

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (YORKSON MEDICAL LTD.) BYLAW 2019 NO. 5447**

EXPLANATORY NOTE

Bylaw 2019 No. 5447 rezones property located in the 7900 block of 206 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-89 to permit development of a four storey mixed used building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (YORKSON MEDICAL LTD.) BYLAW 2019 NO. 5447

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 (Yorkson Medical Ltd.) Bylaw 2019 No. 5447”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:

- (1) Adding to the end of the table in Section 989.12 the following as the final row of the table:

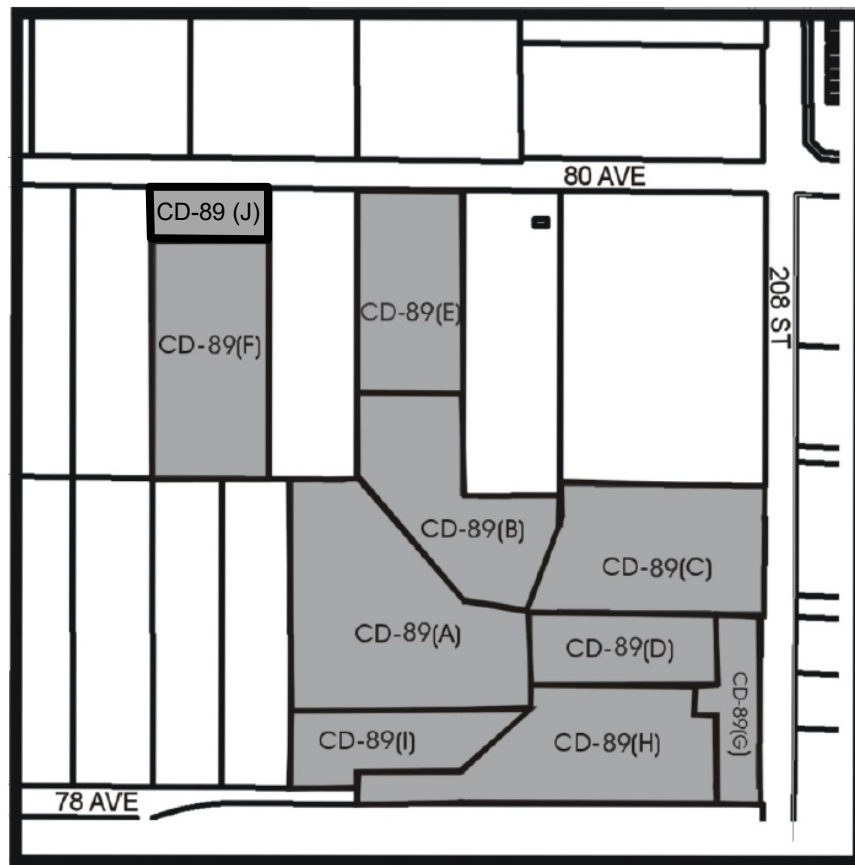
Sub-Zone	Uses	Commercial Density (Gross Floor Area)	Residential Density (Units per Acre)	Height (Storeys)
CD-(J)	<i>Apartments</i> ⁽¹⁾ <i>Seniors' housing</i> ⁽¹⁾ <i>Commercial uses</i> ⁽²⁾ <i>Accessory uses</i>	Minimum: 700 m ²	Low – rise: 40 – 80 upa	4 ⁽³⁾ or fewer

⁽¹⁾ *Residential uses* are not permitted to occupy the ground floor of a *building*.

⁽²⁾ *Commercial uses* are required to occupy the full ground floor of a *building*.

⁽³⁾ Plus a rooftop *amenity area*.

