

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 15, 2025 - REGULAR MEETING	REPORT:	25-128
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-14-0187
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100291 (BMG PROJECTS (HEATH SOUTH) INC. / 6982 – 206 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 2.0 ha (5.0 ac) of land located at 6982 – 206 Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 83 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6090 and 6091 subject to eight (8) development prerequisites being satisfied prior to final reading of Bylaw No. 6091 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 Northeast 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 No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (BMG Projects (Heath South) Inc.) Bylaw No. 6090 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (BMG Projects (Heath South) Inc.) No. 6091 rezoning 2.0 ha (5.0 ac) of land located at 6982 - 206 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 and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. 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. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
 - d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces).
6. Compliance with the Willoughby Greenway Amenity Policy and the 5% Neighbourhood Park Land Acquisition Policy.
 7. As per the applicant's proposal in support of the proposed community plan amendment and rezoning application, provision of \$2,095,200 as a voluntary amenity contribution.
 8. 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 No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (BMG Projects (Heath South Inc.)) Bylaw No. 6090 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. 6090 and 6091.

That Council abandon Township of Langley Bylaw 1987 No. 2500 Amendment (Hauser) Bylaw No. 5785.

EXECUTIVE SUMMARY:

Focus Architecture Inc. has applied on behalf of the owners to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 2.0 ha (5.0 ac) of land located at 6982 - 206 Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 83 townhouses with a total density of 41.5 UPH / 16.6 UPA.

To accommodate the proposed townhouse development, the applicant has applied to amend the Northeast Gordon Estate Neighbourhood Plan to redesignate the subject site from Single Family (6 UPA) to Townhouse (22 UPA). The Willoughby Community Plan is also proposed to be amended from Residential to Multi Family to align with the proposed Northeast Gordon Estate Neighbourhood Plan amendment.

On June 13, 2022, Council gave third reading to Rezoning Bylaw No. 5785 to facilitate development of 30 single family lots on the subject site. The applicant indicates,

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(HEATH SOUTH) INC. / 6982 – 206 STREET)
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“the change to townhouse will increase the housing stock in the area and provide more affordable housing options than a single family development”.

Accordingly, the previous rezoning bylaw is proposed to be abandoned.

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 with respect to proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6090 and Rezoning Bylaw No. 6091.

REFERENCE:

Owner:	BMG Projects (Heath South) Inc. 201, 204 Cayer Street Coquitlam, BC V3K 5B1
Agent:	Focus Architecture Inc. 310, 1848 McCallum Road Abbotsford, BC V2S 0H9
Legal Description:	Lot 4 Section 14 Township 8 New Westminster District Plan 6351
Location	6982 - 206 Street
Lot Area:	2.0 ha (5 ac)
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):	Single Family (6 UPA)
Northeast Gordon Estate Neighbourhood Plan (proposed):	Townhouse (22 UPA)

BACKGROUND/HISTORY:

- The subject site is currently zoned Suburban Residential Zone SR-2 and designated Single Family (6 UPA) in the Northeast Gordon Estate Neighbourhood Plan.
- In 2022, Council granted third reading to a rezoning application for the subject site to facilitate the development of 30 single family lots at density of 6 UPA.
- The proponent indicates, *“the change to townhouse will increase the housing stock in the area and provide more affordable housing options than a single family development”*. As a result, the new application includes an amendment to Northeast Gordon Estate Neighbourhood Plan to increase the maximum permitted density and housing form to accommodate the proposed 83 townhouse units.
- Staff note that two applications to the north (ToL Projects No. 08-14-0201 and 08-14-0232) 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 to redesignate the subject site from Single Family (6 UPA) to Townhouse (22 UPA).
- The Willoughby Community Plan is also proposed to be amended from Residential to Multi Family to align with the proposed Northeast Gordon Estate Neighbourhood Plan amendment.
- The site plan submitted in support of the development application includes 83 townhouse units and provides an extension of 70 Avenue through the site (between 206 and 207 Street) with 62 townhouse units on the south side of 70 Avenue and 21 units on the north side of 70 Avenue.
- The proposal also provides for greenways and enhanced sidewalk on 70 Avenue and 206 and 207 Street to provide connections to the designated school site south of the site.

