

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	REPORT:	24-290
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-26-0232
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100296 (1364204 BC LTD. / APCON LATIMER 200 PROJECT LTD. / 8146 - 200 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Latimer Neighbourhood Plan and rezone approximately 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-211 to facilitate development of 245 apartment units and 453 m² of ground floor commercial use inclusive of a proposed group children's day care.

RECOMMENDATION SUMMARY:

That Council abandon Bylaws No. 5951 and 5952 and grant first and second reading to Bylaws No. 6086 and 6087 subject to ten development prerequisites being satisfied prior to final reading; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Development of the site has not advanced under Bylaws No. 5951 and 5952. As the application requires further amendments to the Willoughby Community and Latimer Neighbourhood Plan, Council consideration of Bylaws No. 6086 and 6087 is required.

RECOMMENDATIONS:

That Council grant first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 6087 rezoning 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-211 to facilitate the development of 245 apartment units and 453 m² of ground floor commercial use inclusive of a proposed group children's day care, 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, widenings, and necessary traffic improvements including dedication of the east half of 200 Street (including greenway), 200A Street and the west half of 201 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 15 m wide street greenway on the east side of 200 Street.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

5. Compliance with Age-Friendly Amenity Area requirements.
6. Provision of 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).
7. Registration of restrictive covenants acceptable to the Township:
 - a. identifying a minimum of 10% of apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan
 - b. prohibiting vehicular access to 200 Street
 - c. restricting development until a Development Permit is issued
 - d. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township in compliance with the Subdivision and development Servicing Bylaw (Schedule I – Tree Protection)
 - e. identifying the type and number of units required to comply with Section 3.1.6 of ToL OCP.
8. Subdivision of property into two lots.
9. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Zoning Policy and 5% Neighbourhood Park Land Acquisition Policy.
10. 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaws No. 5951 and 5952.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6086 and 6087.

EXECUTIVE SUMMARY:

1364204 BC Ltd. has applied to develop 1.15 ha (2.83 ac) of land located at 8146 - 200 Street with 245 apartment units and 453 m² of ground floor commercial space inclusive of a proposed group children’s day care. To facilitate the development, the applicant has proposed to amend the Willoughby Community Plan and Latimer Neighbourhood Plan to increase the permitted density of the apartment portion of the site from 1.4 FSR to 2.5 FSR, increase maximum building heights and amend the eastern portion of the site from Rowhouse / Townhouse (22 UPA) and Live-Work (Townhouse) (22 upa) to High Density Mixed Use. The applicant also proposes to rezone the site to Comprehensive Development Zone CD-211 to accommodate the proposal.

On November 20, 2023, Council granted third reading to Official Community Plan Amendment and Rezoning Bylaws No. 5951 and 5952 to facilitate development of 88 apartment units and 28 townhouse units (including five live-work units). The OCP amendment proposed a height

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100296 (1364204 BC LTD.
/ APCON LATIMER 200 PROJECT LTD. / 8146 - 200 STREET)
Page 3 . . .

increase for the apartment designated portion (west) from 4- to 6-storeys. As the currently proposed use and density is inconsistent with Bylaws No. 5951 and 5952, the current proposal requires the previous bylaws to be abandoned.

A development permit for form and character of the project has not been submitted by the applicant at this time. Should the current proposal be granted approval by Council, prior to construction, a development permit to inform the form and character of the project is required to be submitted for Council's consideration.

As the proposed development is inconsistent with the Willoughby Community Plan and Latimer Neighbourhood Plan, Council consideration of the neighbourhood plan amendment and rezoning is requested, subject to completion of ten development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 6086 and Rezoning Bylaw No. 6087.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100296 (1364204 BC LTD.
 / APCON LATIMER 200 PROJECT LTD. / 8146 - 200 STREET)
 Page 4 . . .

