



REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 15, 2025 - REGULAR MEETING	REPORT:	25-146
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-14-0232
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100302 (1219893 BC LTD. / CRE8 ARCHITECTURE LTD. / 7100 AND 7126 - 206 STREET AND 7119 AND 7143 – 207 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone a 1.3 ha (3.4 ac) portion of a land assembly located at 7100 and 7126 - 206 Street and 7119 and 7143 - 207 Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 83 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6154 and 6155 subject to 11 development prerequisites being satisfied prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Northwest Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1219893 BC Ltd.) Bylaw No. 6154 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1219893 BC Ltd.) Bylaw No. 6155 rezoning a portion of a 1.5 ha (3.8 ac) land assembly located at 7100 and 7126 - 206 Street and 7119 and 7143 - 207 Street to Comprehensive Development Zone CD- 215 to facilitate development of approximately 83 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widening and necessary traffic improvements for 206 and 207 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan.
3. Provision of a final tree management plan incorporating tree retention, replacement, protection details demonstrating retention of 27 trees and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100302 (1219893 BC LTD.
 / CRE8 ARCHITECTURE LTD. / 7100 AND 7126 - 206
 STREET AND 7119 AND 7143 – 207 STREET)
 Page 2 . . .

4. Dedication and construction of an approximately 0.18 ha (0.45 ac) environmental protection and public amenity lot including detailed design to confirm retention of 15 trees in relation to streamside requirements, open space design details and security in coordination with the project to the south, as preliminarily shown on the tree management plan prepared by Klimo & Associates dated June 18, 2025 and engineering drawings prepared by Coastland Engineering & Surveying dated August 2023.
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. Registration of restrictive covenants acceptable to the Township:
 - a. restricting development until a Development Permit is issued for the site and requiring the units fronting 206 Street to be a two-storey duplex form
 - b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) is accepted by the Township
 - c. prohibiting direct vehicular access from 206 Street
 - d. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces).
7. Water Sustainability Act (WSA) Change Approval from the BC Ministry of Water, Land and Resource Stewardship.
8. Compliance with Township of Langley Official Community Plan Schedule 3 including acceptance of the streamside enhancement plans, fencing, signage and security.
9. Compliance with the Willoughby Greenway Amenity Policy and the 5% Neighbourhood Park Land Acquisition Policy.
10. As per the applicant's proposal in support of the proposed community plan amendment and rezoning application, provision of \$2,415,200 as a voluntary amenity contribution.
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1219893 BC Ltd.) Bylaw No. 6154 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6154 and 6155.

EXECUTIVE SUMMARY:

CRE8 Architecture Inc. has applied on behalf of the owners to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone a portion of a 1.5 ha

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100302 (1219893 BC LTD.
/ CRE8 ARCHITECTURE LTD. / 7100 AND 7126 - 206
STREET AND 7119 AND 7143 – 207 STREET)
Page 3 . . .

(3.8 ac) land assembly located at 7100 and 7126 - 206 Street and 7119 and 7143 - 207 Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 83 townhouse units at a density of 54 uph (22 upa), retention of 27 significant trees and dedication of 0.18 ha / 0.45 ac of land for environmental protection and public amenity.

The Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan provide for a base density in a single family form of 6 upa with the opportunity to increase the density to 15 upa provided land is dedicated or permanently secured to support retention of significant trees. To accommodate the proposed townhouse development at a density of 54 uph (22 upa) density, the applicant has applied to amend the Northeast Gordon Estate Neighbourhood Plan and the Willoughby Community Plan.

A delegated Development Permit for form and character is required prior to building permit issuance should Council elect to advance the application.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council regarding the proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6154 and Rezoning Bylaw No. 6155.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100302 (1219893 BC LTD.
/ CRE8 ARCHITECTURE LTD. / 7100 AND 7126 - 206
STREET AND 7119 AND 7143 – 207 STREET)
Page 4 . . .

REFERENCE:

Owner:	1219893 BC Ltd. 17012 - 23 Avenue Surrey, BC V3Z 9Z2
Agent:	CRE8 Architecture Ltd. 205, 6321 King George Boulevard Surrey, BC V3X 1G1
Legal Description:	Lots A and B Section 14 Township 8 New Westminster District Plan 78780 Lot 3 Section 14 Township 8 New Westminster District Plan 73202 Lot 24 Section 14 Township 8 New Westminster District Plan 37825
Location and Lot Area:	1.5 ha (3.8 ac) – total land assembly 1.3 ha (3.4 ac) – area proposed to be rezoned
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-215
Willoughby Community Plan (existing):	Residential
Willoughby Community Plan (proposed)	Multi Family
Northeast Gordon Estate Neighbourhood Plan (existing):	Residential Area A (base density 15 units per hectare / 6 units per acre up to maximum of 37.5 units per hectare / 15 units per acre subject to land dedication)
Northeast Gordon Estate Neighbourhood Plan (proposed):	Residential Area A (54 units per hectare / 22 units per acre)

BACKGROUND/HISTORY:

- The subject application involves an assembly of four (4) suburban residential properties with a total area of 1.5 ha (3.8 ac).
- The Northeast Gordon Estate Neighbourhood Plan identifies significant tree areas on the land use concept with associated density bonus policies to support tree retention.
- The subject site is designated “Residential Area A” on Maps 1 and 3 of Northeast Gordon Estate Neighbourhood Plan. The designation has a base density 15 UPH (6 UPA). A bonus density up to a maximum 37 UPH (15 UPA) is permitted depending on the amount of land dedicated or permanently secured for environmental protection or public amenity as indicated in Section 3.1.4 of the Willoughby Community Plan. To achieve the maximum permitted density of 37 UPH(15 UPA), 36% of the land is required to be dedicated for tree protection.