- (2) Replacing the Sub-Zone Area map in Section 989.13 with the following:



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

Lot 1 Section 23 Township 8 New Westminster District Plan BCP46141

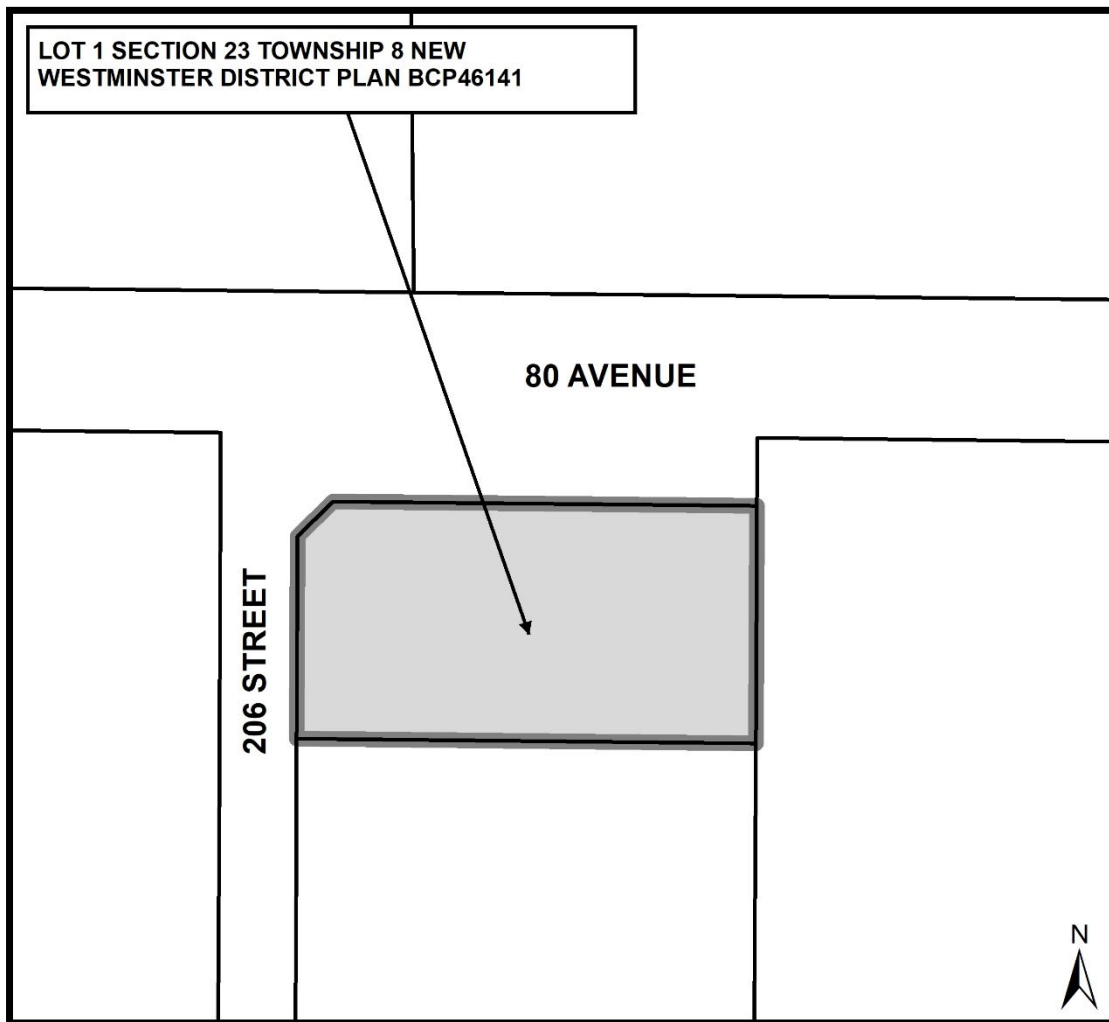
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-89.