REFERENCE:

Owner:	1364204 BC Ltd. 5775 – 126 Street Surrey, BC V3X 3G8
Legal Description:	Parcel “One” (J23124E) of Parcel “G” (Reference Plan 22073) Lots 6 and 7: Except Firstly: Part Shown as Highway on Plan 43050: Secondly: Part Road on Plan NWP87571; Thirdly: Part on SRW Plan NWP87889; Section 26 Township 8 New Westminster District Plan 3295
Location:	8146 - 200 Street
Area:	1.15 ha (2.83 ac)
Willoughby Community Plan (existing):	Multi Family
Willoughby Community Plan (proposed):	High Density Mixed Use
Willoughby Development Permit Area (existing):	Area ‘B’ Residential
Willoughby Development Permit Area (proposed):	Area ‘D’ Mixed Use
Latimer Neighbourhood Plan (existing):	Low Density Apartment (1.4 FSR), Rowhouse / Townhouse (22 UPA) and Townhouse Live Work (22 UPA)
Latimer Neighbourhood Plan (proposed):	High Density Mixed-Use (2.5 FSR)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-211

BACKGROUND/HISTORY:

The site is designated under the Latimer Neighbourhood Plan a combination of Low Density Apartment (1.4 FSR) on the western portion of the site, Rowhouse / Townhouse (22 UPA) and Townhouse Live Work (22 UPA) on the eastern portion of the site.

On November 20, 2023, Council granted third reading to Bylaws No. 5951 and 5952 for an application on the subject site to amend the Latimer Neighbourhood Plan to increase the permitted height of the western portion of the site (between 200 and 200A Street) from 4- to 6-storays and rezone the property to Comprehensive Development Zone CD-198 to facilitate development of 88 apartment units and 28 townhouse units (including five live-work units). However, the owner has not completed the third reading conditions and instead the subject application has been advanced.

DISCUSSION/ANALYSIS:

- The applicant has provided a preliminary site plan that proposes 245 apartment units in two 6-storey buildings and includes 453 m² (4,876 ft²) of ground floor commercial use fronting 201 Street.
- The proposed apartment mixed-use designation is for the eastern portion of the site (between 200A and 201 Street).

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	An existing single storey church and an existing 3-storey townhouse development (ToL Project No. 08-26-0187)	Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (22 UPA)	Civic Institutional Zone P-1 and Comprehensive Development Zone CD-131
South:	An existing 6-storey apartment (adjacent to 200 Street) and 28 townhouses (five live-work) that are 3-storeys (between 200A and 201 Street) ToL Project No. 08-26-0197.	Live-Work (Townhouse) (22 upa), Low Density Apartment (1.4 FSR – 6 storeys permitted)	Comprehensive Development Zone CD-144
East:	201 Street, beyond which are 19 townhouse units, that are 3-storeys, developed as part of ToL Project No. 08-26-0197.	Rowhouse / Townhouse (22 UPA), Live-Work (Townhouse) (22 UPA), Low Density Apartment (1.4 FSR)	Comprehensive Development Zone CD-144
West:	200 Street, beyond which are several properties within the Business Office Park Langley Tech-Campus	Business Office Park	Comprehensive Development Zone CD-57

Community / Neighbourhood Plan Amendment:

- The site is designated Multi Family in the Willoughby Community Plan that requires an amendment to accommodate the proposed High Density Mixed Use form on the eastern portion of the site.
- As this site is designated Development Permit Area 'B' Residential, an amendment to the Plan is needed to include High Density Mixed Use development form and character considerations for the site.
- The site is split designated Low Density Apartment (westerly portion, between 200 and 200A Street) that allows up to 1.4 FSR and a maximum height of 4-storeys, Rowhouse / Townhouse (22 UPA) and Live-Work Townhouse (22 UPA) (easterly portion, between 200A and 201 Street) in the Latimer Neighbourhood Plan.

- The applicant has applied to:
 - Amend the Willoughby Community Plan from Multi-Family to High Density Mixed-Use to accommodate the mixed use building on the eastern portion of the site.
 - Amend the Willoughby Community Plan from Development Permit Area ‘B’ Residential to Development Permit Area ‘D’ Mixed Use to provide for the applicable guidelines for the mixed use building on the eastern portion of the site.
 - Amend the Latimer Neighbourhood Plan to increase the site density from 1.4 FSR (western portion) and 22 UPA (eastern portion) to an overall density of 2.5 FSR.
 - Amend the Latimer Neighbourhood Plan to replace the Rowhouse / Townhouse (22 UPA) and Live-Work Townhouse (22 UPA) designations with the High Density Mixed-Use designation (2.5 FSR).
 - Amend the Latimer Neighbourhood Plan to increase the building heights from 4- to 6-storeys (western portion) and increase the building height from 3-storey townhouse to a 6-storey mixed-use apartment building (eastern portion).