- Staff note that two applications to the south (ToL Projects No. 08-14-0201 and 08-14-187) propose Neighbourhood Plan amendments to accommodate townhouse developments at a density of approximately 22 UPA.

DISCUSSION/ANALYSIS:

- The applicant has applied to amend the Northeast Gordon Estate Neighbourhood Plan on a site specific basis to allow 54 UPH / 22 UPA density in a townhouse form within the “Residential Area A” land use designation to facilitate development of approximately 83 townhouse units.
- The application also includes amendments to the Willoughby Community Plan to change the land use to “Multi Family” from “Residential” and to remove the site from the “Residential Bonus Density 2” area. The applicant is proposing to dedicate 12% of the lands and accommodate a townhouse land use form at a maximum permitted density of 55 UPH (22 UPA).
- The development proposal includes:
 - o retention of 27 trees
 - o a 0.18 ha / 0.45 ac environmental protection and public amenity dedication along the south property line consisting of open space (0.12 ha (0.29 ac)) and SPEA area (0.06 ha (0.16 ac)). 15 trees are proposed for retention in the dedicated area
 - o retention of 12 trees in the amenity space on the development site
- The arborist report submitted by the applicant indicates that out of 172 significant trees located on the site, 27 significant trees are proposed for retention. Confirmation of retention of 27 trees prior to final reading requires design coordination with the SPEA offsetting channel location, site grading and the development proposal to the south.
- A yellow coded watercourse exists in the 207 Street road dedication. The application proposes reconstruction of the watercourse in keeping with the Northeast Gordon Estate Neighbourhood Plan road standards and construction of offsetting features in the proposed environmental protection area. The applicant is utilizing the Streamside Protection and Enhancement Area (SPEA) “flex” provision of OCP Schedule 3. Confirmation of detailed design and Water Sustainability Act approval are required.

Adjacent Uses:

	Existing Use:	Northeast Gordon Estate NP Designation:	Existing Zoning:
North:	Suburban residential lots under ToL Project No. 08-14-0227 (11 single family lots)	Single Family (6 UPA)	Suburban Residential Zone SR-2
South:	Suburban residential lots under ToL Project No. 08-14-0201 (143 townhouse units)	Residential Area A	Suburban Residential Zone SR-2
East:	207 Street, beyond which are suburban residential lots	Townhouse (12 UPA)	Suburban Residential Zone SR-2

West:	206 Street, beyond which are single family lots	Single Family (6 UPA)	Compact Residential R-CL(B) Zone
--------------	---	-----------------------	----------------------------------

Community / Neighbourhood Plan Amendments:

- Bylaw No. 6154 amends the Willoughby Community Plan to change the land use to “Multi Family” from “Residential” and to remove the site from the “Residential Bonus Density 2” area.
- Bylaw No. 6154 amends the Northeast Gordon Estate NP on a site specific basis to allow 54 UPH / 22 UPA in a townhouse form to facilitate development of approximately 83 townhouse units.
- To support the proposed plan amendment, the applicant is retaining 27 trees on site (15 in a dedicated environmental protection and public amenity lot) and proposing a \$2,095,200 voluntary community amenity contribution.

Zoning Amendment:

- Bylaw No. 6155 rezones a portion of a 1.5 ha (3.8 ac) land assembly located at 7100 and 7126 - 206 Street and 7119 and 7143 - 207 Street to Comprehensive Development Zone CD-215.
- Comprehensive Development Zone CD-215 permits townhouses with a density of up to up to 54 UPH (22 UPA) consistent with the Townhouse Northeast Gordon Estate Neighbourhood Plan land use designation.

Development Permits:

- The subject site is located in Development Permit Area ‘B’ – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated applications are being processed concurrently for consideration by a delegated staff official.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provisions of the site's proposed CD-215 zoning in terms of siting, lot coverage, height, use and density; landscaping and age-friendly amenity area requirements; tree retention, streamside protection, grading and alignment with the Development Permit Area B – Residential guidelines including implementation of 2-storey duplex form fronting 206 Street. Staff note that the site plan is conceptual and resolution of the above requirements may result in a change to the proposed number of units.

