



Legislation Text

File #: O18-1690, **Version:** 1

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 18-135

File CD 08-26-0135

That Council give final reading to “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 an 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 497 apartment units in two (2) four (4) storey buildings and two (2) six (6) storey buildings.

Development Permit No. 100875

That Council authorize issuance of 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 “H”; and
- 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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk’s Note: 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. The Public Hearing for the

Bylaws was held on July 9, 2018 with third reading given on

September 17, 2018.