Adjacent Uses:

	Existing Use:	Northeast Gordon Estate NP Designation:	Existing Zoning:
North:	Suburban residential lots under development application (ToL Project No. 08-14-0201 proposing 143 townhouses)	Single Family 6 UPA	Suburban Residential Zone SR-2
South:	Lands zoned P-1 reserved for future school use	Institutional	Institutional Civic Zone P-1
East:	207 Street, beyond which are residential lots	Townhouse (12 UPA)	Suburban Residential Zone SR-2
West:	206 Street, beyond which are residential lots	Single Family 6 UPA	Residential Compact Lot Zone R-CL(B)

Community / Neighbourhood Plan Amendment:

- Bylaw No. 6090 amends the Northeast Gordon Estate Neighbourhood Plan by redesignating the subject site from Single Family (6 UPA) to Townhouse (22 UPA).
- Bylaw No. 6090 also amends the Willoughby Community Plan by redesignating the subject site from Residential to Multi Family to ensure consistency with the Townhouse (22 UPA) land use designation.
- In support of the proposed amendment the applicant has stated:
“...the change from single family to townhouse is appropriate in this context.....An elementary school site is immediately south of the site. The land to the east is already designated townhouse in the NE Gordon Plan. Across 206 Street to the west are two-storey single family residences. To ensure compatibility with these existing residences, we are proposing two storey built form along 206 Street in a duplex format. This form of development will provide an appropriate transition from single family to townhouse density.”

Zoning Bylaw Amendment:

- Bylaw No. 6091 rezones approximately 2.0 ha (5.0 ac) of land located at 6982 - 206 Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 83 townhouses with a total density of 41.5 UPH / 16.6 UPA.
- 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 designations.

Development Permit:

- The subject lands are located in Development Permit Area 'B' – Residential (for form and character) 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 development permit application is 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; fire truck turning radius requirements; 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 development applicants or as a result of rezoning negotiations between the applicant and the Township.

The applicant has proposed a \$2,095,200 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
2	0	142	142	35	177

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

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Policy Considerations:

The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendment and rezoning will facilitate development of approximately 83 townhouses on the site located at 6982 – 206 Street. Staff recommend that Council grant first and second reading to Bylaws No. 6090 and 6091 (subject to eight (8) development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

