

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JULY 13, 2026 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100711
(1342109 BC LTD. / FLAT ARCHITECTURE INC.
/ 19942 – 78B AVENUE)

REPORT: 26-85
FILE: 08-22-0112

PROPOSAL:

Application to rezone approximately 0.9 ha (2.23 ac) of land located at 19942 – 78B Avenue to Comprehensive Development Zone CD-216 to facilitate development of approximately 79 apartments, 133 hotel rooms and 1,844 m² (19,852 ft²) of ground floor commercial space in two 6-storey buildings.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6232 subject to 13 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan (prior to June 15, 2026).

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1342109 BC Ltd.) Bylaw No. 6232 rezoning 0.9 ha (2.23 ac) of land located at 19942 – 78B Avenue to Comprehensive Development Zone CD-216 to facilitate development of approximately 79 apartments, 133 hotel rooms and 1,844 m² (19,852 ft²) of ground floor commercial space in two 6-storey buildings, 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, greenway, utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Completion of a subdivision to create the lots.
3. Provision of road dedications, widenings and necessary traffic improvements including dedication of 199A Street and the north half of 78 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and Jericho Sub-Neighbourhood Plan.
4. Dedication and construction of a 5.0 m wide multi-use greenway on the south side of 78B Avenue.
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
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. restricting development and subdivision until a Development Permit is issued for the site
 - 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 (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - d. securing necessary cross access easements for driveway, parkade and surface parking areas.
8. Completion of a road closure bylaw for the south half of 78B Avenue road dedication.
9. Acquisition and consolidation into the development site of a 5.0 m wide portion of land along the site's northern boundary (half of the south half of 78B Avenue road dedication).
10. Dedication of a 5.0 m wide multi-use greenway along the site's northern property line (half of the south half of 78B Avenue road dedication).
11. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
12. As per the applicant's proposal and consistent with Interim Policy Regarding Community Amenity Contributions (Policy No. 07-170), in support of the proposed rezoning application, provision of \$1,243,310.40 as a voluntary amenity contribution.
13. 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.

EXECUTIVE SUMMARY:

Flat Architecture Inc. has applied on behalf of the owner to rezone approximately 0.9 ha (2.23 ac) of land located at 19942 – 78B Avenue to Comprehensive Development Zone CD-216 to facilitate development of approximately 79 apartments, 133 hotel rooms and 1,844 m² (19,852 ft²) of ground floor commercial space in two 6-storey buildings.

On June 15, 2026 Council adopted Bylaw Nos. 6201 and 6202 which consolidated several neighbourhood plans (including the Jericho Sub-Neighbourhood Plan) and added a new Willoughby Transit Corridor Plan to the Willoughby Community Plan.

Consistent with Bylaws No. 6201 and 6202, as the subject rezoning application was made and the applicable application fee paid prior to June 15, 2026, the application is eligible to proceed under the superseded version of the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan. Should the rezoning not receive final reading by June 15, 2028 it will be subject to Bylaws No. 6201 and 6202 where the subject site is designated Medium-Density Mixed-Use with a base density of 3.0 FSR (additional 3.0 FSR bonus density available) and 6-storey height limit (the Jericho Sub-Neighbourhood Plan permits 2.5 FSR and 20-storey height limit).

The site is located in Development Permit Areas 'K' – Town Market Mixed Use and 'N' – High Density Development in the Willoughby Community Plan (prior to June 15, 2026). Should the

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subject rezoning be granted approval by Council, prior to construction, development permits are required to be submitted for Council's consideration.

As the proposed development complies with the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan (prior to June 15, 2026), staff recommend Council consider the rezoning bylaw, subject to the completion of 13 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6232.

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REFERENCE:

Agent:	Flat Architecture Inc. 209, 6321 King George Boulevard Surrey, BC V3X 1G1
Owner:	1342109 BC Ltd. 14989 - 59A Avenue Surrey, BC V3S 1H9
Legal Description:	Lot 11 Section 22 Township 8 New Westminster District Plan 43906
Location:	19942 – 78B Avenue
Area:	0.9 ha (2.23 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-216
Willoughby Community Plan (Prior to June 15, 2026):	High Density Mixed Use
Jericho Sub-Neighbourhood (Prior to June 15, 2026):	Area 2 High Density Mixed Use

BACKGROUND/HISTORY:

