Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 26, 2026 – REGULAR MEETING	**REPORT:**	26-01
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0241
SUBJECT:	REZONING APPLICATION NO. 100795 (POLLYCO (BLOCK B) HOLDINGS LTD. / 7980 – 206A STREET)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-89 to increase the permitted Commercial Density (Gross Floor Area) in the CD-89(E) sub-zone from 6,350 m^2 (68,350 ft^2) to 6,750 m^2 (72,656 ft^2).

RECOMMENDATION SUMMARY:

That Council give first, second, third and final reading to Bylaw No. 6187.

RATIONALE:

The proposal is consistent with the Willoughby Community Plan, Yorkson Neighbourhood Plan and the existing site context.

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco (Group B) Holdings Ltd.) Bylaw No. 6187 amending Comprehensive Development Zone CD-89 to increase the permitted Commercial Density (Gross Floor Area) in the CD-89(E) sub-zone from 6,350 m^2 to 6,750 m^2.

EXECUTIVE SUMMARY:

Pollyco Group of Companies has applied to amend Comprehensive Development Zone CD-89 to increase the permitted Commercial Density (Gross Floor Area) in the CD-89(E) sub-zone from 6,350 m^2 (68,350 ft^2) to 6,750 m^2 (72,656 ft^2). The applicant proposes to convert 393 m^2 (4,231 ft^2) of parking area to three commercial units on the ground floor at the southeast corner of a 6-storey mixed use building located at 7980 – 206A Street.

The proposal is consistent with the provisions of the Willoughby Community Plan, Yorkson Neighbourhood Plan and the existing site context. Staff recommend that Council support the rezoning amendment.

PURPOSE:

This report is to provide information and a recommendation to Council regarding proposed Rezoning Bylaw No. 6187.

REFERENCE:

Owner:	Pollyco (Block B) Holdings Ltd. 320, 20780 Willoughby Town Centre Dr Langley, BC V2Y 0M7
Agent:	Pollyco Group of Companies 320, 20780 Willoughby Town Centre Dr Langley, BC V2Y 0M7
Legal Description:	Strata Lots 1 to 154 Section 23 Township 8 New Westminster District Strata Plan EPS11616 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V
Location:	7980 – 206A Street
Existing Zoning:	Comprehensive Development Zone CD-89(E)
Willoughby Community Plan:	Town Centre
Yorkson Neighbourhood Plan:	Town Market Commercial (2.85 FSR)

BACKGROUND/HISTORY:

- The subject site is designated Town Centre in the Willoughby Community Plan and Town Market Commercial (2.85 FSR) in the Yorkson Neighbourhood Plan.
- Section 4.2.2(4) of the Yorkson Neighbourhood Plan states *"commercial uses shall occupy the ground floor of buildings in the Town Market area, with commercial or residential uses on upper floors".*
- Council granted final reading to Plan Amendment Bylaw No. 4767 and Rezoning Bylaw No. 4768 on October 3, 2011 to adjust Yorkson Neighbourhood Plan implementation policies and rezone the subject site to Comprehensive Development Zone CD-89(E).
- Council granted final reading to Rezoning Bylaw No. 5650 on March 22, 2021 to amend Comprehensive Development Zone CD-89 to increase the permitted Commercial Density (Gross Floor Area) in the CD-89(E) sub-zone from 4,400 m² (47,361 ft²) to 6,350 m² (68,350 ft²) and residential building height from 4-storeys to 6-storeys.
- Council approved issuance of Development Permit No. 101133 on March 22, 2021 for development of a 6-storey mixed use building (southerly portion of site fronting 206A Street) and a 4-storey commercial building (northerly portion of site fronting 80 Avenue) at 7980 – 206A Street.
- Development Permit No. 101133 included 92 apartment units within the 6-storey mixed use building, along with 6,339 m² (68,232 ft^2) of commercial space distributed in the 4-storey commercial building and the first two levels of the 6-storey mixed use building.
- The buildings on the site are constructed and occupied.

