



REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 17, 2025 2025 - REGULAR MEETING	REPORT:	25-186
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-14-0201
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100300 (1115681 BC LTD. / ELYX HOMES LTD. / 7070, 7080, 7086 – 206 STREET AND 7045, 7077, 7081 – 207 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street to Comprehensive Development Zone CD-215 to facilitate residential development of approximately 144 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6142 and 6143 subject to 11 development prerequisites being satisfied prior to final reading and 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 (1115681 BC Ltd.) Bylaw No. 6142 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1115681 BC Ltd.) Bylaw No. 6143 rezoning 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 144 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 15 significant trees and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).

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4. Protection and construction of 0.36 ha (0.9 ac) environmental protection and open space area including detailed design to confirm retention of two significant trees in relation to streamside requirements, open space design details and security in coordination with the project to the north, as preliminarily shown on the tree removal and preservation plan prepared by Mike Fadum & Associates Ltd. dated October 24, 2025.
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 2-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).
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 \$4,173,600.00 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 No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1115681 BC Ltd.) Bylaw No. 6142 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 (1115681 BC Ltd.) Bylaw No. 5562 and Township of Langley Phased Development Agreement (1115681 BC Ltd.) Bylaw 2020 No. 5563.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6142 and 6143.

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EXECUTIVE SUMMARY:

Elyx Homes Ltd. has applied on behalf of the owners to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street to Comprehensive Development Zone CD -215 to facilitate residential development of approximately 144 townhouse units at the density of 54 units per hectare (uph) / 22 units per acre (upa), retention of 15 significant trees and protection and construction of 0.36 ha (0.9 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), the applicant has applied to amend the Northeast Gordon Estate Neighbourhood Plan and the Willoughby Community Plan.

On March 23, 2020, Council gave third reading to Rezoning Bylaw No. 5562 with associated Phased Development Agreement pertaining to the subject site to facilitate development of 89 townhouse units with a density of 33.4 uph / 13.5 upa and 0.8 ha (1.9 ac) of significant tree protection area. Accordingly, the previous rezoning bylaw and Phased Development Agreement bylaw are 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 regarding the proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6142 and Rezoning Bylaw No. 6143.

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REFERENCE:

Owner:	1115681 BC Ltd. 205, 2626 Croydon Drive Surrey, BC V3Z 0S8
Agent:	ELYX Homes Ltd. 205, 2626 Croydon Drive Surrey, BC V3Z 0S8
Legal Description:	Lots 2 and 3 Plan 76475; Lots 1, 2 and 3 Plan 78769; and Lot 3 Plan 72850; all of Section 14 Township 8 New Westminster District
Address:	7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street
Lot Area:	2.66 ha (6.58 ac) – total land assembly
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 ha / 15 units per ac subject to land dedication) and Single Family (6 UPA)
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 six suburban residential properties with a total area of 2.66 ha (6.59 ac).
- The Northeast Gordon Estate Neighbourhood Plan designates one lot “Single Family (6 UPA)” and five lots “Residential Area A” on Maps 1 and 3 of Northeast Gordon Estate Neighbourhood Plan.
- 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 ‘Residential Area A’ designation has a base density of 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.