Zoning Amendment:

- Bylaw No. 6087 proposes to rezone the site to a new Comprehensive Development Zone CD-211 to facilitate development of 245 apartment units and 453 m² of commercial space (including group children’s day care) in two buildings, at a density of 2.5 FSR.

Development Permit:

- The subject property is located in Development Permit Area “B” Residential in the Willoughby Community Plan. The proponent has elected not to advance a development permit with the application.
- The applicant will be required to submit a development permit for these units to allow Council the opportunity to review the form, character and siting prior to building permits being issued. Included as a condition of rezoning in this report is a requirement for a covenant to be registered on site to prohibit development until a development permit for the site has been issued by Council.
- 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: provision of the site’s proposed CD-211 zoning in terms of siting, lot coverage, height, use and density, parking, landscaping, age-friendly amenity area requirements, fire truck turning radius requirements and alignment with applicable Development Permit Area guidelines. Staff note that the site plan is conceptual, and resolution of the above requirements may result in changes to the proposal.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Units	Rate	Total
Apartments	245	\$11,000 / unit	\$2,695,000
FSR exceeding Latimer NP max	48,632 ft ² (west building) 82,910 ft ² (east building)	\$25 / ft ²	\$1,215,800 \$2,072,750
Total			\$5,983,550

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100296 (1364204 BC LTD.
 / APCON LATIMER 200 PROJECT LTD. / 8146 - 200 STREET)
 Page 7 . . .

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	63	58	17	80

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

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendment and rezoning application will facilitate the development of 245 apartment units and 453 m² of ground floor commercial use inclusive of a proposed group children’s day care.

The proposal requires amendments to the Willoughby Community Plan and Latimer Neighbourhood Plan in consideration of the existing permitted land use designations, density, development permit area and height. Staff note, the 200 Street 2040 Study indicates the site as Midrise High-Density in the Hub Urban Village. Should Council give first and second reading to Bylaw Nos. 6086 and 6087 (subject to ten development prerequisites) staff request to be authorized to schedule the required Public Hearing.

Respectfully submitted,

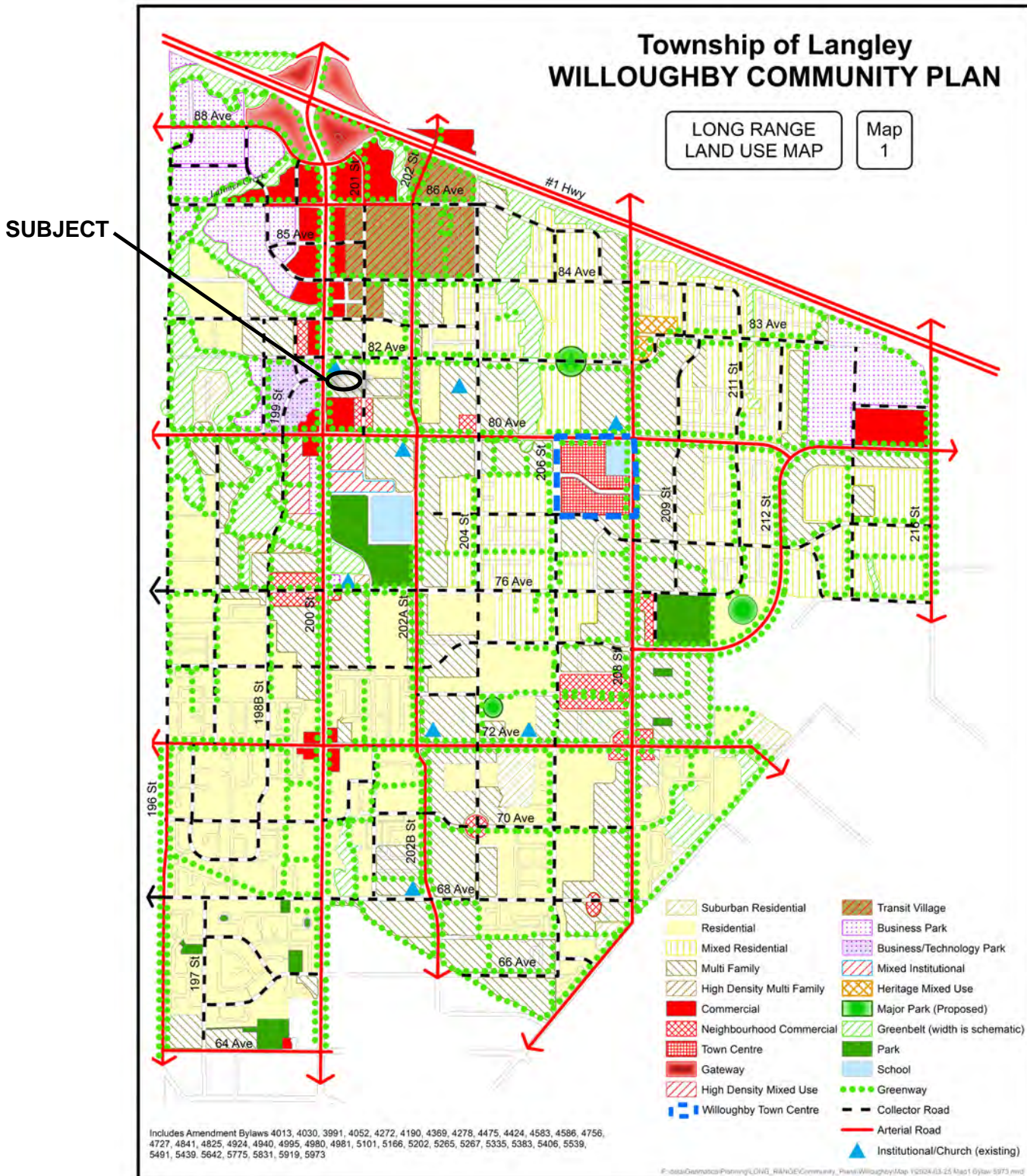
Colin Moore
 SENIOR PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

