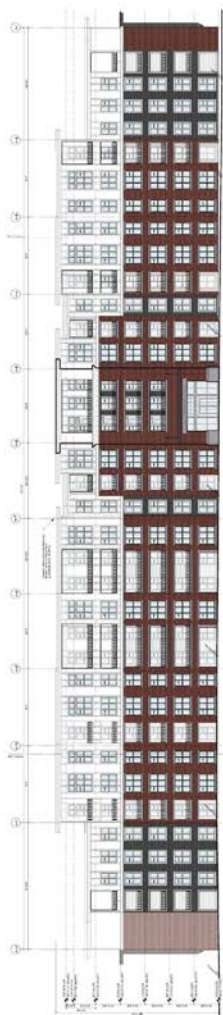


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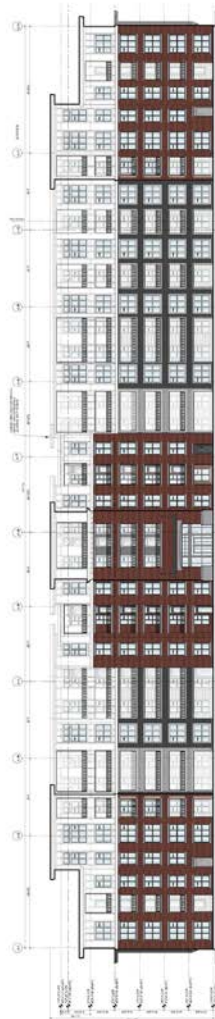
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# SCHEDULE B SITE PLAN

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE ELEVATIONS UNLESS OTHERWISE SPECIFIED.
3. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE BRITISH COLUMBIA BUILDING CODE (BCBC).
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND THE BRITISH COLUMBIA ELECTRICAL CODE (BCEC).
5. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL MECHANICAL CODE (CNMC) AND THE BRITISH COLUMBIA MECHANICAL CODE (BCMC).
6. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL PLUMBING CODE (CNPC) AND THE BRITISH COLUMBIA PLUMBING CODE (BCPC).
7. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE CODE (CNFC) AND THE BRITISH COLUMBIA FIRE CODE (BCFC).
8. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SAFETY CODE (CNSC) AND THE BRITISH COLUMBIA SAFETY CODE (BCSC).
9. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ENVIRONMENTAL CODE (CNEC) AND THE BRITISH COLUMBIA ENVIRONMENTAL CODE (BCEC).
10. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ACCESSIBILITY CODE (CNAC) AND THE BRITISH COLUMBIA ACCESSIBILITY CODE (BCAC).