- In 2020, Council granted third reading to a development application that included 89 townhouse units with the density of 33.4 uph / 13.5 upa and 0.8 ha (1.9 ac) of significant tree protection area.
- In 2024, the applicant submitted a new development application proposing approximately 144 townhouse units at a density of 54 uph / 22 upa and environmental protection and public amenity area of 0.36 ha (0.9 ac). According to the proposal, 15 significant trees throughout the site will be protected.
- Staff note that two applications in the area (ToL Projects No. 08-14-0187 to the south / 08-14-0232 to the north) received third reading for the proposed Neighbourhood Plan amendments to accommodate townhouse developments at a density of approximately 54 uph / 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” and Single Family (6 upa)” land use designations to facilitate development of approximately 144 townhouse units.
- The application also includes amendments to the Willoughby Community Plan to change the land use to “Multi Family” from “Residential” and remove the five of six subject lots from the “Residential Bonus Density 2” area. The applicant is proposing to protect 13.5 percent of the lands and accommodate a townhouse land use form at a maximum permitted density of 54 uph / 22 upa.
- The development proposal includes:
 - o retention of 15 significant trees
 - o a 0.36 ha (0.9 ac) environmental protection and public amenity area along the north property line consisting of Streamside Protection and Enhancement Area (SPEA) (0.12 ha / 0.3 ac), trail connection between 206 Street and 207 Street and park area (0.24 ha / 0.6 ac). Two significant trees are proposed for retention within the SPEA and park area
 - o 13 significant trees are proposed for retention within the development portion of the site
- Staff note the proposed open space and environmental area (0.36 ha / 0.9 ac) align with the proposed open space on the site to the north (currently at third reading (ToL Project No. 08-14-0232)) and will provide an overall (0.54 ha / 1.35 ac) combined trail system and public amenity area.
- Detailed design of the environmental protection and public amenity area is required to confirm dedication and amenity features.
- The arborist report submitted by the applicant indicates that out of 22 significant trees located on the site, 15 significant trees are proposed for retention. Confirmation of retention of 15 trees prior to final reading requires design coordination with the SPEA offsetting channel location, site grading and the development proposal to the north.
- 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 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. 08-14-0232 at third reading (83 townhouse units)	Residential Area A	Suburban Residential Zone SR-2
South:	Suburban residential lots under ToL Project No. 08-14-187 at third reading (83 townhouse units)	Single Family (6 UPA)	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 residential lots	Single Family (6 UPA)	Residential Compact Lot Zone R-CL(B)

Community / Neighbourhood Plan Amendments:

- Bylaw No. 6142 amends the Willoughby Community Plan to change the land use to “Multi Family” from “Residential” and to remove a portion of the site from the “Residential Bonus Density 2” area.
- Bylaw No. 6142 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 144 townhouse units.
- To support the proposed plan amendment, the applicant is retaining 15 significant trees (2 trees within the environmental protection and public amenity area and 13 trees within the development portion of the site) and proposing a \$4,173,600.00 voluntary amenity contribution.

Zoning Amendment:

- Bylaw No. 6143 rezones 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street to Comprehensive Development Zone CD-215.
- Proposed Comprehensive Development Zone CD-215 permits townhouses at density of up to 54 uph / 22 upa.

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

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

The applicant has proposed a \$4,173,600.00 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
22	15	124	124	8	147

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

Policy Considerations:

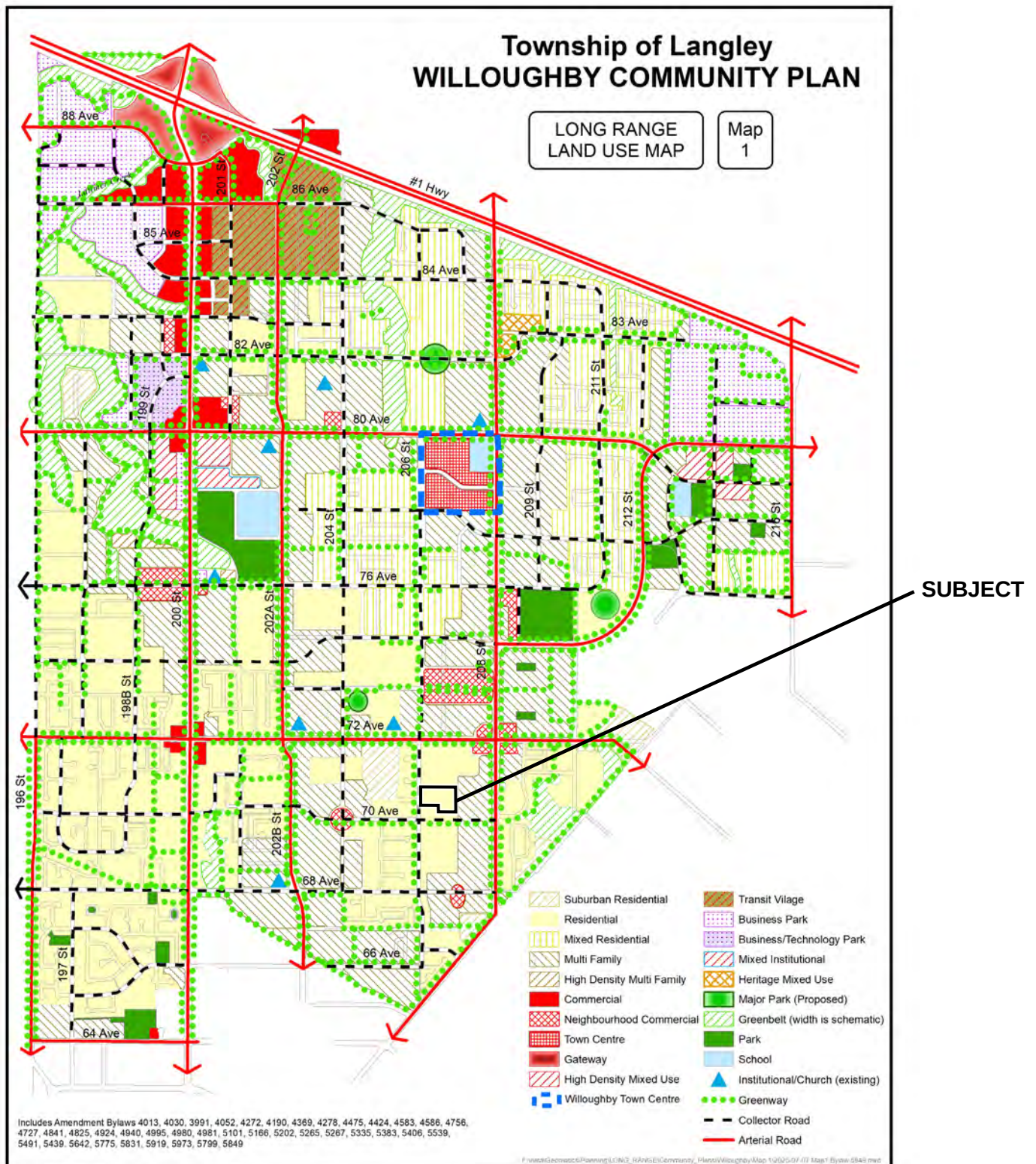
The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendment and rezoning will facilitate development of approximately 144 townhouses at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street. Staff recommend that Council give first and second reading to Bylaws No. 6142 and 6143 (subject to 11 development prerequisites) and that staff be authorized to schedule the required Public Hearing.