Community Amenity Contributions:

On July 7, 2025 an Interim Policy Regarding Community Amenity Contributions No. 07-170 was adopted by Council that directs staff to:

- discuss with development applicants the prospect of making amenity contributions to the Township; negotiate with development applicants on a case-by-case basis for the provision of community amenities; or allow amenity contributions either at the initiative of

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100302 (1219893 BC LTD.
 / CRE8 ARCHITECTURE LTD. / 7100 AND 7126 - 206
 STREET AND 7119 AND 7143 – 207 STREET)
 Page 7 . . .

development applicants or as a result of rezoning negotiations between the applicant and the Township.

The applicant has proposed a \$2,415,200 voluntary amenity contribution in support of the proposed community plan amendments and rezoning applications.

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
172	27	65	65	15	107

Detailed tree management and landscape plans will be provided and reviewed in conjunction with the development permit.

Policy Considerations:

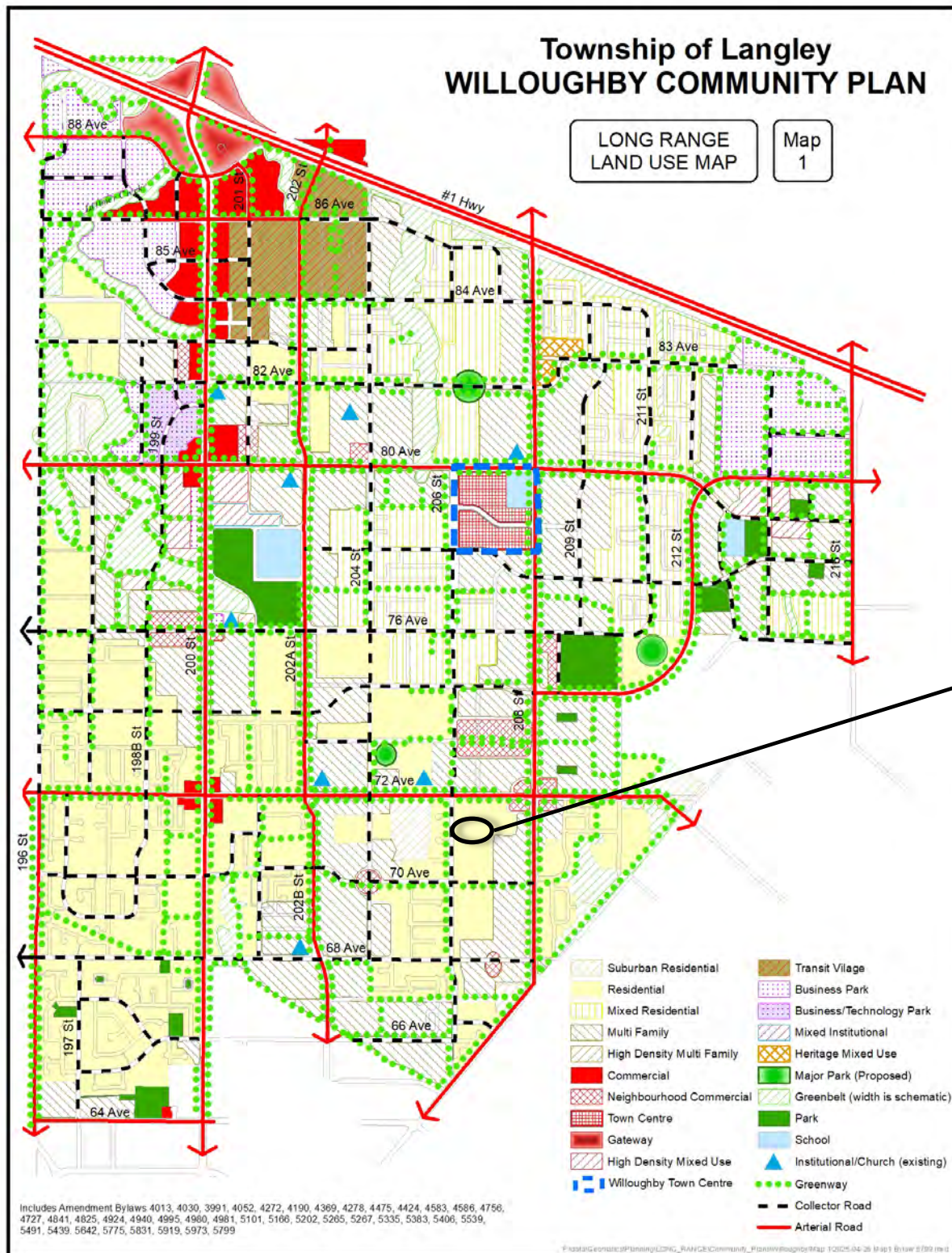
The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendments and rezoning will facilitate development of approximately 83 townhouses on the site located at 7100 and 7126 - 206 Street and 7119 and 7143 - 207 Street. Staff recommend that Council give first and second reading of Bylaws No. 6154 and 6155 (subject to 11 development prerequisites) and that staff be authorized to schedule the required Public Hearing.