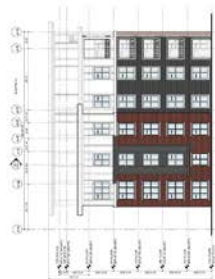
1 BUILDING A - NORTH-SOUTH ELEVATION



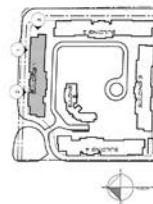
2 BUILDING A - SOUTH-SOUTH ELEVATION



3 BUILDING A - WEST SIDE ELEVATION



4 BUILDING A - EAST SIDE ELEVATION



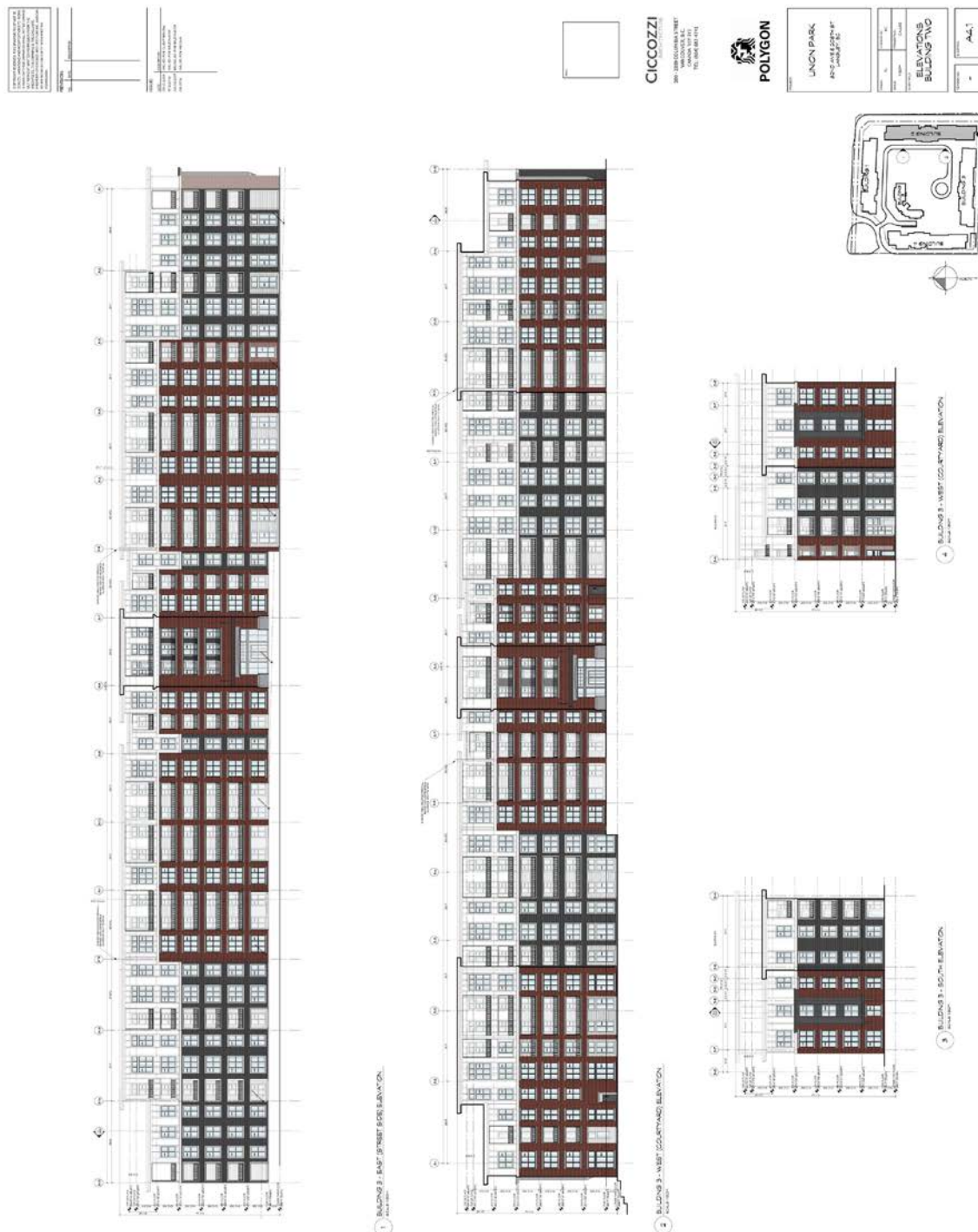
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POLYGON
UNION PARK 100-1111-1111 100-1111-1111 100-1111-1111
BUILDING ONE
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ALD

## SCHEDULE C BUILDING ELEVATIONS (BUILDING 1)

# SCHEDULE D BUILDING ELEVATIONS (BUILDING 2)



REVISION	DATE	DESCRIPTION
1	01/15/2021	ISSUED FOR PERMIT
2	01/15/2021	ISSUED FOR PERMIT
3	01/15/2021	ISSUED FOR PERMIT
4	01/15/2021	ISSUED FOR PERMIT
5	01/15/2021	ISSUED FOR PERMIT
6	01/15/2021	ISSUED FOR PERMIT
7	01/15/2021	ISSUED FOR PERMIT
8	01/15/2021	ISSUED FOR PERMIT
9	01/15/2021	ISSUED FOR PERMIT
10	01/15/2021	ISSUED FOR PERMIT