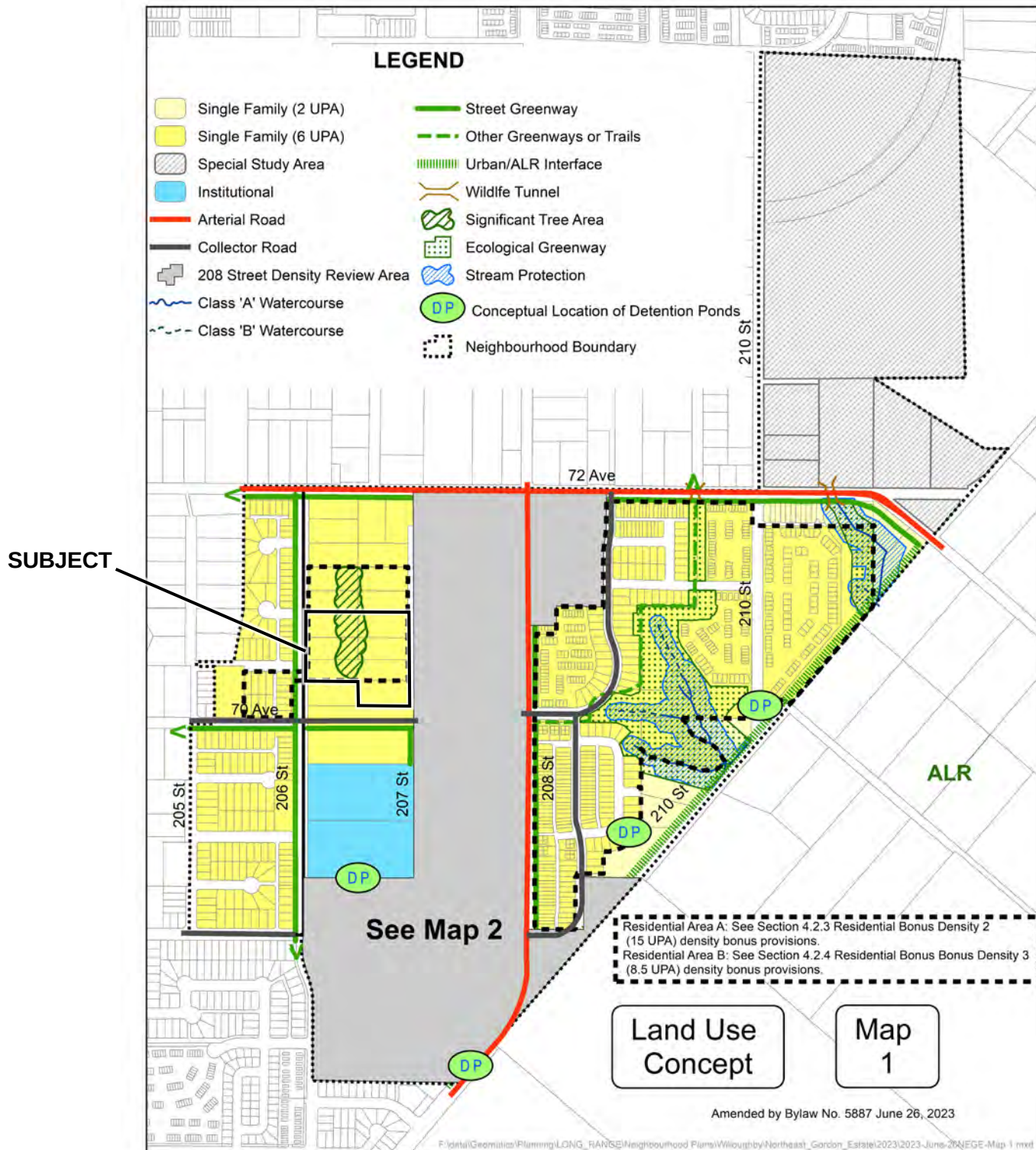
Respectfully submitted,

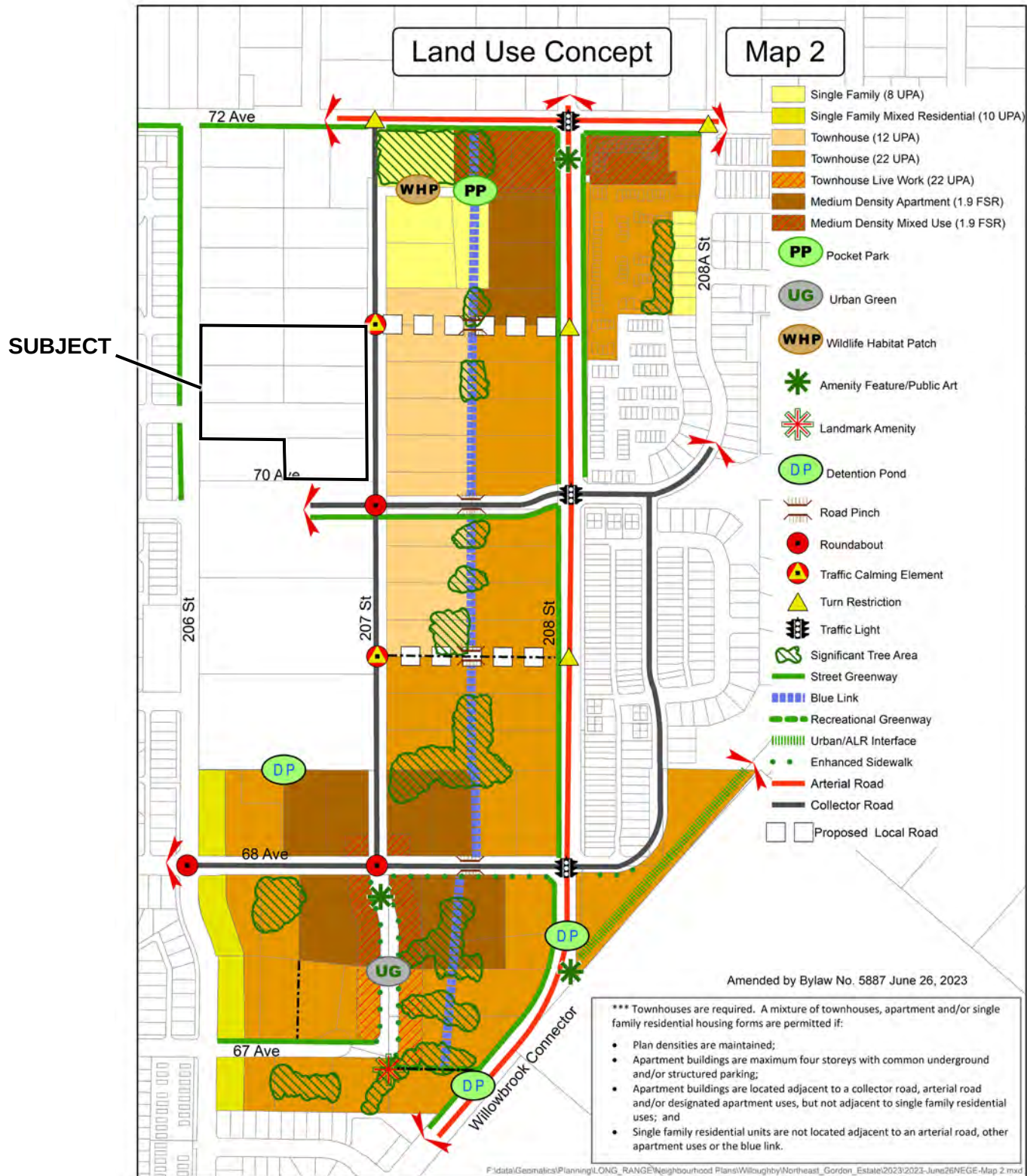
Zorica Andjelic
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION



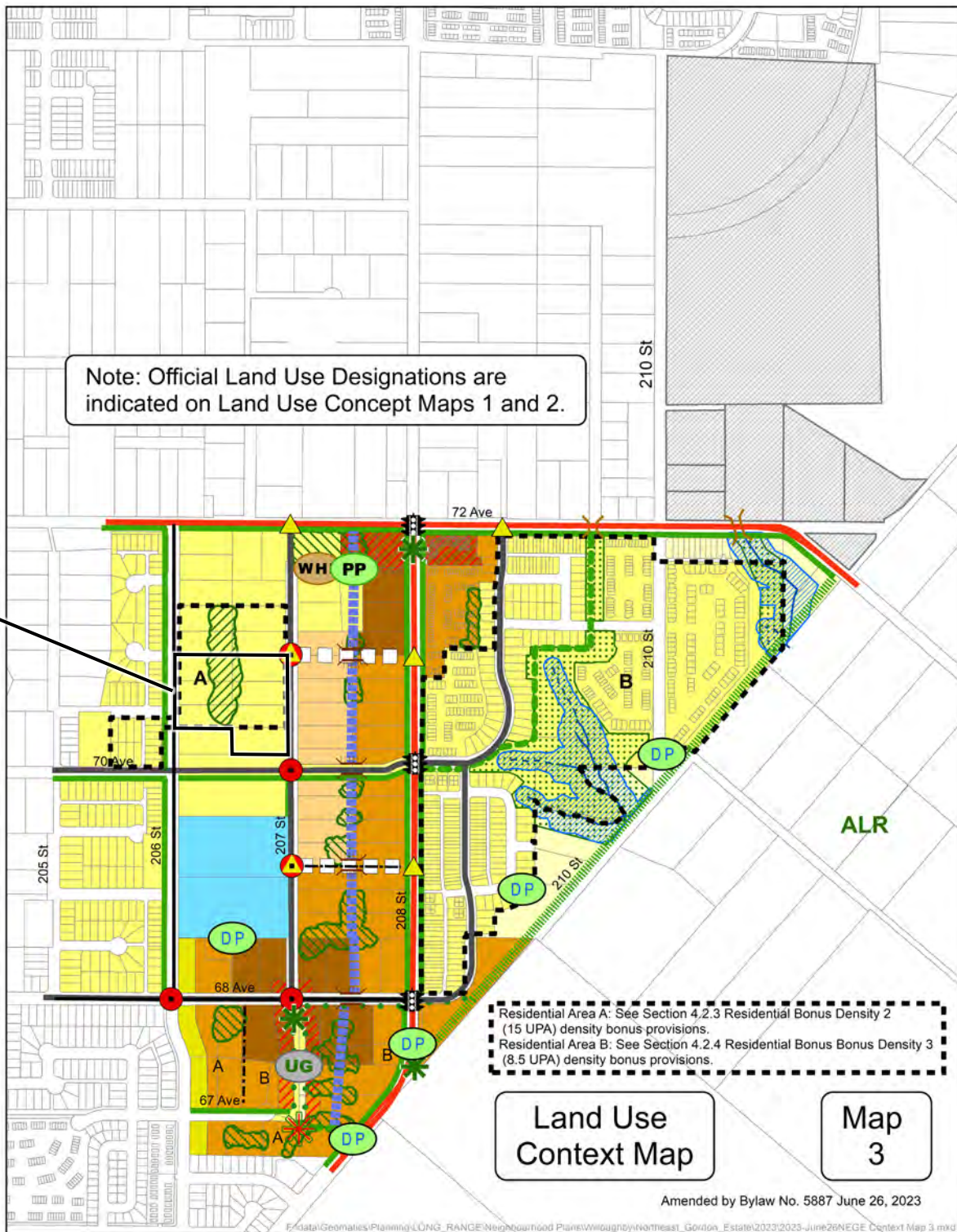
AERIAL CONTEXT MAP

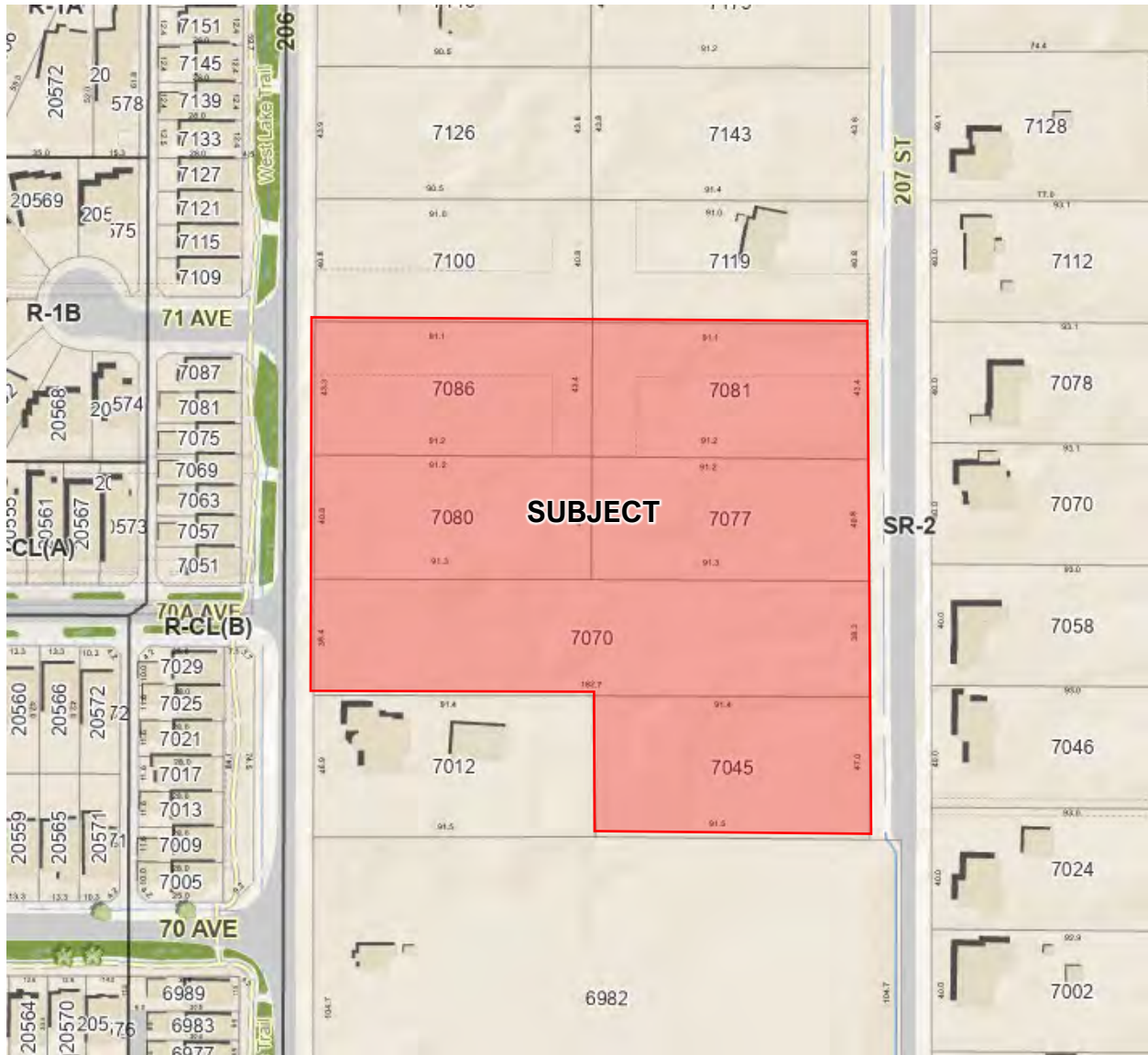






SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – 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 (1115681 BC LTD.) BYLAW NO. 6142

EXPLANATORY NOTE

Bylaw No. 6142 amends the Willoughby Community Plan by redesignating the properties located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street from Residential to Multi Family and removing the five lots from the Residential Density Bonus 2 area. Bylaw No. 6142 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 144 townhouse units.

