



Legislation Details (With Text)

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Type: Report **Status:** Public Hearing
File created: 6/27/2018 **In control:** Township Council
On agenda: 7/9/2018 **Final action:**
Title: Official Community Plan Amendment and
Rezoning Application No. 100144
Development Permit Application No. 100875
(Polygon Union Park Homes Ltd. / 20712 - 82 Avenue and
8117, 8151 and 8173 - 208 Street)
Bylaw No. 5383
Bylaw No. 5384
Report 18-87
File CD 08-26-0135

Sponsors:

Indexes:

Code sections:

Attachments: 1. C.5 cd Polygon OCP RZ DP.pdf

Date	Ver.	Action By	Action	Result
7/9/2018	1	Township Council		

Official Community Plan Amendment and

Rezoning Application No. 100144

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8117, 8151 and 8173 - 208 Street)

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Bylaw No. 5384

Report 18-87

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“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”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Polygon Union Park Homes Ltd.) 2018 Bylaw No. 5384”

Explanation - Bylaw No. 5383

Bylaw 2018 No. 5383 amends the Willoughby Community Plan and the Yorkson Neighbourhood Plan to allow development of a

six (6) storey apartment development on lands located at
20712 - 82 Avenue, 8117, 8151 and 8173 - 208 Street.

Explanation - Bylaw No. 5384

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 589 apartment units in four (4) six (6) storey buildings.

Development Permit No. 100875

Running concurrently with this Bylaw is Development Permit

No. 100875 (Polygon Union Park Homes Ltd. / 20712 - 82 Avenue and 8117, 8151 and 8173 - 208 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "M";
- b. On-site landscaping plans being in substantial compliance with Schedules "N" through "R", 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 "S" 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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.