READ A FIRST TIME the	25	day of	February	, 2019
READ A SECOND TIME the	25	day of	February	, 2019
PUBLIC HEARING HELD the	11	day of	March	, 2019
READ A THIRD TIME the	01	day of	April	, 2019
ADOPTED the		day of		, 2021

Mayor

Township Clerk

SCHEDULE 'A' BYLAW NO. 5447



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101014

This Permit is issued this _____ day of _____, 2019 to:

1. Name: Yorkson Medical Ltd.

Address: 304 – 15292 Croydon Drive
Surrey, BC V3S 0Z5

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 1 Section 23 Township 8 New Westminster District Plan
BCP46141

CIVIC ADDRESS: 7900 Block of 206 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. Landscape plans being in substantial compliance with Schedules “I” through “L”, and in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), 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 “A”, “C” through “F” and “H”, and the Township’s Sign Bylaw,
- d. All refuse areas to be located in the building and fully screened in substantial compliance with Schedule “B”;
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedules “F” and “J”.

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. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. 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 to the acceptance of the Township;
- 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the Tree Management Plan is in place.

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.

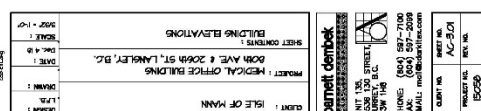
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	North and South Building Elevations
SCHEDULE D	East and West Building Elevations
SCHEDULE E	Coloured North and South Building Elevations
SCHEDULE F	Coloured East and West Building Elevations
SCHEDULE G	Colours and Materials
SCHEDULE H	Signage
SCHEDULE I	Landscape Plan
SCHEDULE J	Rooftop Amenity Area Plan
SCHEDULE K	Water Feature Detail
SCHEDULE L	Landscape Building Elevations

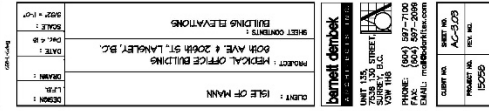


SCHEDULE A RENDERING



[illegible]

1.7



SCHEDULE F

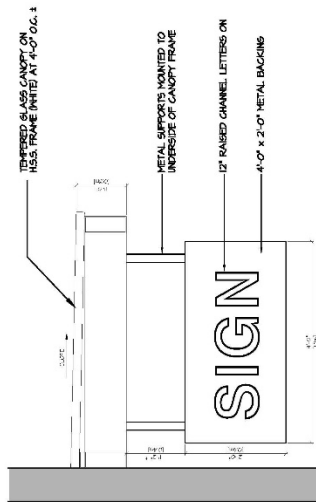
COLOURED EAST AND WEST BUILDING ELEVATIONS

[illegible]