- The site is currently zoned Suburban Residential Zone SR-2, designated High Density Mixed Use in the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan and located in Area 2 – Mixed Employment / Residential Area in the Jericho Sub-Neighbourhood Plan.
- The site is located in Development Permit Areas 'K' – Town Market Mixed Use and 'N' – High Density Development in the Willoughby Community Plan.
- The site currently accommodates a single family dwelling.
- On June 15, 2026 Council adopted Bylaw Nos. 6201 and 6202 which consolidated several neighbourhood plans (including the Jericho Sub-Neighbourhood Plan) and added a new Willoughby Transit Corridor Plan to the Willoughby Community Plan.
- Should the rezoning not receive final reading by June 15, 2028, it will be subject to the Willoughby Transit Corridor Plan where the site is designated Medium-Density Mixed-Use with a base density of 3.0 FSR required (additional 3.0 FSR bonus density available) and 6-storey height limit.

DISCUSSION/ANALYSIS:

- Flat Architecture Inc. has applied on behalf of the owner to rezone approximately 0.9 ha (2.23 ac) of land located at 19942 – 78B Avenue to Comprehensive Development Zone CD-216 to facilitate development of approximately 79 apartments, 133 hotel rooms and 1,844.37 m² (19,852.58 ft²) of ground floor commercial space in two 6-storey buildings.

- The site is designated High Density Mixed Use (2.5 FSR) which permits residential, hotel and commercial (office and retail) uses.
- The Jericho Sub-Neighbourhood Plan identifies that 78B Avenue is to become a pedestrian greenway (10 m wide, plus a 5.0 m building setback on both sides of the greenway). As such, a road closure bylaw is required to be completed for the south half of 78B Avenue (10 m wide), 5.0 m of which will be acquired by the proponent and consolidated with the subject site, the other 5.0 m is to be dedicated as greenway as a development prerequisite. The north half of this greenway was addressed as part of ToL Project No. 08-22-0103.

Adjacent Uses:

	Existing Use	Jericho Sub-Neighbourhood Plan Designation	Existing Zoning
North:	78B Avenue, beyond which is a mixed use development currently under construction (ToL Project No. 08-22-0103) and 199A Street	High Density Mixed Use (2.5 FSR)	Comprehensive Development Zone CD-181
South:	Vacant property currently under development application (ToL Project No. 08-22-0066)	Future 78 Avenue and Low Density Multi-Family and Seniors Residential / Institutional	Suburban Residential Zone SR-2
East:	A residential property, beyond which is 200 Street	Future 199A Street and Business Park	Suburban Residential Zone SR-2
West:	A residential property, beyond which is 199 Street	High Density Mixed Use (2.5 FSR) and Pocket Park	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 6232 proposes to rezone the site to new Comprehensive Development Zone CD-216 to facilitate development of approximately 79 apartments, 133 hotel rooms and 1,844 m² (19,852 ft²) of ground floor commercial space resulting in a density of 1.5 FSR for proposed Lot 1 (hotel) and 1.7 FSR for proposed Lot 2 (apartment).
- Proposed Comprehensive Development Zone CD-216 permits apartments, commercial and office space and hotel uses with a density of up to 2.5 FSR and maximum height of 6-stores.
- The preliminary site plan currently indicates compliance with the provisions of the proposed zone in terms of siting, lot coverage, parking, height, use and density which will be confirmed at time of future development permit applications.

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create two lots.
- The proposed southerly lot will accommodate a hotel with ground floor commercial units

and the proposed northerly lot will accommodate apartments with ground floor commercial units.

- The preliminary site plan indicates vehicular access will be provided from 199A Street and 78 Avenue.

Development Permits:

- The site is located in Development Permit Areas 'K' – Town Market Mixed Use and 'N' – High Density Development in the Willoughby Community Plan.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, provisions of the site's proposed CD-216 zoning, grading, landscaping, tree retention, age-friendly amenity area requirements, fire truck turning radius requirements and alignment with Development Permit Areas 'K' – Town Market Mixed Use and 'N' – High Density Development guidelines.
- Staff note the current site plan is conceptual and resolution of the above-mentioned items may result in changes to the site layout and proposed number of units, hotel rooms and commercial / office space.
- Council issuance of a future development permit is required prior to issuance of a building permit.