Respectfully submitted,

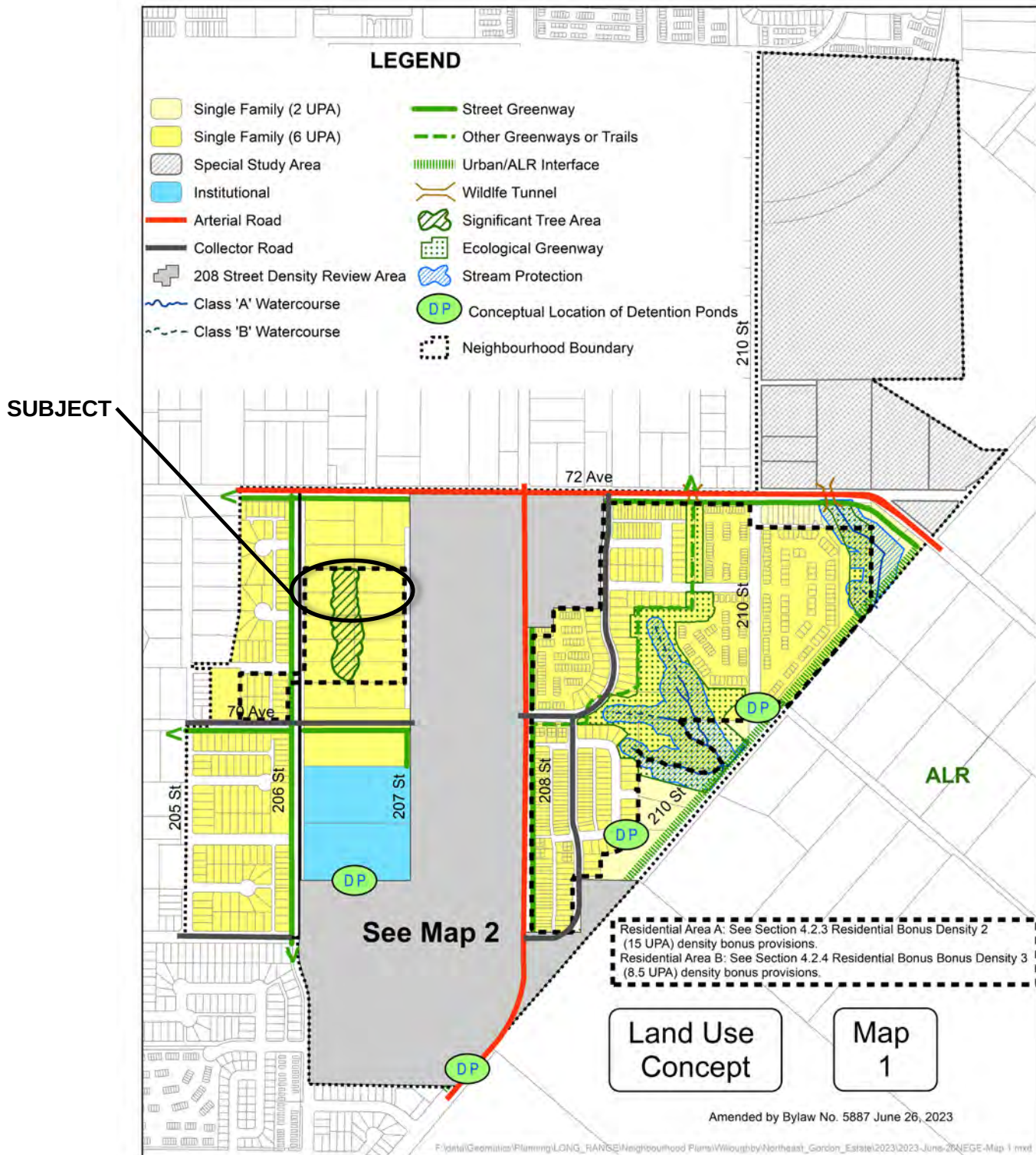
Zorica Andjelic
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