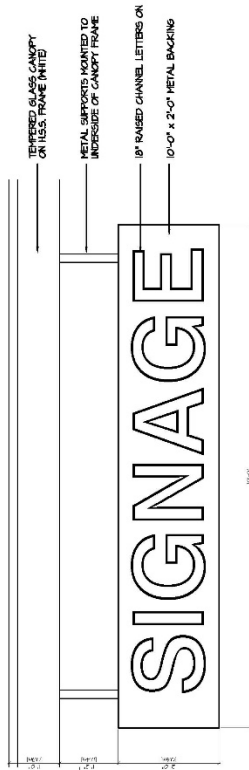


SCHEDULE G COLOURS AND MATERIALS

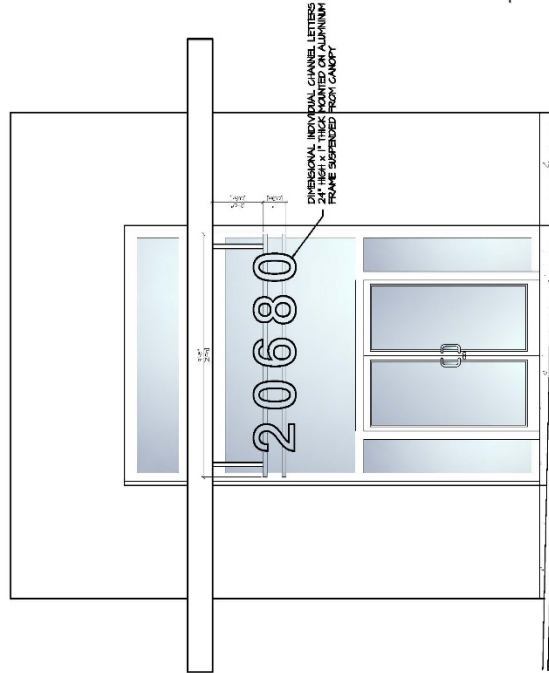
SCHEDULE H SIGNAGE



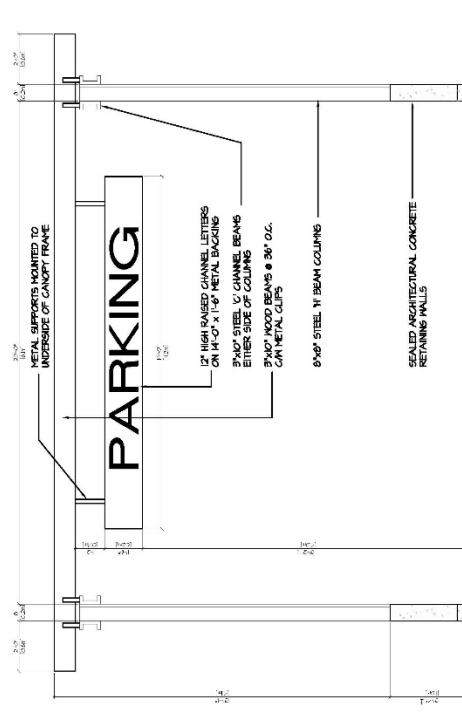
UNDER CANOPY BLADE SIGNAGE & CANOPY
SCALE: 1" = 1'-0"



UNDER CANOPY SIGNAGE
SCALE: 1" = 1'-0"



ADDRESS SIGNAGE AT 80 AVENUE
SCALE: 10" = 1'-0"





PARKING GARAGE ENTRANCE

REFER TO LANDSCAPE
PLANS FOR MONUMENT
SIGNAGE AT 206 ST.

[illegible]