Voluntary 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 \$1,243,310.40 voluntary amenity contribution in support of the proposed rezoning application.

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
38	0	67	67	17	84

Detailed Tree Management and Landscape plans will be provided in conjunction with a future development permit application.

Policy Considerations:

The proposed rezoning application facilitates the development of approximately 79 apartments, 133 hotel rooms and 1,844 m² (19,852 ft²) of ground floor commercial space. Prior to any future

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development of the site, development permits for Development Permit Areas ‘K’ – Town Market Mixed Use and ‘N’ – High Density Development must be issued.

As the subject rezoning application was made prior to June 15, 2026 the application is eligible to proceed under the superseded version of the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan. Should the rezoning not receive final reading by June 15, 2028, it will be subject to the updated Willoughby Community Plan and Willoughby Transit Corridor Plan.

Staff recommend that Council give first, second and third reading to Bylaw No. 6232 (subject to 13 development prerequisites).

Respectfully submitted,

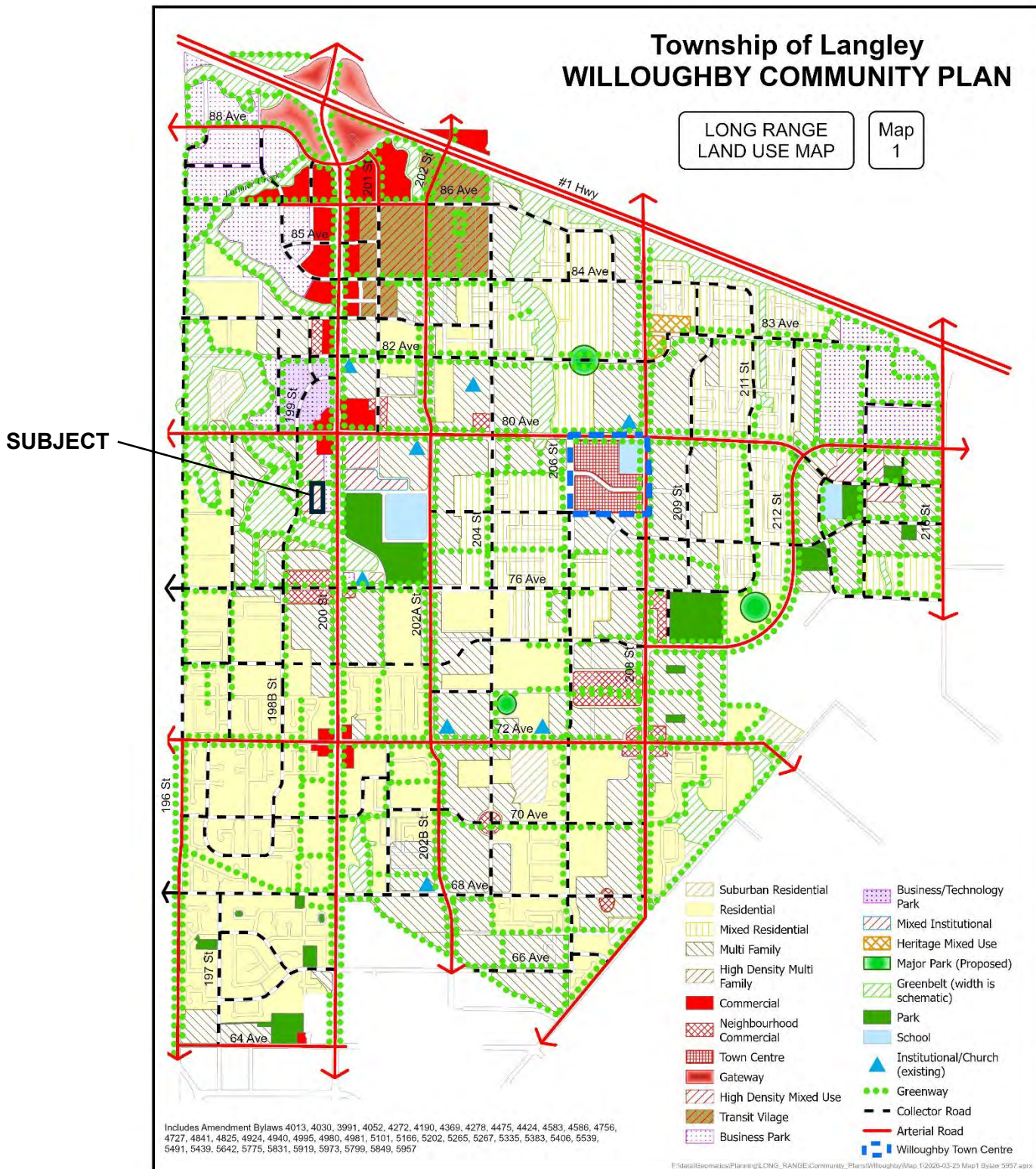
Joel Nagtegaal
MAJOR PROJECT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