DISCUSSION/ANALYSIS:

- The applicant proposes to convert 393 m^2 (4,231 ft^2) of ground floor parking area to three commercial units in the southeast corner of the 6-storey mixed use building located at 7980 – 206A Street.
- To facilitate the addition of three commercial units, the applicant proposes to amend Comprehensive Development Zone CD-89 to increase the permitted Commercial Density (Gross Floor Area) in the CD-89(E) sub-zone from 6,350 m^2 (68,350 ft^2) to 6,750 m^2 (72,656 ft^2).
- The proposed ground floor commercial units in the 6-storey mixed use building will front

the drive aisle on the south side of the building and replace 17 parking spaces on the ground floor.

- The proposal is otherwise compliant with the Zoning Bylaw including minimum parking requirements.
- Amendments to Development Permit No. 101133 via a delegated development permit application process are required to address building design, signage and landscape wall relocation prior to building permit issuance.
- The proposal is consistent with the provisions of the Willoughby Community Plan, Yorkson Neighbourhood Plan and the existing site context.

Adjacent Uses:

	Existing Use:	Willoughby Community Plan:	Yorkson Neighbourhood Plan:	Existing Zoning:
North:	80 Avenue, beyond which are existing apartment buildings	Multi Family	Medium Density Apartment (1.9 FSR)	Comprehensive Development Zone CD-75
South:	A lane, beyond which is an existing mixed use building	Town Centre	Town Market Commercial (2.85 FSR)	Comprehensive Development Zone CD-89
East:	A property currently under application (ToL Project No: 08-23-0150) for mixed use buildings	Town Centre	Town Market Commercial (2.85 FSR)	Comprehensive Development Zone CD-175
West:	206A Street, beyond which is a property currently under application (ToL Project No: 08-23-0223) for townhouses	Town Centre	Town Market Commercial (2.85 FSR)	Suburban Residential Zone SR-2

Zoning Amendment:

- Rezoning Bylaw No. 6187 proposes to increase the permitted Commercial Density (Gross Floor Area) in the Comprehensive Development Zone CD-89 sub-zone CD-89(E) from 6,350 m^2 (68,350 ft^2) to 6,750 m^2 (72,656 ft^2).

Policy Considerations:

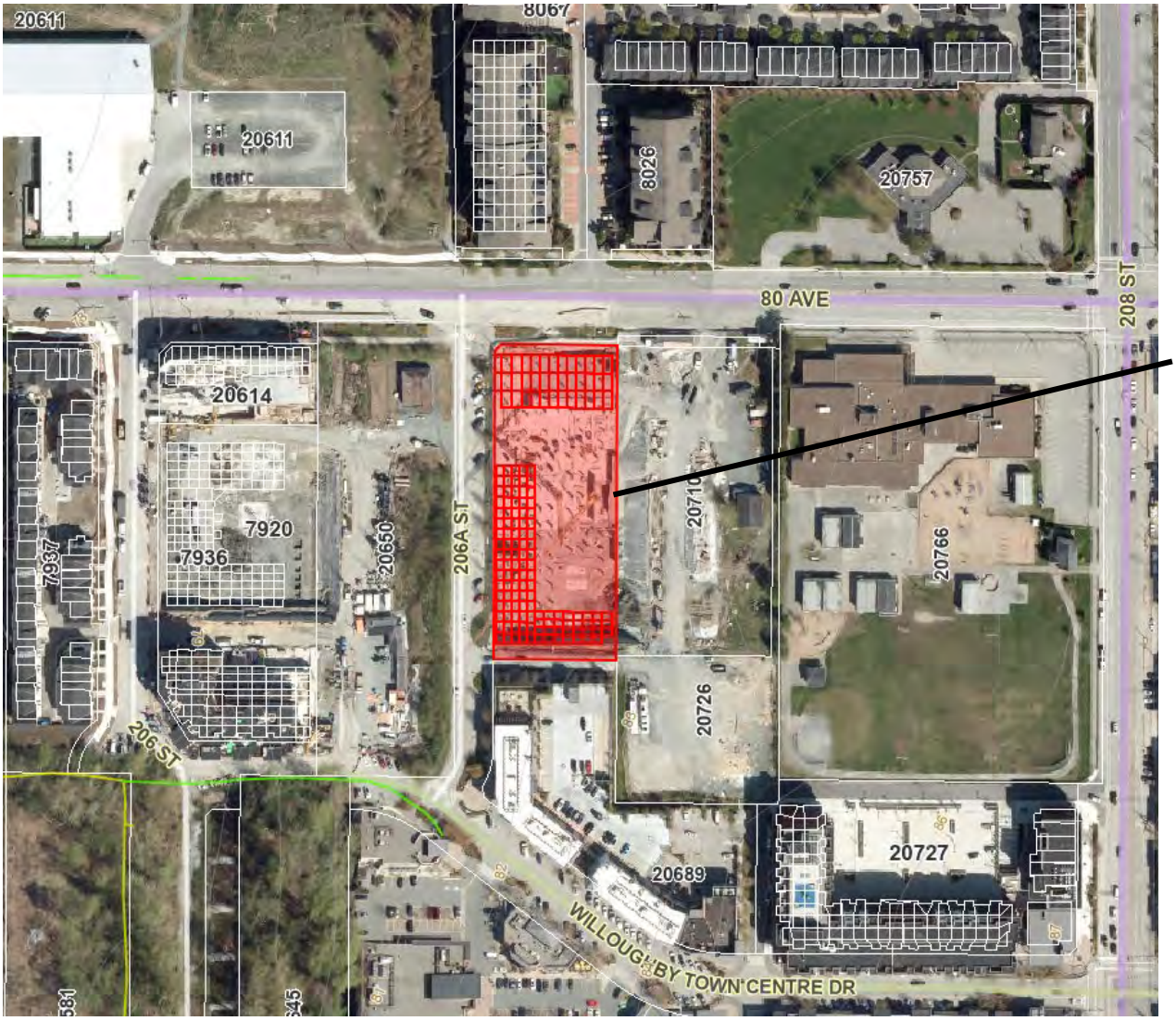
The proposed zoning amendment to increase the permitted Commercial Density (Gross Floor Area) in the Comprehensive Development Zone CD-89 sub-zone CD-89(E) from 6,350 m^2 (68,350 ft^2) to 6,750 m^2 (72,656 ft^2) is consistent with the provisions of the Willoughby Community Plan and the Yorkson Neighbourhood Plan. No development prerequisites are applicable to the application. The Local Government Act (Section 480) indicates Council may adopt a zoning bylaw at the same meeting at which the bylaw passed third reading. Accordingly, staff recommend that Council give first, second, third and final reading to Rezoning Bylaw No. 6187.