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 (1115681 BC LTD.) BYLAW NO. 6142

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 (1115681 BC Ltd.) Bylaw No. 6142”.
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 inserting the following as a third paragraph in Section 4.2.3. Residential Area A:

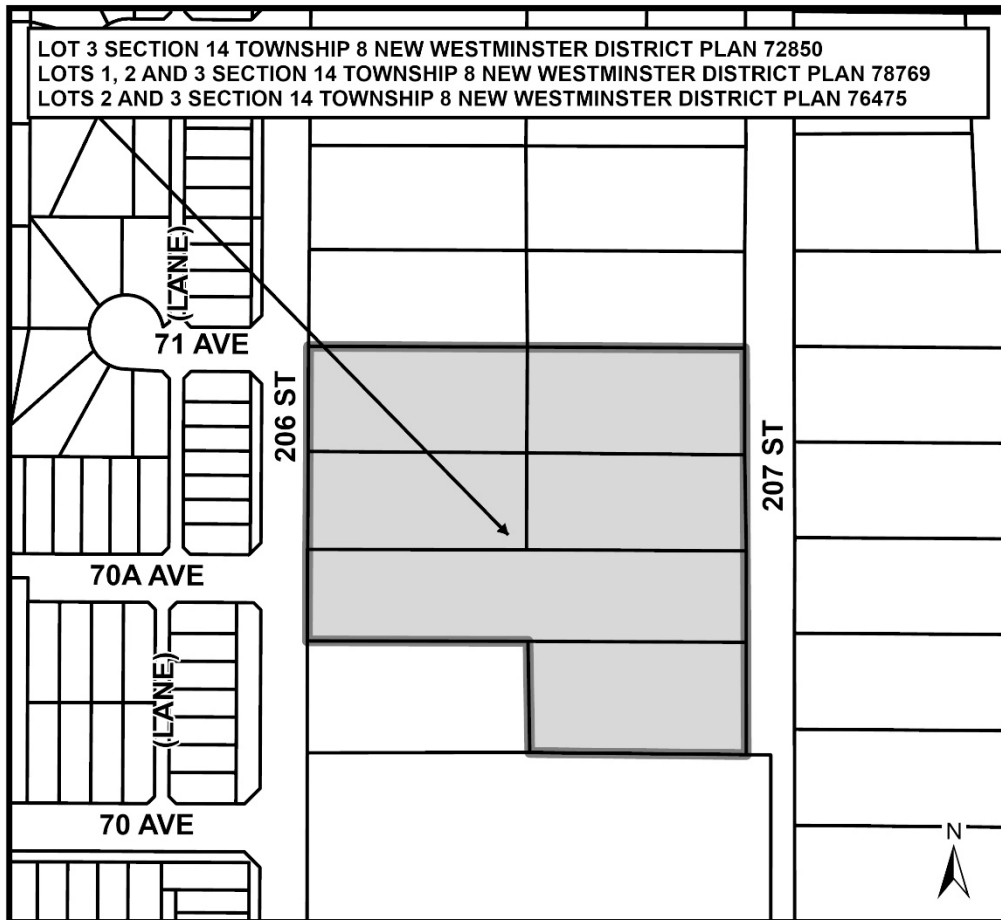
“Notwithstanding Section 3.1.4 of the Willoughby Community Plan, 22 units per acre is permitted in a townhouse form on the lands legally described as Lots 2 and 3 Plan 76475; Lots 1, 2 and 3 Plan 78769; and Lot 3 Plan 72850; all of Section 14 Township 8 New Westminster District if trees within “Significant 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. 6142



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1115681 BC LTD.) BYLAW NO. 6143

EXPLANATORY NOTE

Bylaw No. 6143 rezones 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 144 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1115681 BC LTD.) BYLAW NO. 6143**

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 (1115681 BC Ltd.) Bylaw No. 6143".
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-215" 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

1125.9 *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 to Council for its consideration 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:

Lots 2 and 3 Plan 76475; Lots 1, 2 and 3 Plan 78769; and Lot 3 Plan 72850; all of Section 14 Township 8 New Westminster District

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

Mayor

Township Clerk

SCHEDULE 'A'

BYLAW NO. 6143