ATTACHMENT A

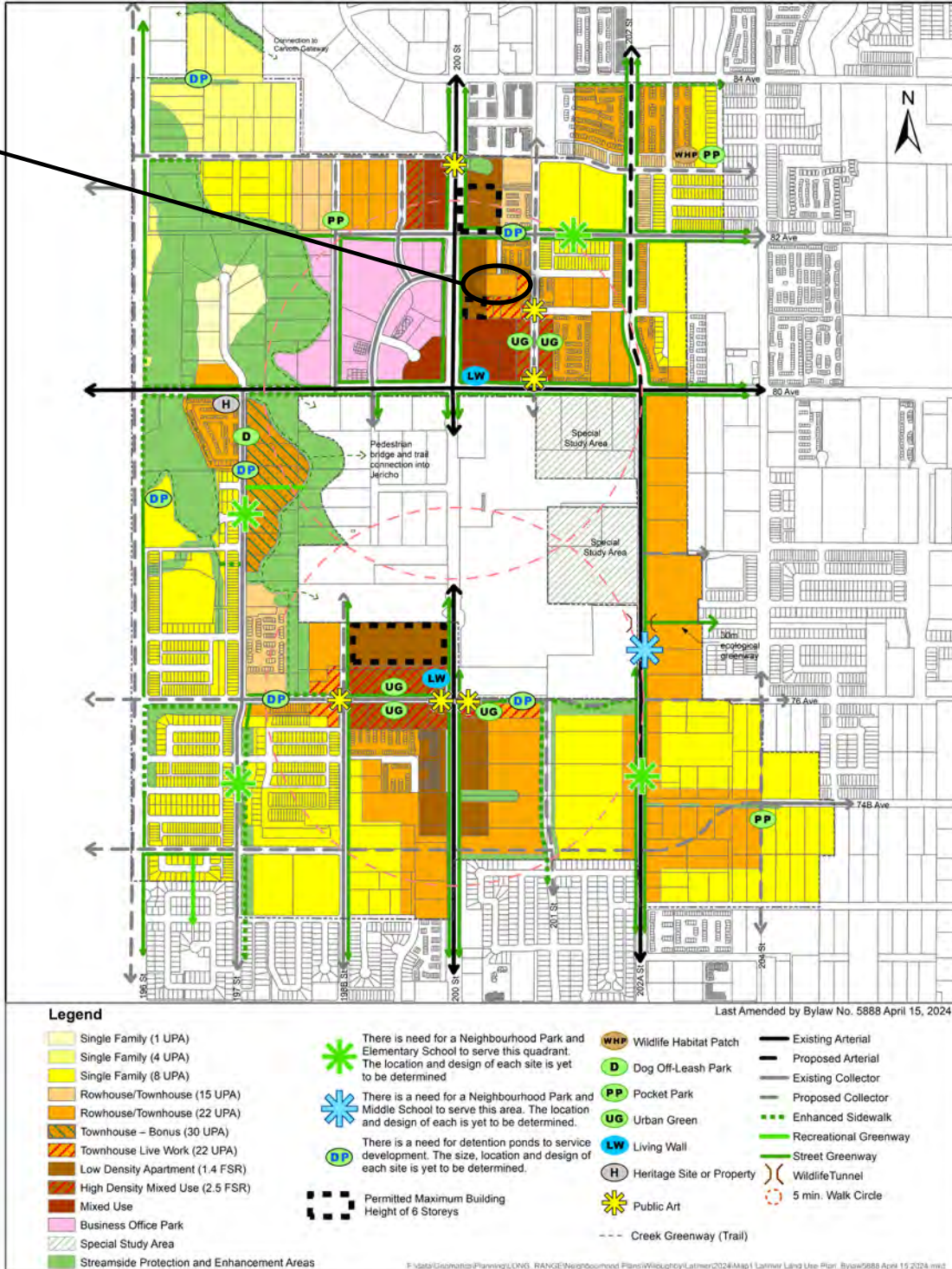


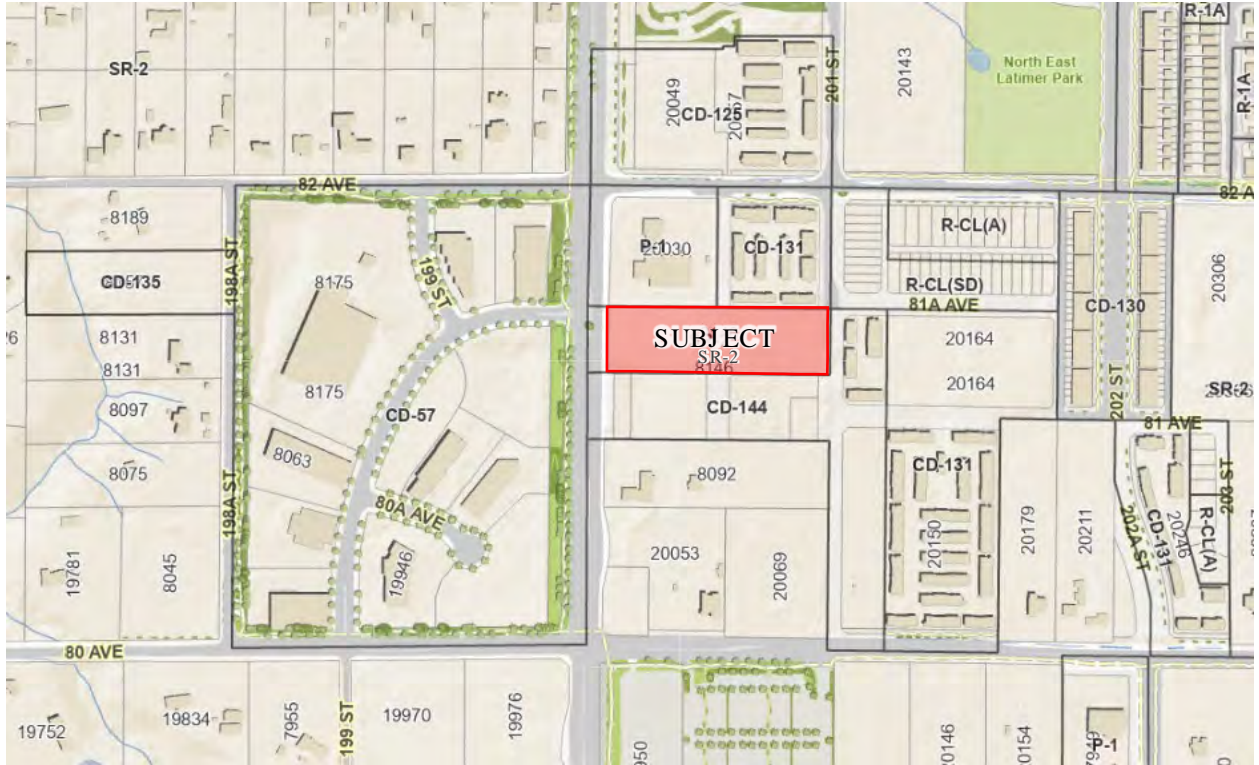
AERIAL CONTEXT MAP



Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



200A STREET



COMMERCIAL FRONTAGE

RENDERINGS – 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 (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (1364204 BC LTD.) BYLAW NO. 6086**