Respectfully submitted,

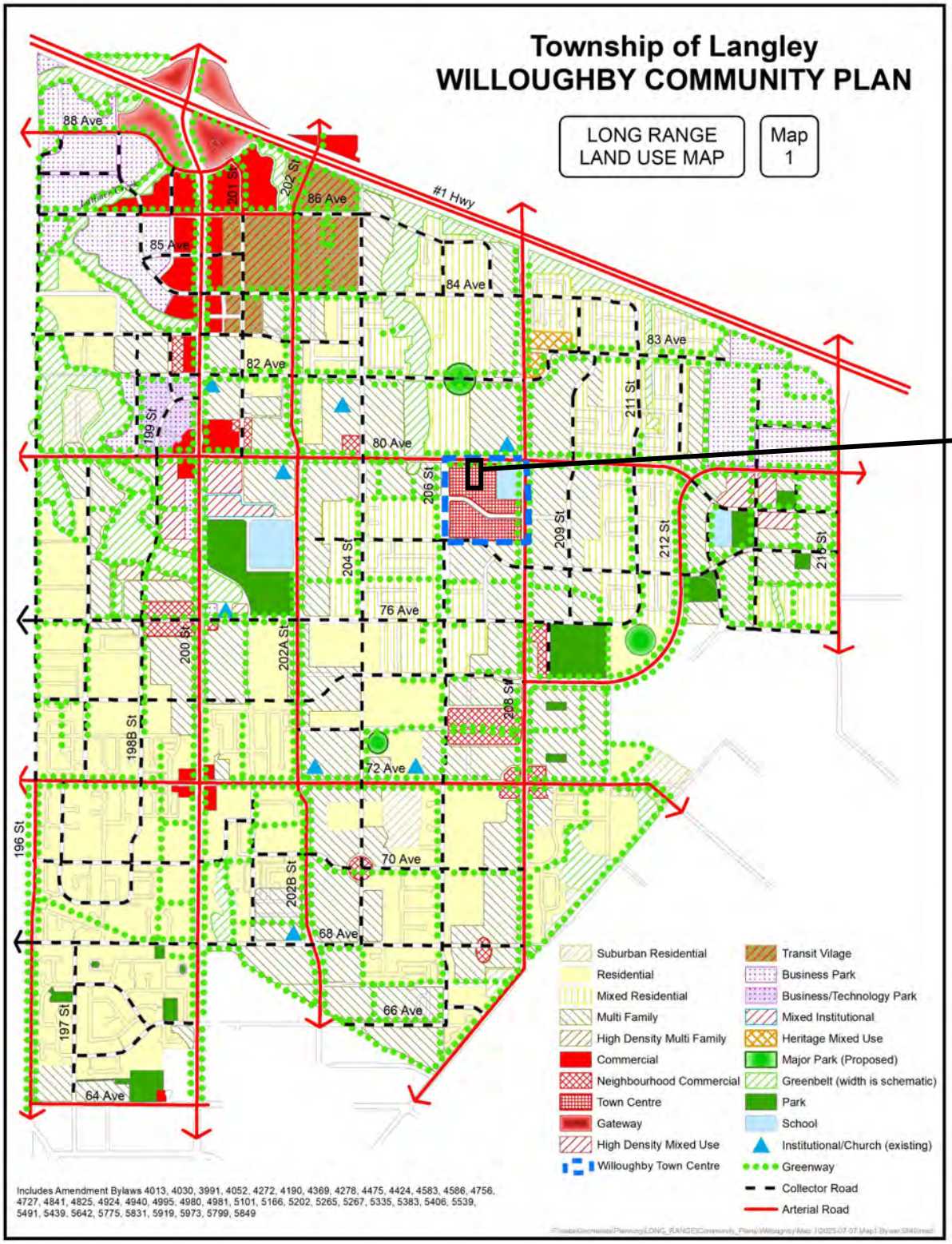
Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