2 BUILDING 2 - NORTH (COURTWARD) ELEVATION  
PERMIT



3 BUILDING 3 - WEST ELEVATION  
PERMIT



4 BUILDING 4 - EAST ELEVATION  
PERMIT



CICCOZZI  
ARCHITECTS  
300 JEFFERSON STREET  
TOWNSHIP OF LANGLEY  
V3V 3K1  
TEL: 779-1111



POLYGON  
UNION PARK  
AND INTEREST IN  
LAND 87-11  
A4.2

# SCHEDULE E BUILDING ELEVATIONS (BUILDING 3)

## SCHEDULE F BUILDING ELEVATIONS (BUILDING 4)



CICCOZZI

1-800-231-0800 570017  
VINCOLENA, S.R.L.  
CANADA 570 371  
TEL: 304 007-4762



**POLYGON**



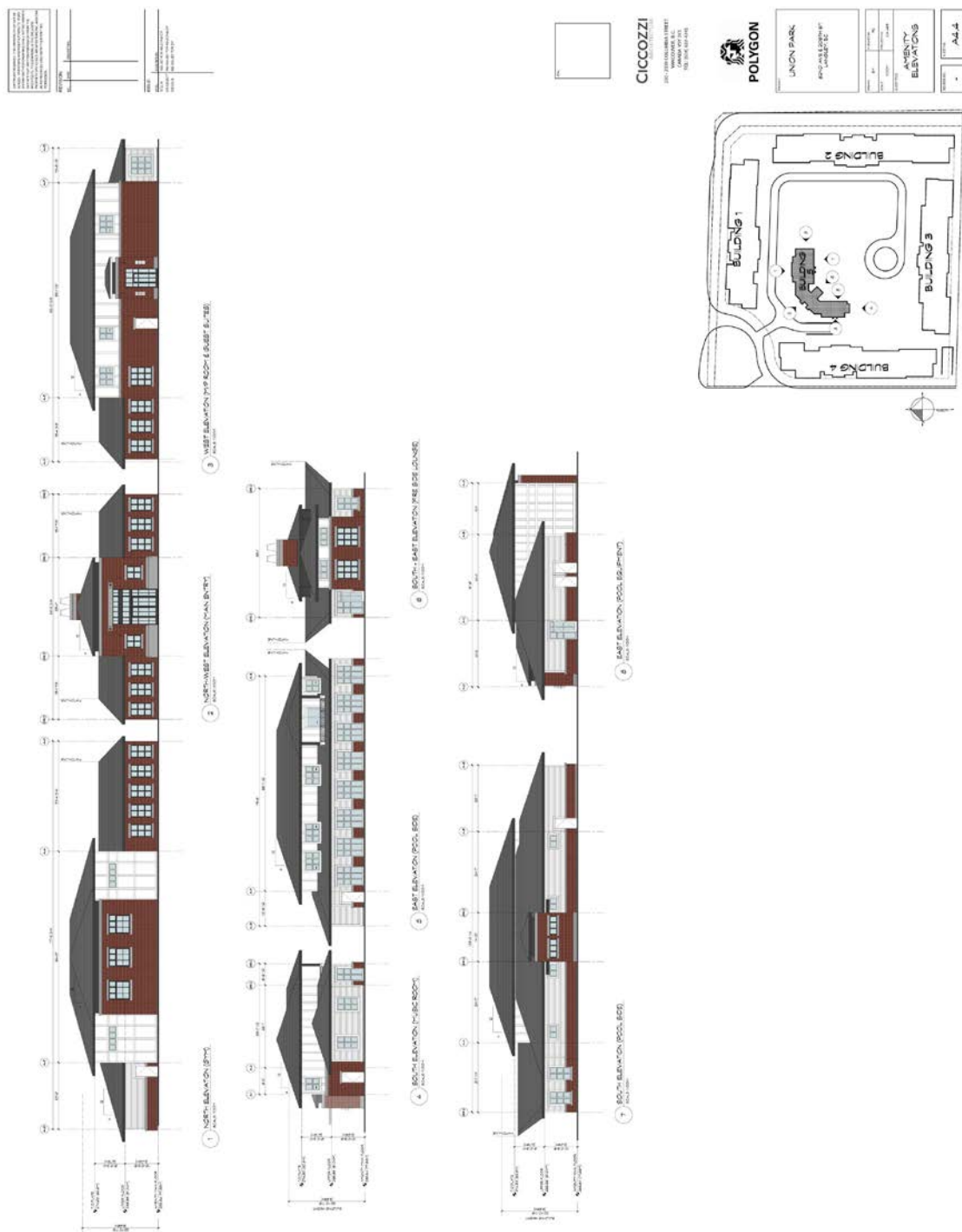
BUILDING 4 - SOUTH ELEVATION



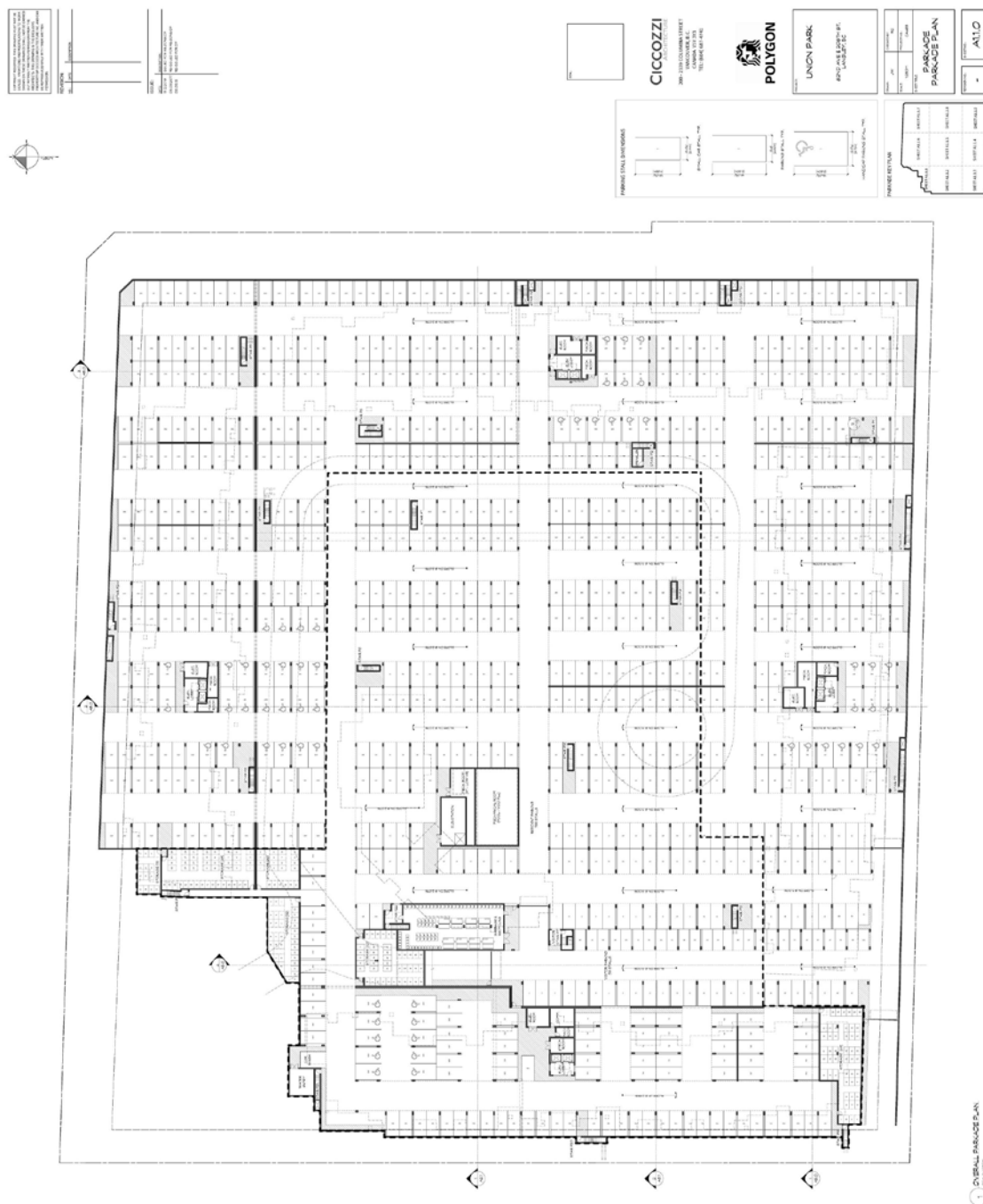
BUILDING 6 - NORTH ELEVATION

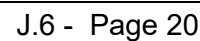