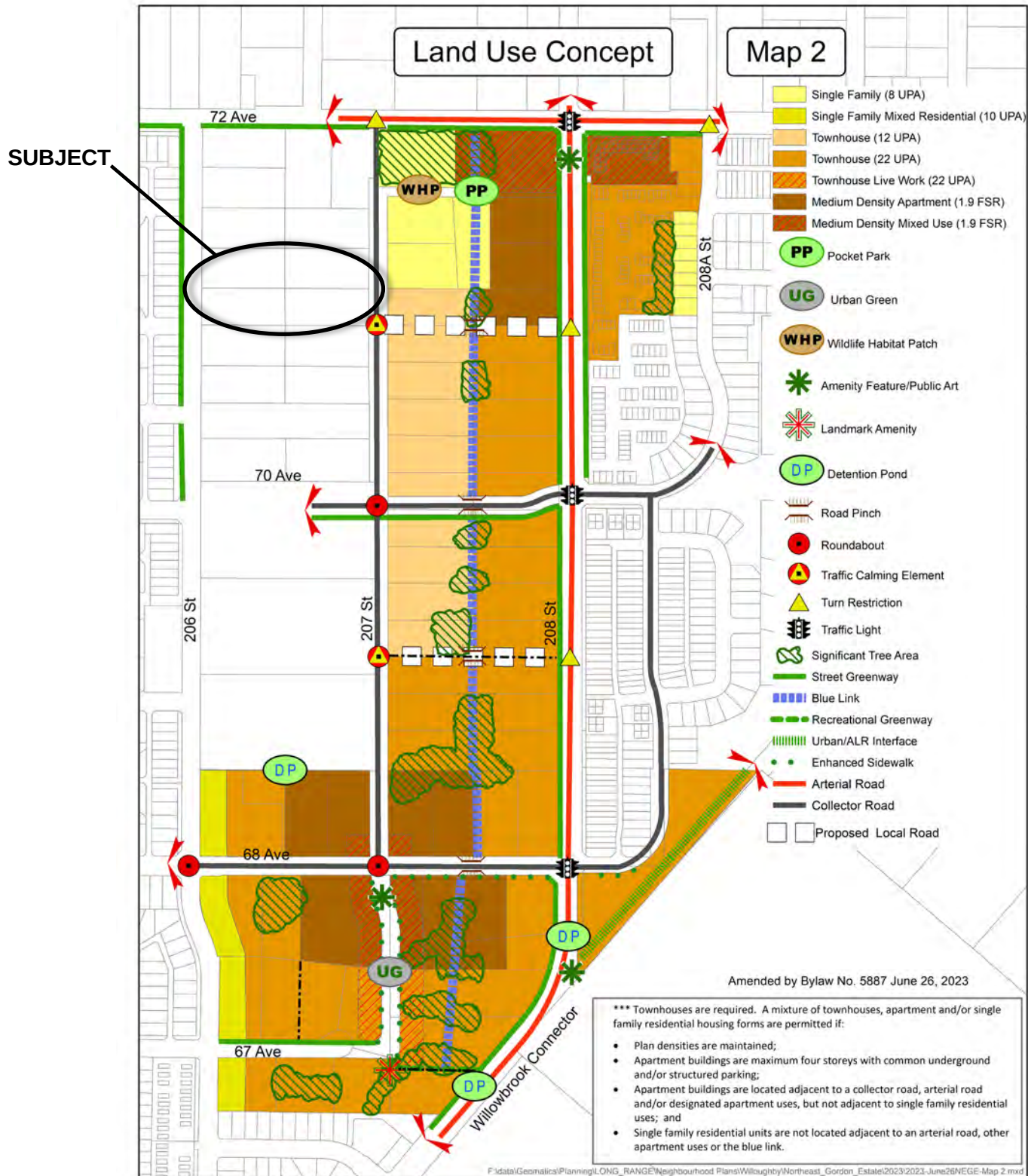
ATTACHMENT A Maps and Graphics

Map
1

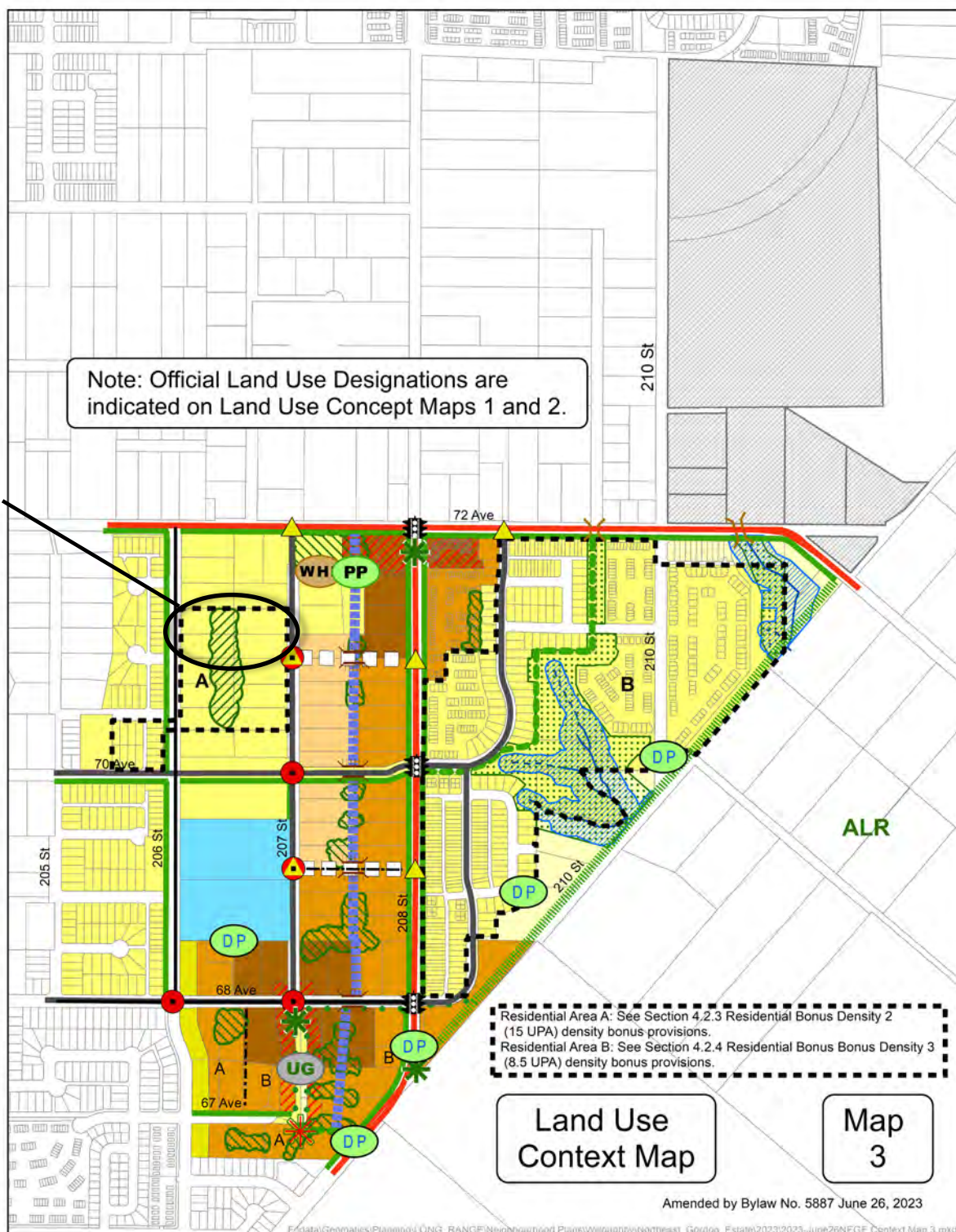


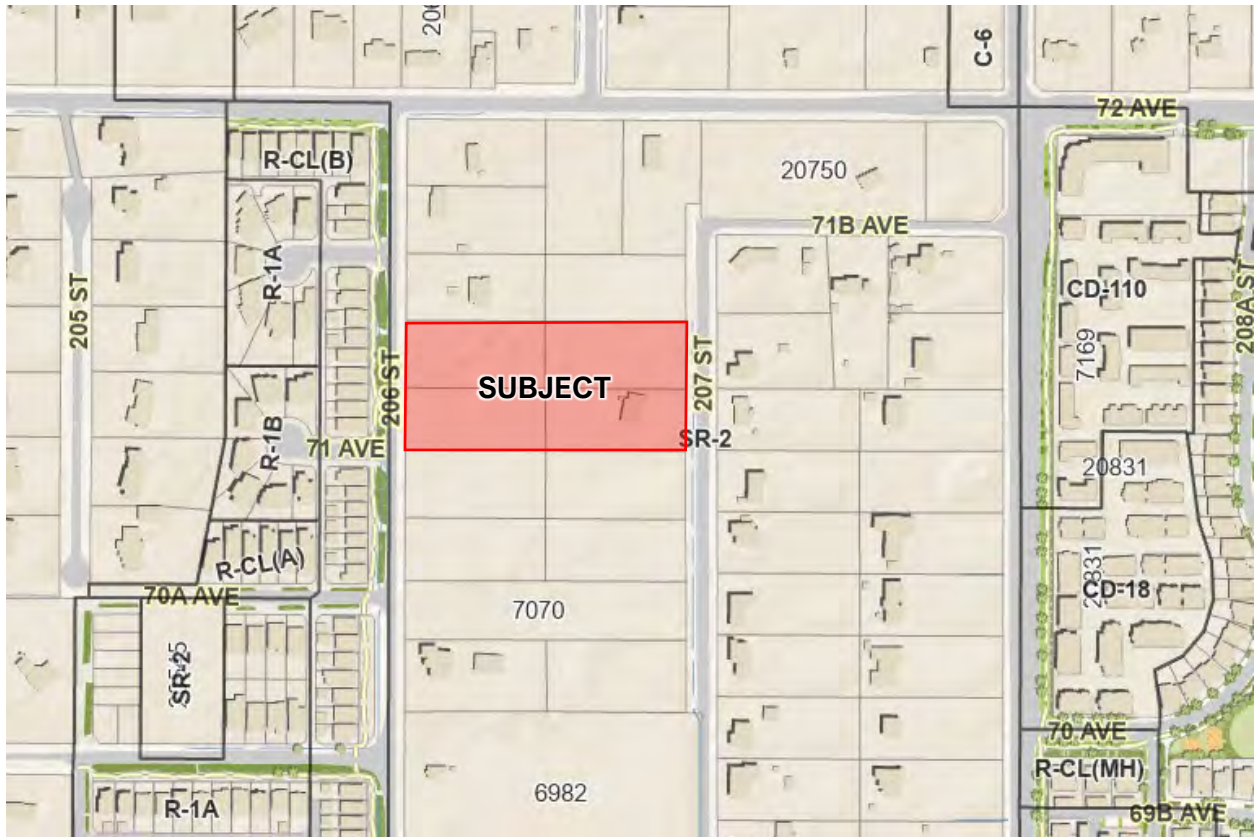
SUBJECT





SUBJECT

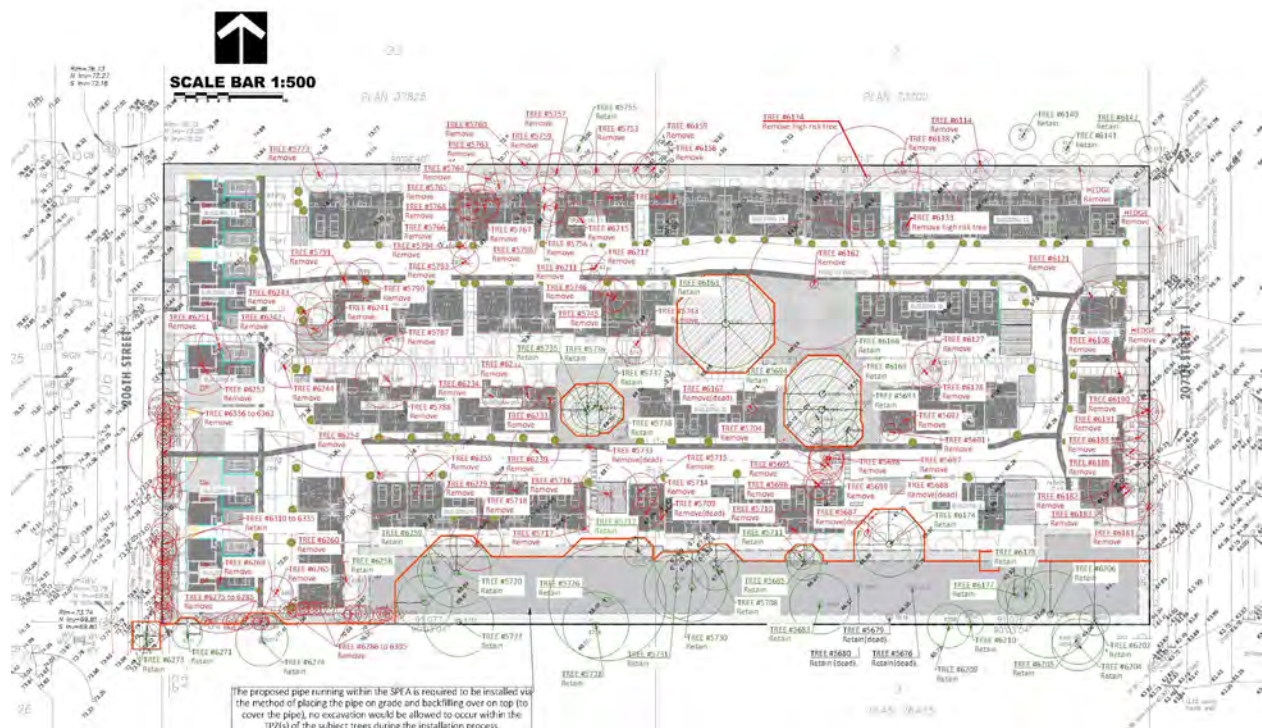




ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



PRELIMINARY TREE MANAGEMENT PLAN – SUBMITTED BY APPLICANT



PRELIMINARY ELEVATIONS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842****AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800****AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW****2005 NO. 4475 AMENDMENT (1219893 BC LTD.) BYLAW NO. 6154****EXPLANATORY NOTE**

Bylaw No. 6154 amends the Willoughby Community Plan by redesignating the properties located at 7100 and 7126 - 206 Street and 7119 and 7143 - 207 Street from Residential to Multi Family and removing the lands from the Residential Density Bonus 2 area. Bylaw No. 6154 also amends the Northeast Gordon Estate Neighbourhood Plan on a site specific basis to allow a density of 22 UPA. The amendments will facilitate development of an 83 unit townhouse development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW