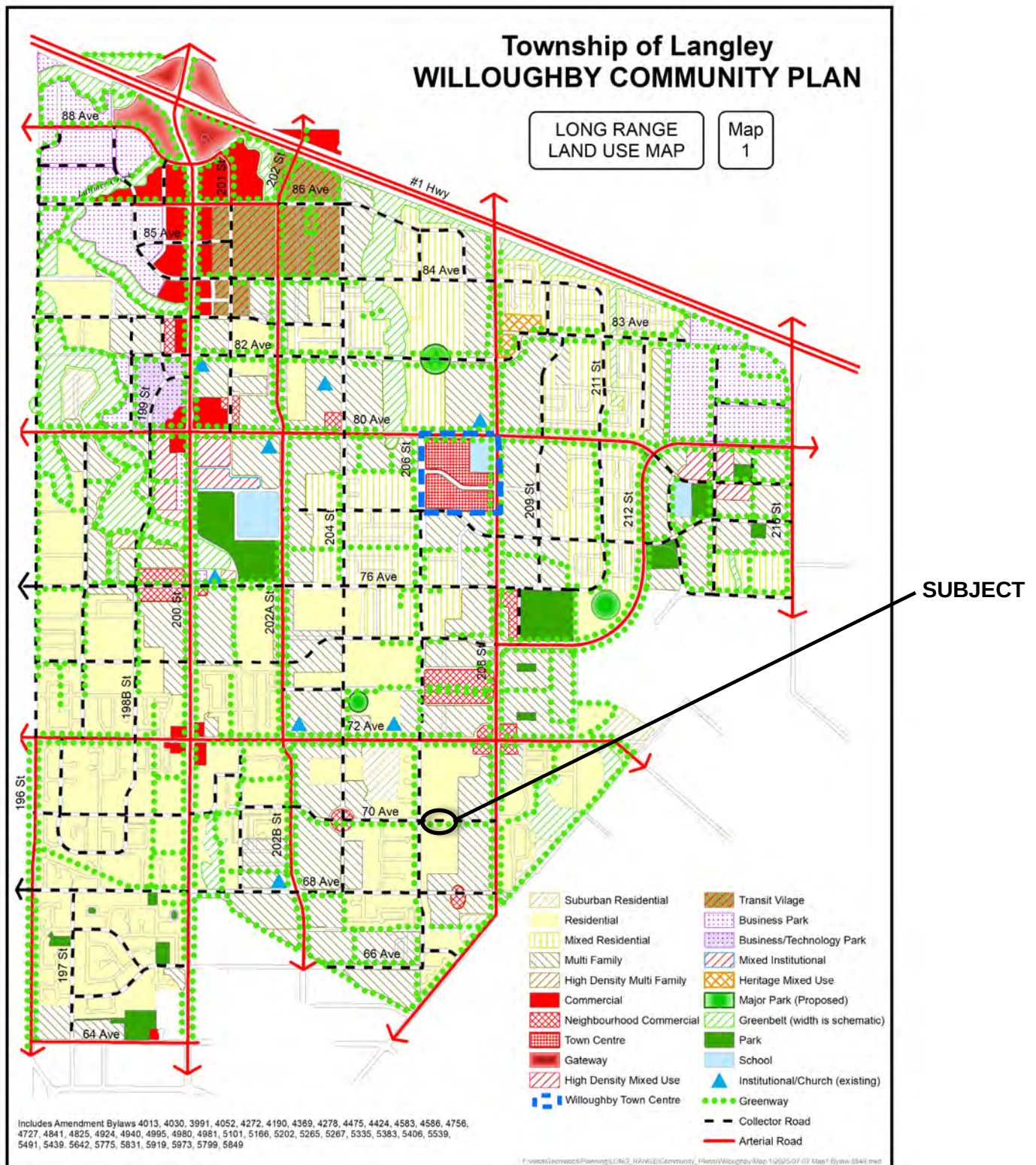
Respectfully submitted,