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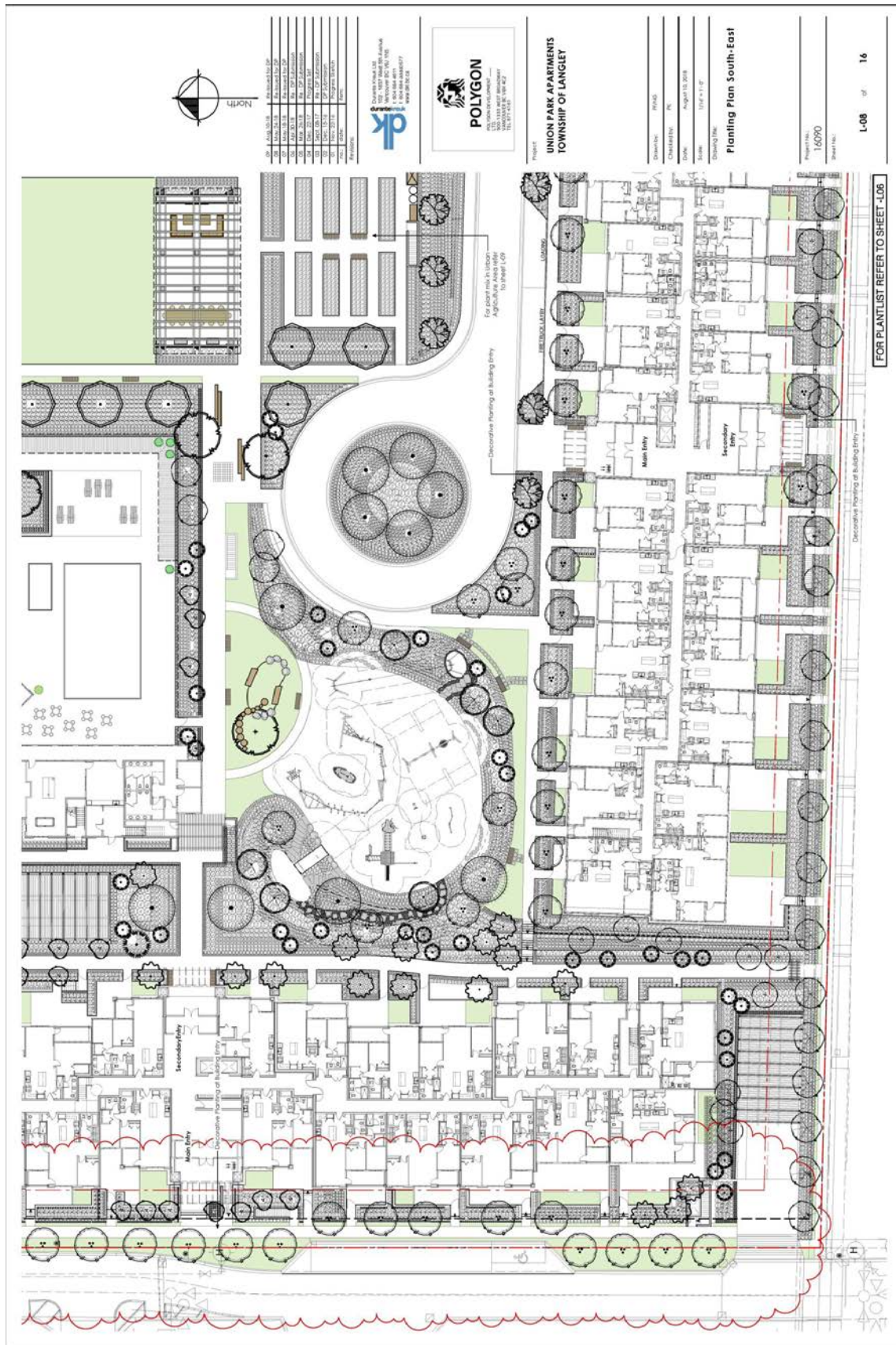








# SCHEDULE K LANDSCAPE PLANTING PLAN



# SCHEDULE L LANDSCAPE PLANTING PLAN



# SCHEDULE M LANDSCAPE PLANTING PLAN



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**From:** Colin Moore  
**Sent:** Wednesday, September 26, 2018 9:03 AM  
**To:** CD Agenda Bylaw  
**Cc:** George Epp  
**Subject:** Item for October 1, 2018 Council meeting agenda Bylaw Nos. 5383 & 5384 (Polygon Union Park Homes Ltd.)

1. Please place Bylaw # 5383 and 5384 (Polygon Union Park Homes Ltd.) on the Council agenda of October 1, 2018 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of June 25, 2018 attached to the Bylaws have been secured by registration of a restrictive covenant prohibiting development of the lands and building on the lands until such time as the development prerequisites have been satisfied.
3. The Public Hearing for the Bylaws was held on July 9, 2018 with 3<sup>rd</sup> reading given on September 17, 2018.
4. Also, please place accompanying Development Permit No. 100875 on the same agenda for issuance by Council.

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**Colin Moore | MCIP RPP, Planner**

Community Development Division | Township of Langley

20338 – 65 Avenue, Langley, BC, V2Y 3J1

[cmoore@tol.ca](mailto:cmoore@tol.ca)

tel: 604.532.7547