DESIGN :	DATE :	SCALE :	W.T.A.
DRAWN :	REV. & ID		

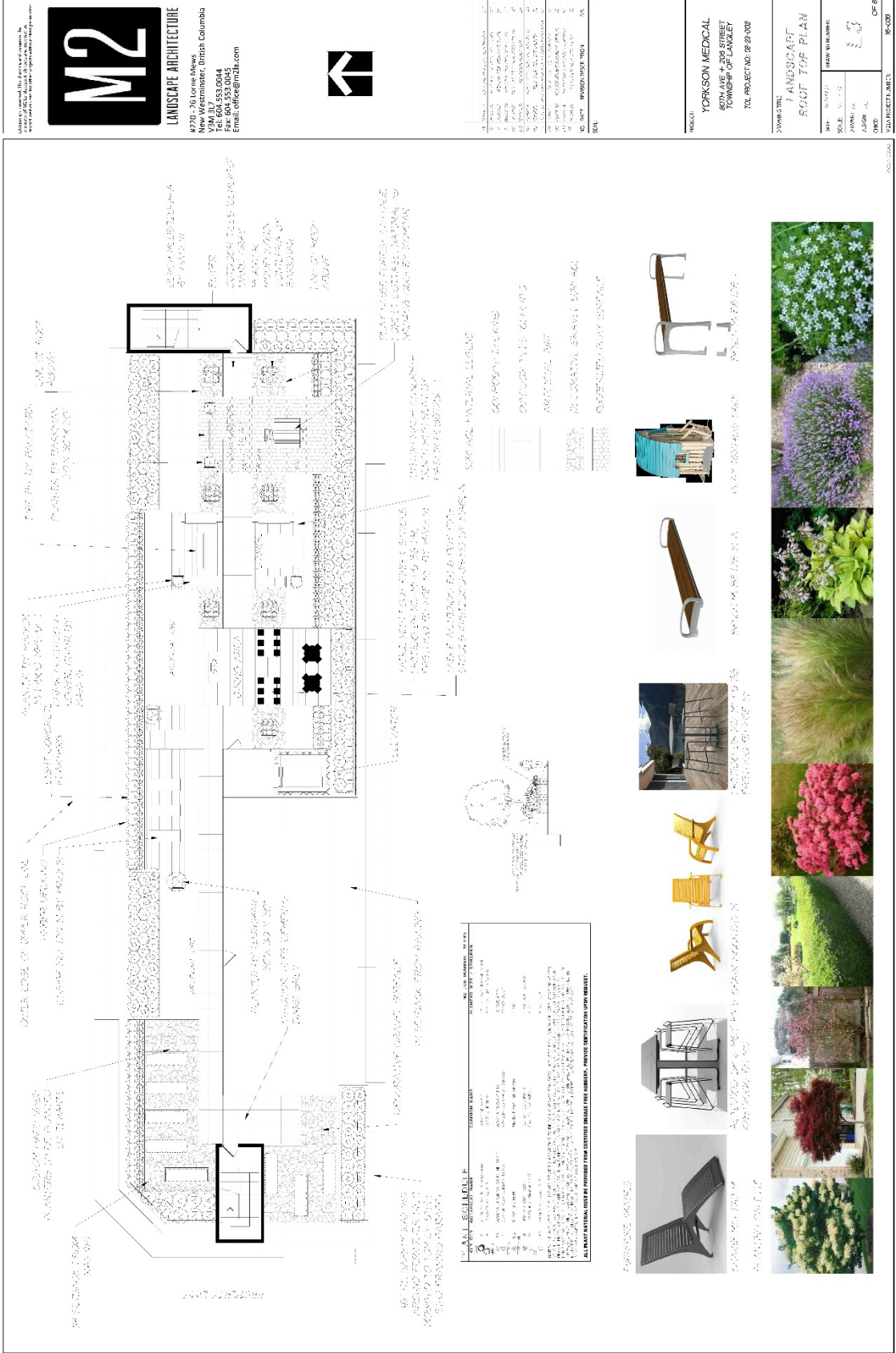
FINISHING DETAILS	CLIENT : ISLE OF MAN
SHEET CONTENTS :	PRODUCT : MEDICAL OFFICE BUILDING
	BOB AVE. & 206TH ST., LANGLEY, B.C.

 barnett dambak		UNIT 136, 7539 130 STREET, SURREY, B.C. V3W 1H9	PHONE: (604) 597-7100 FAX: (604) 597-2098 E-MAIL: mail@barnett.com	SHEET NO. AC-3.05
		CLIENT NO.	PROJECT NO. 15050	REV. NO.

SCHEDULE J ROOFTOP AMENITY AREA PLAN



I.7





M2
LANDSCAPE ARCHITECTURE
 #230 - 365 Jones Street
 New Westminster, British Columbia
 V3M 3J2
 Tel: 604.553.0944
 Fax: 604.553.0945
 Email: office@m2la.com

PROJECT:
 YORKSON MEDICAL
 8011 AVE + 208 STREET
 TOWNSHIP OF LANGLEY
 TEL: PROJECT NO. 08-20-020

DRAWING NO.:
 LANDSCAPE
 ELEVATIONS
 SHEET 1 OF 2

DATE: 08-20-020
SCALE: 1/8" = 1'-0"
DESIGNER: M2
CLIENT: YORKSON MEDICAL
PROJECT NUMBER: 08-20-020

SCHEDULE L LANDSCAPE BUILDING ELEVATIONS

From: Teresa Hanson
Sent: Wednesday, March 03, 2021 11:11 AM
To: CD Agenda Bylaw
Cc: Avril Woodend; Dave Anderson
Subject: Item for MARCH 8, 2021 Council meeting agenda Bylaw No 5447 (YORKSON MEDICAL LTD.)

1. Please place Bylaw # 5447 (Yorkson Medical Ltd.) on the Council agenda of March 8, 2021 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of February 25, 2019 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaw was held on March 11, 2019 with third reading given on April 1, 2019.
4. 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. Resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place.
5. Also, please place accompanying Development Permit No. 101014 on the same agenda for issuance by Council.