EXPLANATORY NOTE

Bylaw No. 6086 amends the Latimer Neighbourhood Plan to permit High Density Mixed-Use up to 2.5 FSR and 6 storeys in height on property at 8146 – 200 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
 AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
 AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
 AMENDMENT (1364204 BC LTD.) BYLAW NO. 6086**

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Latimer Neighbourhood Plan Bylaw No. 5101

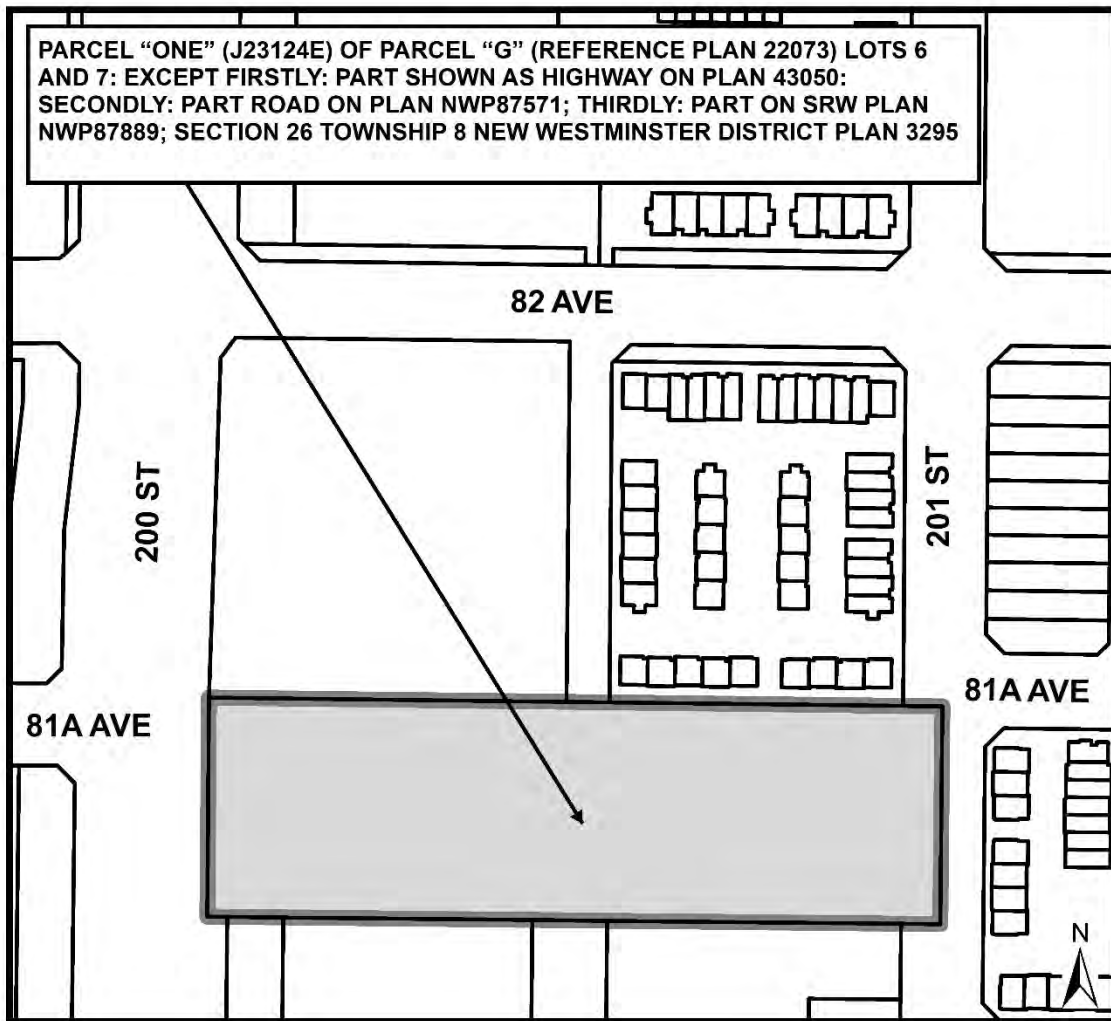
The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 is further amended by amending Map 1, by:
 - a.) including the property shown on Schedule A attached to and forming part of this bylaw as “High Density Mixed Use”; and
 - b.) including the property shown on Schedule A attached to and form part of this bylaw as “Development Permit Area ‘D’ Mixed Use.
3. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 is further amended by amending Map 1 – Land Use Concept by including the property shown on Schedule A attached to and forming part of this bylaw as “High Density Mixed Use (2.5 FSR)”.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
PUBLIC HEARING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6086