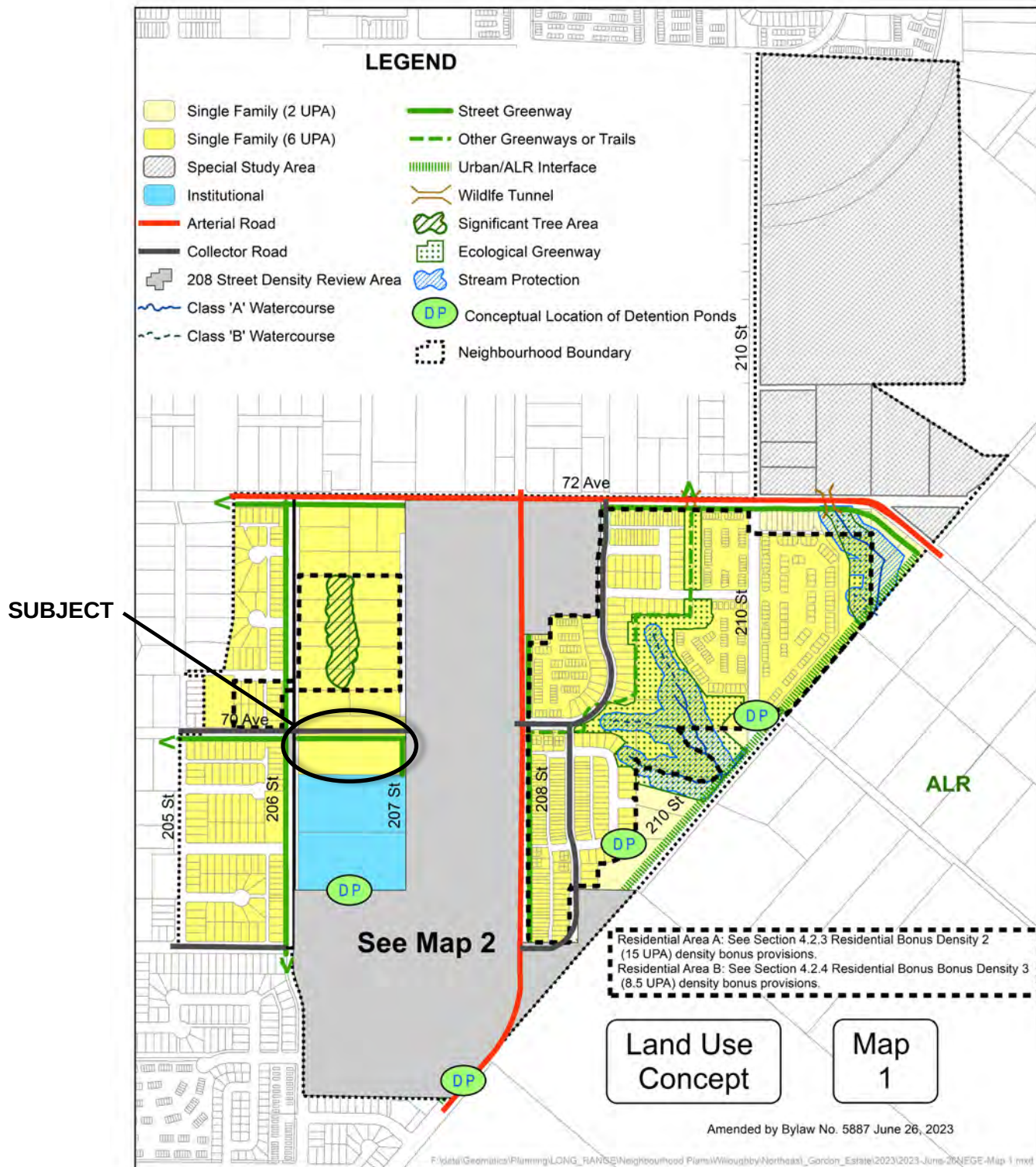
Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