2005 NO. 4475 AMENDMENT (1219893 BC LTD.) BYLAW NO. 6154

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475

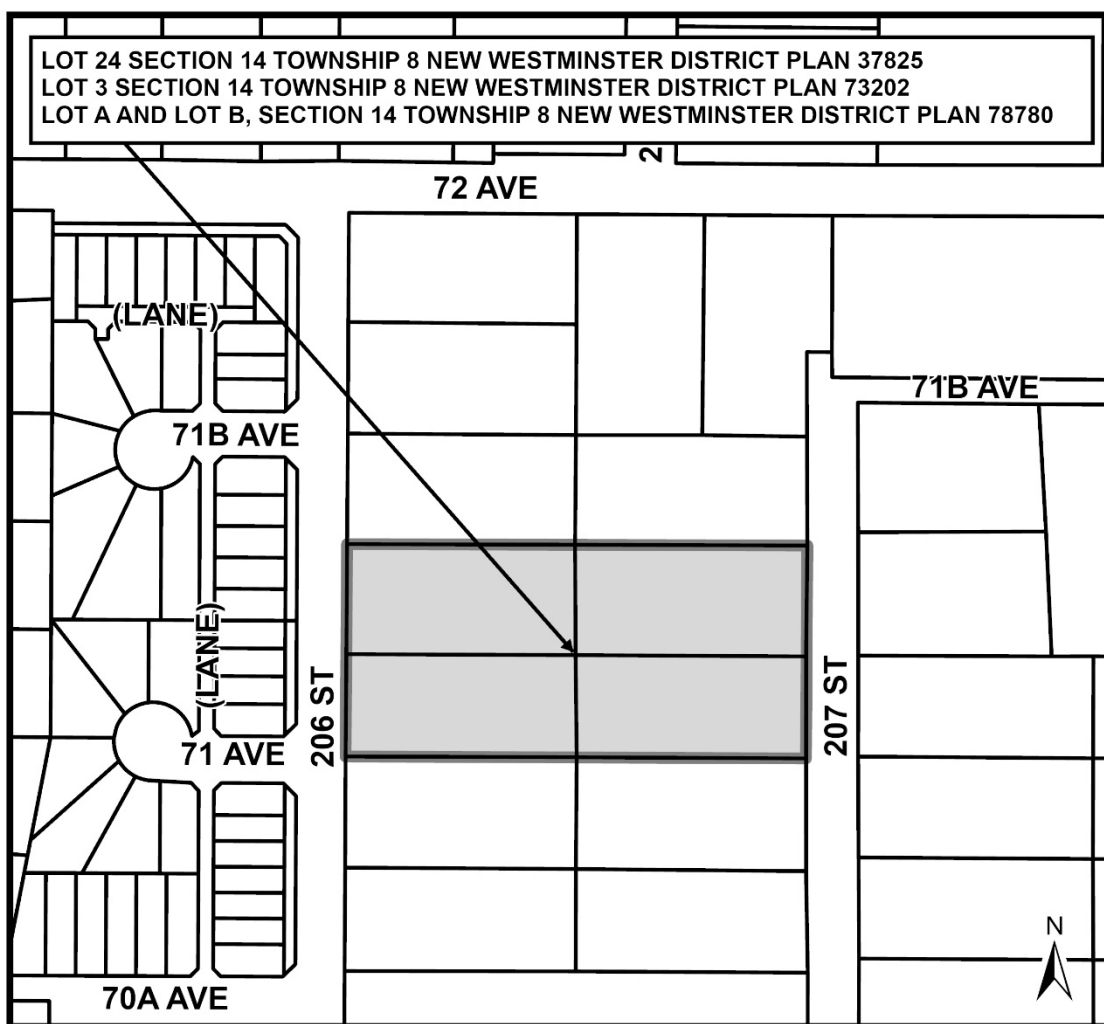
The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

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 (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1219893 BC Ltd.) Bylaw No. 6154”.
2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended by:
 - a. Amending Map 1 to redesignate lands shown in Schedule “A” to Multi Family.
 - b. Amending Map 2 to remove the Residential Bonus Density 2 designation from the lands shown in Schedule “A”.
3. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 as amended is further amended by amending Section 4.2.3. Residential Area A by inserting the following as the third paragraph:
 - a. Notwithstanding Section 3.1.4 of the Willoughby Community Plan, 22 units per acre is permitted in a townhouse form on the lands legally described as Lots A and B Section 14 Township 8 New Westminster District Plan 78780, Lot 3 Section 14 Township 8 New Westminster District Plan 73202 and Lot 24 Section 14 Township 8 New Westminster District Plan 37825 if trees within “Significant Tree Area” shown on Map 1 and Map 3 are secured and incorporated into a site plan to the acceptance of the Township.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
PUBLIC HEARING HELD the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6154



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1219893 BC LTD.) BYLAW NO. 6155

EXPLANATORY NOTE

Bylaw No. 6155 rezones a portion of 1.5 ha (3.8 ac) of land located at 7100 and 7126 - 206 Street and 7119 and 7143 - 207 Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 83 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1219893 BC LTD.) BYLAW NO. 6155**

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 (1219893 BC Ltd.) Bylaw No. 6155".
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-215" after the words "Comprehensive Development Zone CD-214"
 - b. Adding to Section 110.1 after the words "CD-214" the words "CD-215" – 1.0 ha"
 - c. Adding after Section 1114 "Comprehensive Development Zone CD-214" the following as Section 1115 "Comprehensive Development Zone CD-215"

1105 COMPREHENSIVE DEVELOPMENT ZONE CD-215

Uses Permitted

- 1105.1 In the CD-215 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) *townhouses*

Density

- 1105.2 The density permitted shall be no greater than 54 units per hectare (22 units per acre).

Lot Coverage

- 1105.3 *Buildings and structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

- 1105.4 Siting of *buildings and structures* shall be in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

- 1105.5 The *height of buildings and structures* shall not exceed three (3) *storeys*.

Parking and Loading

1105.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1105.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1105.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age-Friendly Amenity

1105.9 *Age-Friendly Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with a Development Permit.

Development Permit Requirements

1105.10 An application for a Development Permit shall be submitted and issued prior to issuance of a Building Permit.

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

Portion of Lots A and B Section 14 Township 8 New Westminster District Plan 78780
Lot 3 Section 14 Township 8 New Westminster District Plan 73202
Lot 24 Section 14 Township 8 New Westminster District Plan 37825

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-215.

READ A FIRST TIME the day of ,2025

READ A SECOND TIME the day of ,2025

READ A THIRD TIME the day of ,2025

ADOPTED the day of ,2025

Mayor

Township Clerk

SCHEDULE 'A'

BYLAW NO. 6155