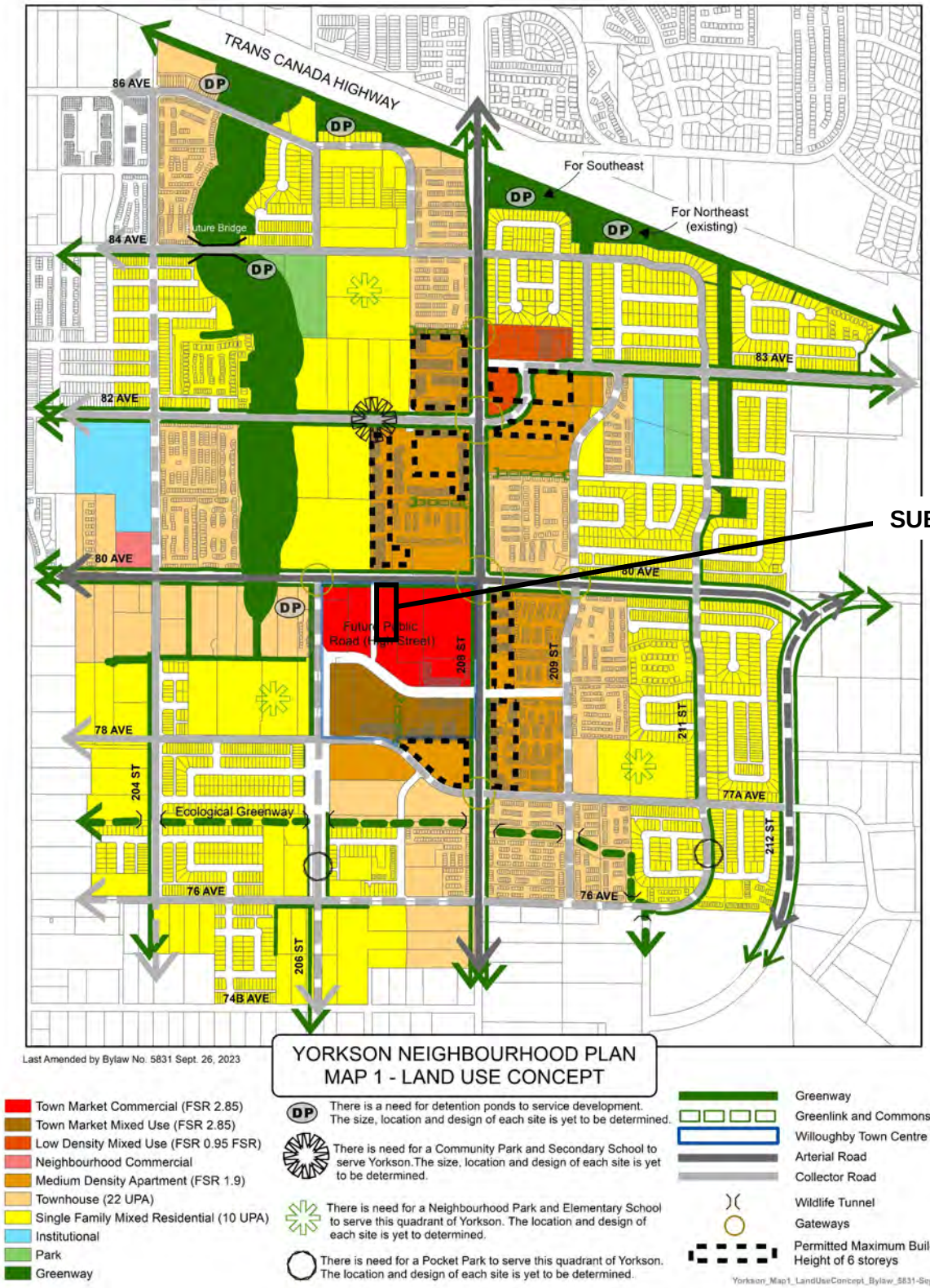
ATTACHMENT A Maps and Graphics

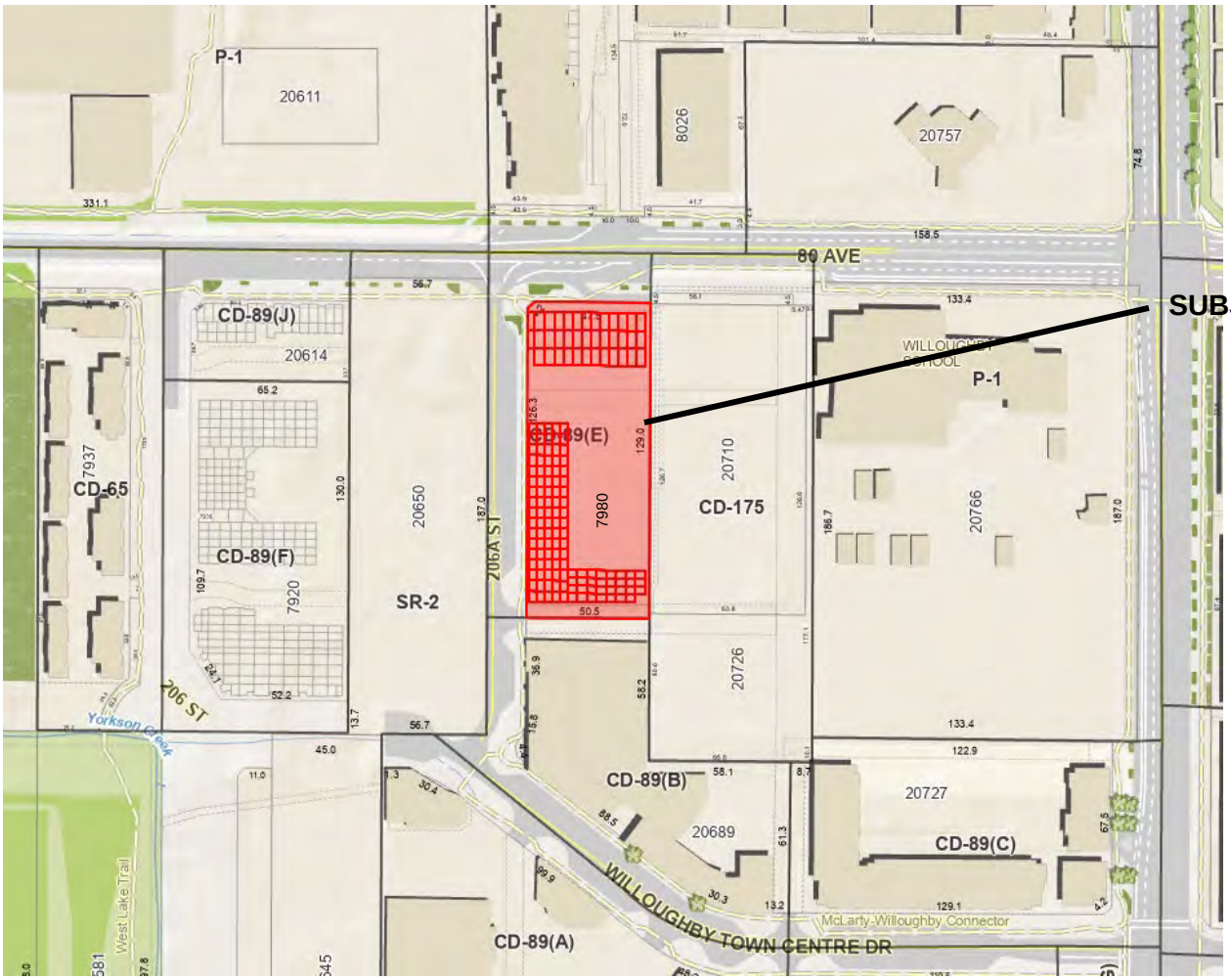
ATTACHMENT A



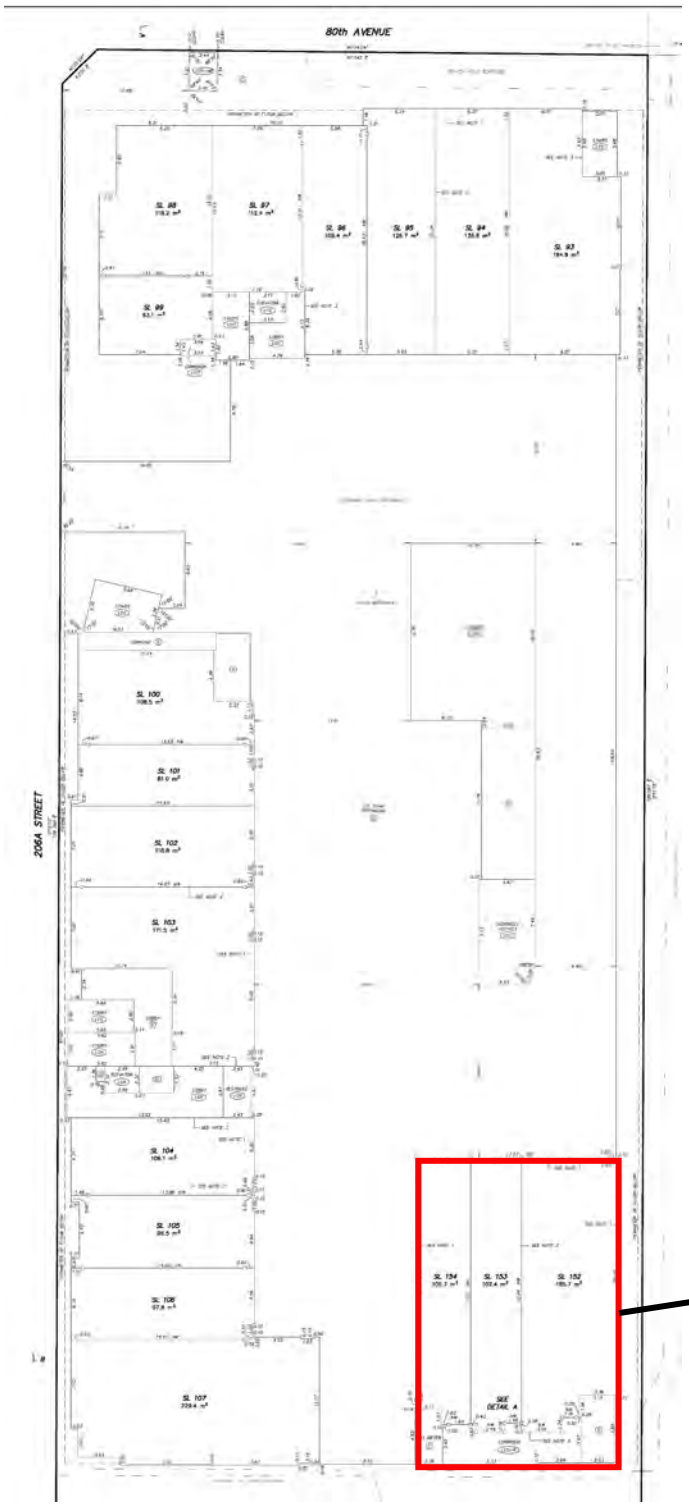
AERIAL CONTEXT MAP


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
204 St
206 St
209 St
211 St
212 St
216 St
200 St
202A St
198B St
208 St
196 St
202B St
197 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Institutional/Church (existing)
Greenway
Collector Road
Arterial Road
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919, 5973, 5799, 5849