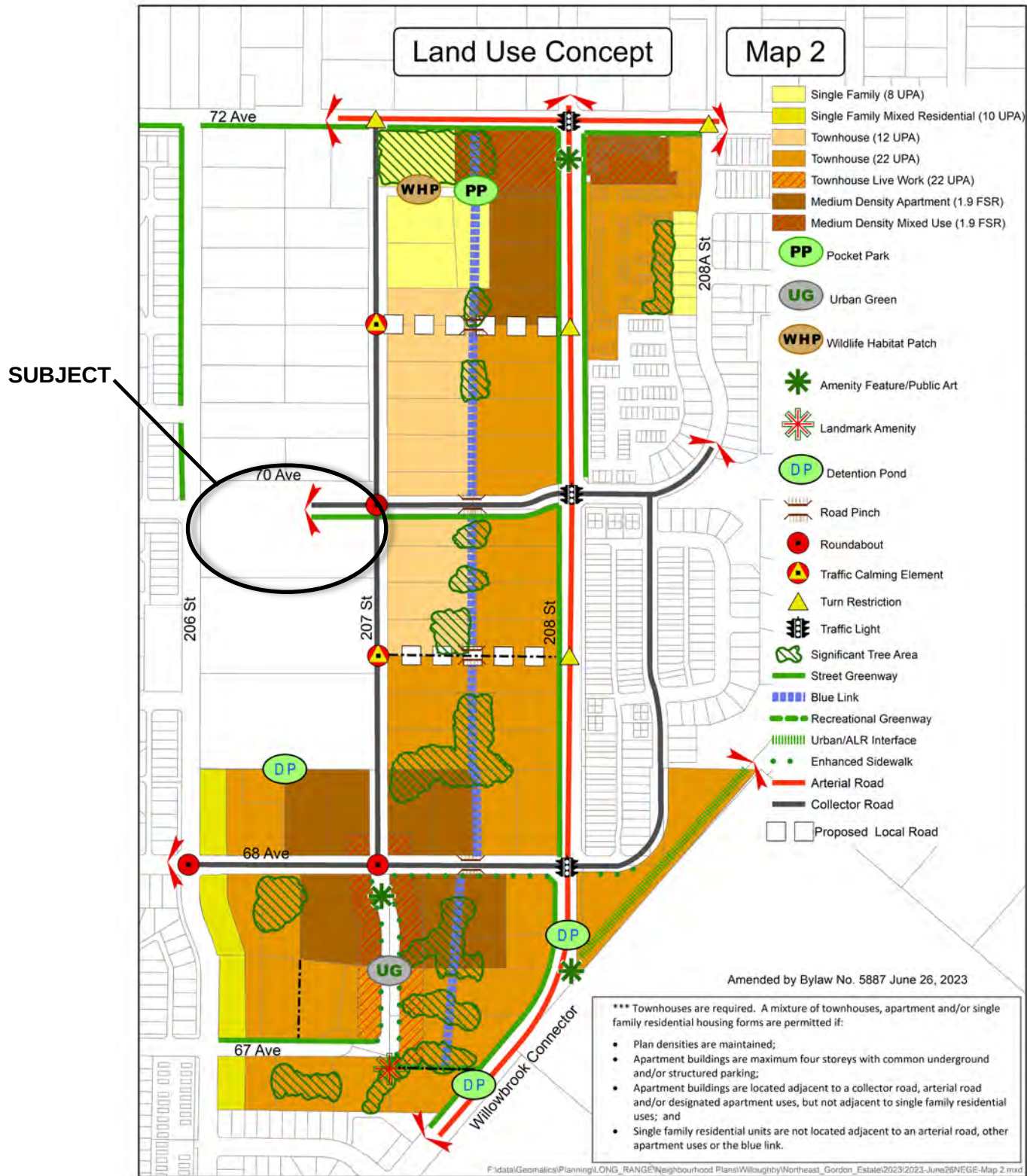
ATTACHMENT A Maps and Graphics



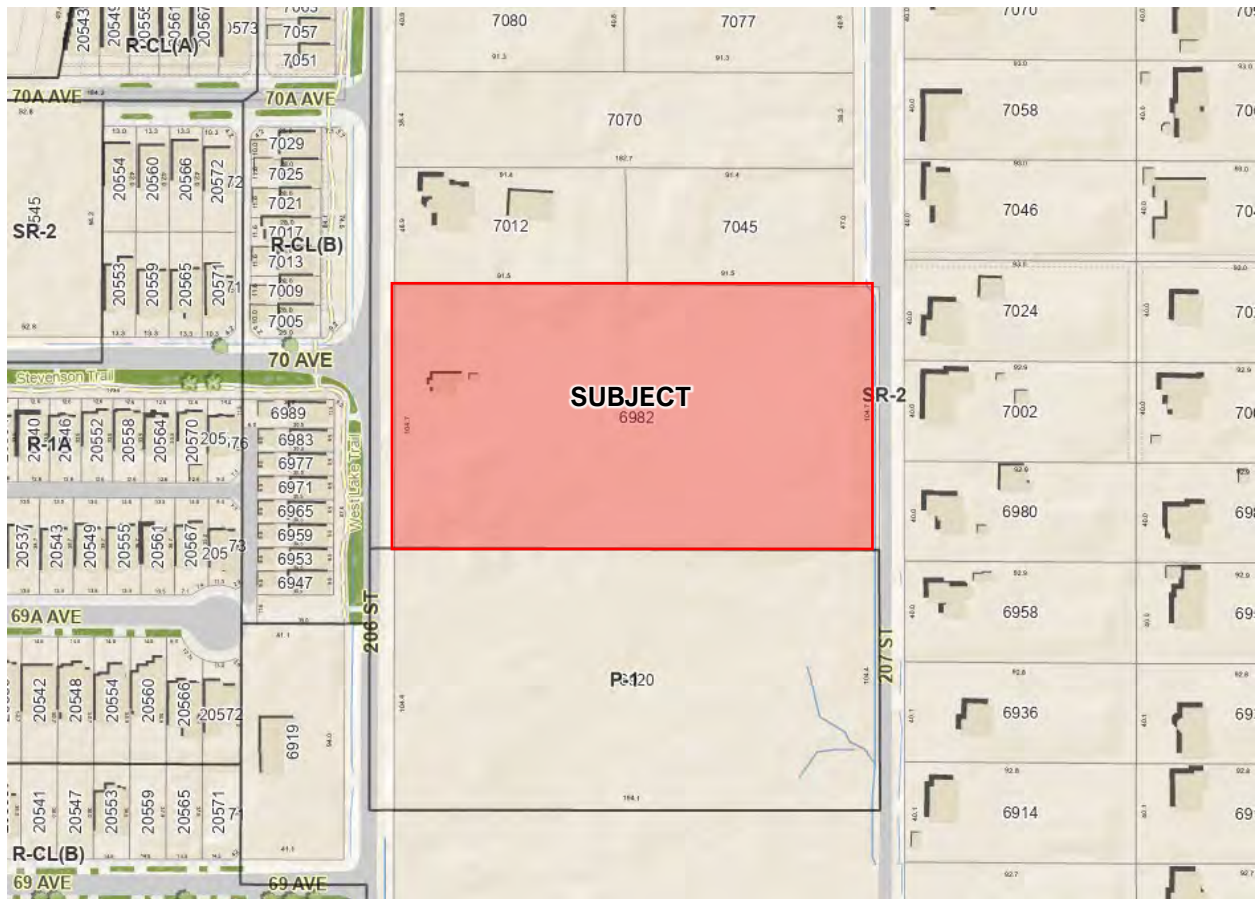
AERIAL CONTEXT MAP



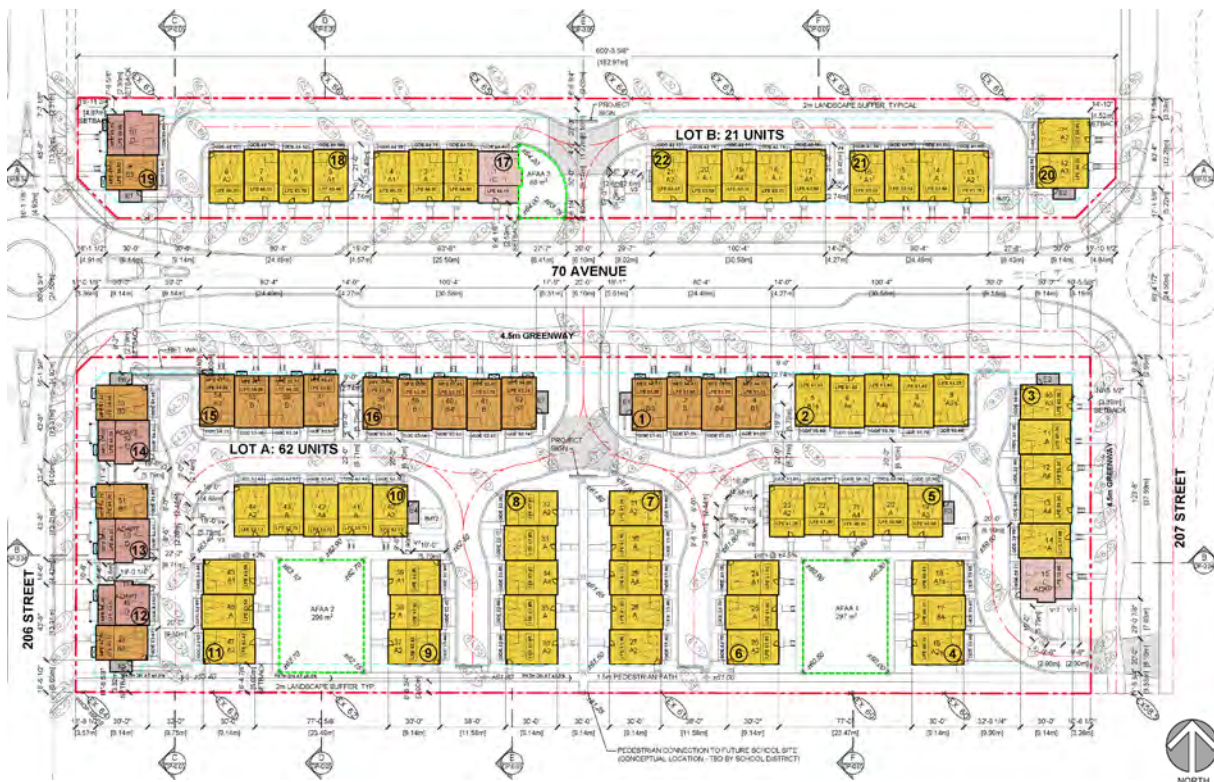








ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT



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 (BMG PROJECTS (HEATH SOUTH) INC.)

BYLAW NO. 6090

EXPLANATORY NOTE

Bylaw No. 6090 amends the Willoughby Community Plan by redesignating the property located at 6982 - 206 Street from Residential to Multi Family. Bylaw No. 6090 also amends the Northeast Gordon Estate Neighbourhood Plan by redesignating the property located at 6982 – 206 Street from Single Family (6 UPA) to Townhouse (22 UPA).

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 ((BMG PROJECTS (HEATH SOUTH) INC.)