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1364204 BC LTD.) BYLAW NO. 6087

EXPLANATORY NOTE

Bylaw No. 6087 rezones land located at 8146 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-211 to permit a comprehensive development consisting of an apartment building and a mixed use apartment building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1364204 BC LTD.) BYLAW NO. 6087

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 (1364204 BC Ltd.) Bylaw No. 6087”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
 - (1) Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-211” after the words “Comprehensive Development Zone CD-210”
 - (2) Adding to Section 110.1 after the words “CD-210” the words “CD-211 – 3000 m²”
 - (3) Adding after Section 1110 “Comprehensive Development Zone CD-210” the following as Section 1111 “Comprehensive Development Zone CD-211”

1111 COMPREHENSIVE DEVELOPMENT ZONE CD-211

Uses Permitted

1111.1 In the CD-211 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) *group children’s day care* subject to Section 1111.3
- 4) *residential uses* subject to Section 1111.2
- 5) *commercial uses* subject to Section 1111.3
- 6) *offices* subject to Section 1111.3
- 7) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations and Section 1111.3

Residential Uses

1111.2 *Apartment* units are permitted in the apartment *building* and above the ground floor of the mixed-use apartment building as indicated in Section 1111.12.

Residential Uses

1111.3 *Commercial uses, group children’s day cares, office uses, and licensee retail stores* are permitted on the ground floor of the mixed-use *building* as indicated in Section 1111.13.

All *residential uses* are required to comply with Section 3.1.6 of Township of Langley Official Community Plan Bylaw 1979 No. 1842 as amended.

Density

- 1111.4 The maximum *floor space ratio* of lands zoned CD-211 shall not exceed 2.5.

Lot Coverage

- 1111.5 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

- 1111.6 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

- 1111.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed six (6) *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75m or one (1) *storey*, whichever is less.

Subdivision Requirements

- 1111.8 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

- 1111.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

- 1111.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

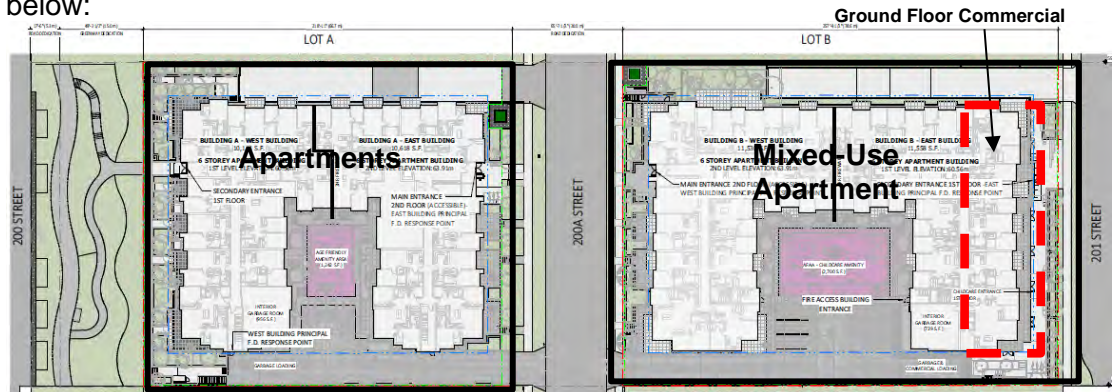
- 1111.11 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1111.12 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Site Plan

1111.13 Development in this zone shall conform substantially with the site plan as shown below:



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

Parcel “One” (J23124E) of Parcel “G” (Reference Plan 22073) Lots 6 and 7: Except Firstly: Part Shown as Highway on Plan 43050; Secondly: Part Road on Plan NWP87571; Thirdly: Part on SRW Plan NWP87889; Section 26 Township 8 New Westminster District Plan 3295

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-211.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
PUBLIC HEARING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____

_____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6087