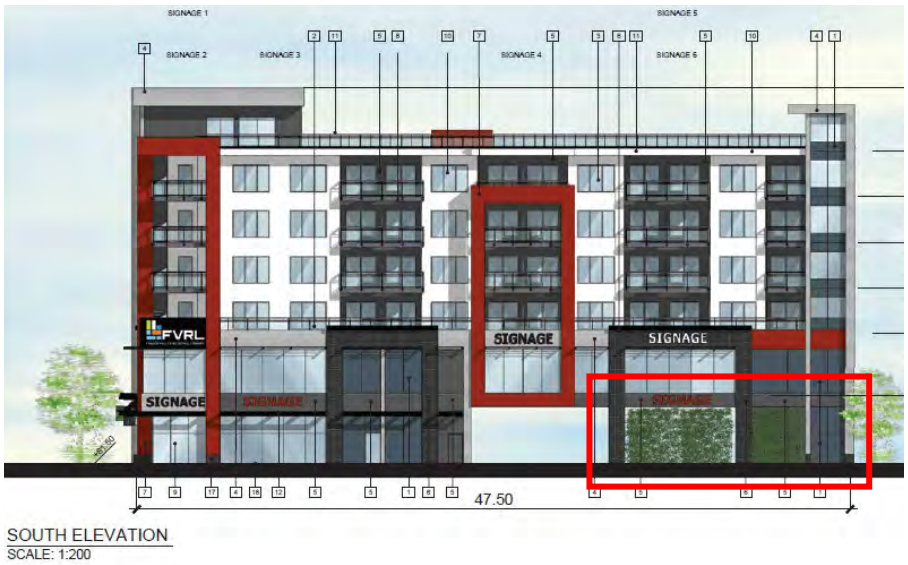

TRANS CANADA HIGHWAY
For Southeast
For Northeast (existing)
Future Bridge
86 AVE
84 AVE
83 AVE
82 AVE
80 AVE
78 AVE
77A AVE
76 AVE
74B AVE
DP
SUBJECT
Future Public Road (High Street)
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
Last Amended by Bylaw No. 5831 Sept. 26, 2023
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial (FSR 2.85)
Town Market Mixed Use (FSR 2.85)
Low Density Mixed Use (FSR 0.95 FSR)
Neighbourhood Commercial
Medium Density Apartment (FSR 1.9)
Townhouse (22 UPA)
Single Family Mixed Residential (10 UPA)
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
Yorkson_Map1_LandUseConcept_Bylaw_5831-Sept 25-2023



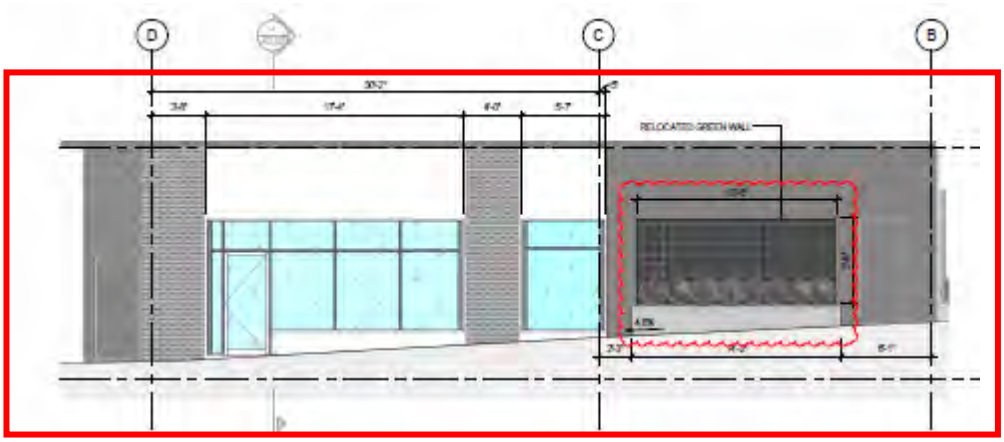
ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



SOUTH BUILDING ELEVATION – DP101133



PRELIMINARY SOUTH BUILDING ELEVATION – PROPOSED

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (POLLYCO (BLOCK B) HOLDINGS LTD.) BYLAW NO. 6187

EXPLANATORY NOTE

Bylaw No. 6187 amends Comprehensive Development Zone CD-89 by increasing the maximum permitted Commercial Density (Gross Floor Area) in sub-zone CD-89(E) from 6,350 m^2 to 6,750 m^2.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (POLLYCO (BLOCK B) HOLDINGS LTD.) BYLAW NO. 6187

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 (Pollyco (Block B) Holdings Ltd.) Bylaw No. 6187".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Amending Section 989.12 sub zone CD-89E to increase the Maximum Commercial Density (Gross Floor Area) from 6,350 m^2 to 6,750 m^2.

NOTICE WAS ADVERTISED the	19	day of	January	, 2026.
READ A FIRST TIME the		day of		, 2026.
READ A SECOND TIME the		day of		, 2026.
READ A THIRD TIME the		day of		, 2026.
ADOPTED the		day of		, 2026.

_____ Mayor _____ Township Clerk