BYLAW NO. 6090

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

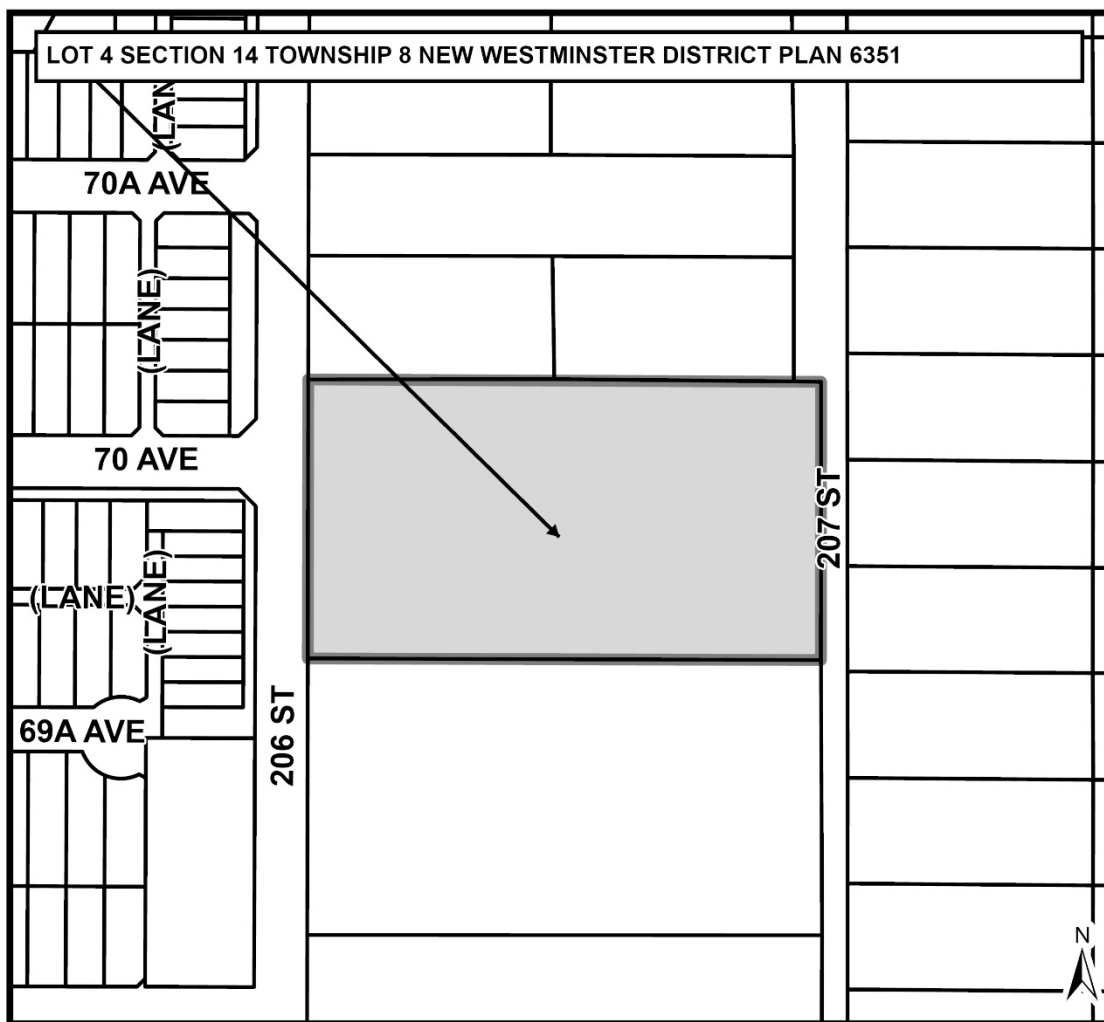
The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (BMG Projects (Heath South) Inc.) Bylaw No. 6090”.
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.
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:
 - a. Amending Maps 1 and 3 to redesignate lands shown in Schedule “A” to Townhouse (22 UPA).

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. 6090



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BMG PROJECTS (HEATH SOUTH) INC.) BYLAW NO. 6091**

EXPLANATORY NOTE

Bylaw No. 6091 rezones property located at 6982 - 206 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-215 to accommodate 83 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BMG PROJECTS (HEATH SOUTH) INC.) BYLAW NO. 6091**

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 (BMG Project (Heath South) Inc.) Bylaw No. 6091".
2. 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":

1115 COMPREHENSIVE DEVELOPMENT ZONE CD-215

Uses Permitted

- 1115.1 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

- 1115.2 The density permitted shall be no greater than 54 units per hectare (22 units per acre).

Lot Coverage

- 1115.3 *Buildings and structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

- 1115.4 Siting of *buildings and structures* shall be in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

- 1115.5 The *height of buildings and structures* shall not exceed three (3) *storeys*.

Parking and Loading

1115.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1115.7 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

1115.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age-Friendly Amenity

1115.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with a Development Permit.

Development Permit Requirements

1115.10 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:

Lot 4 Section 14 Township 8 New Westminster District Plan 6351

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
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SCHEDULE 'A' BYLAW NO. 6091