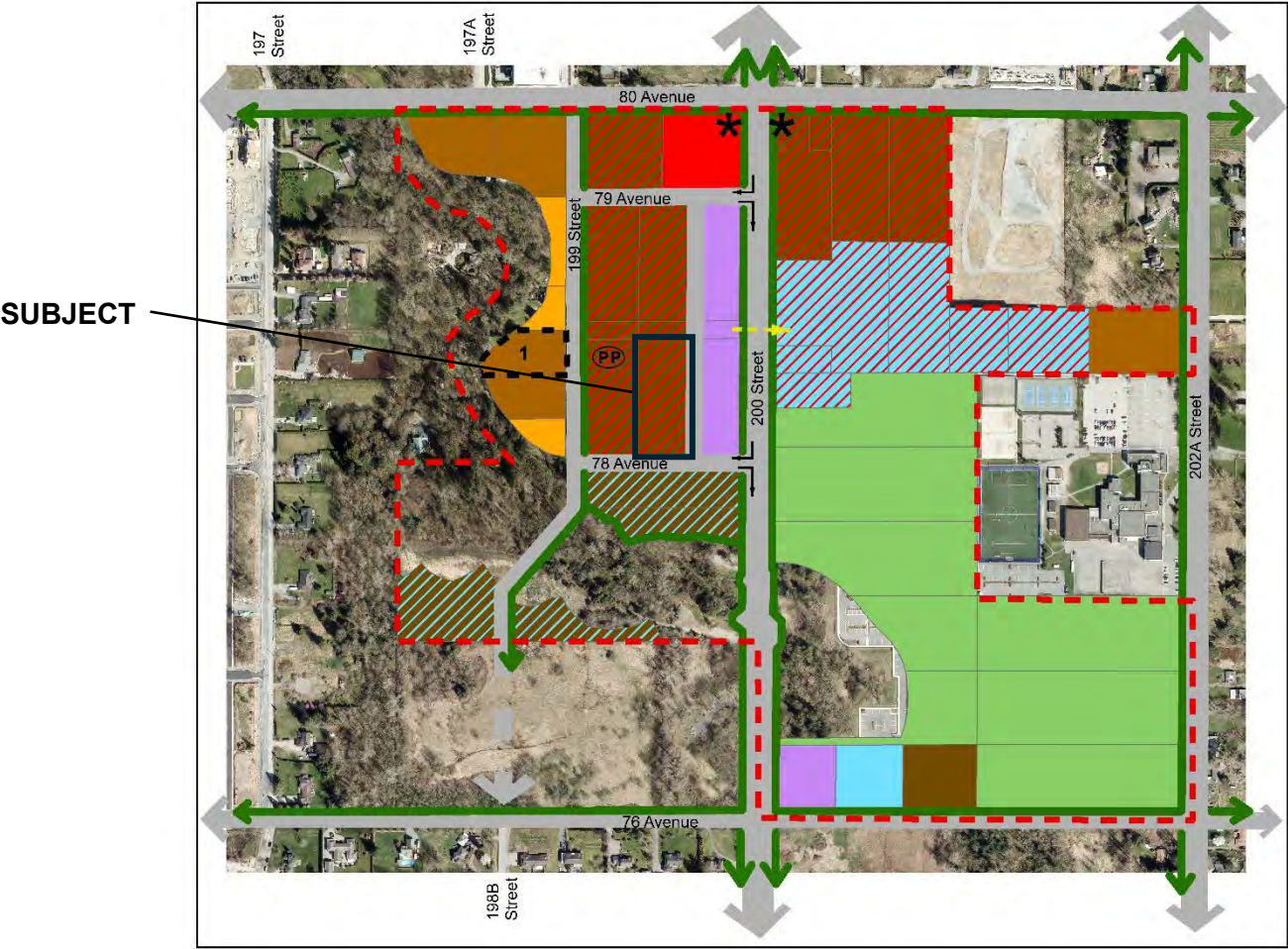
ATTACHMENT A



AERIAL CONTEXT MAP



Jericho - Sub-Neighbourhood Plan



LEGEND

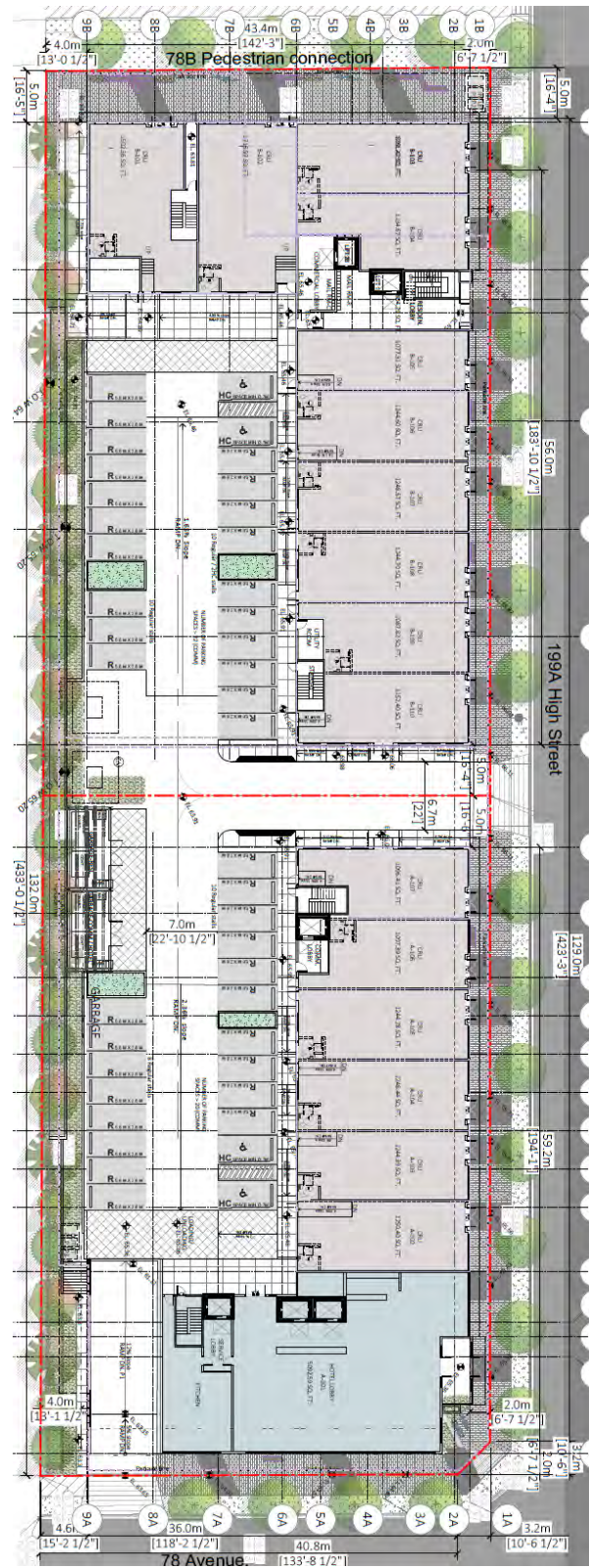
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|----------------------------------|--|--------------------|
| Commercial | Low Density Multi-Family and Seniors Residential/Institutional | Greenway |
| Townhouse | Business Park | Landmark Features |
| Low Density Apartment (1.4 FSR) | Mixed Institutional | Pocket Park |
| High Density Apartment (2.4 FSR) | Institutional | SNP Boundary |
| High Density Mixed Use (2.5 FSR) | Park | Refer to Table 1.2 |

Includes Amendment Bylaw 4957, 5887, 5941

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ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT



PRELIMINARY 199A HIGH STREET ELEVATION (HOTEL) – SUBMITTED BY APPLICANT



PRELIMINARY 199A HIGH STREET ELEVATION (APARTMENTS) – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1342109 BC LTD.) BYLAW NO. 6232

EXPLANATORY NOTE

Bylaw No. 6232 rezones land located at 19942 – 78B Avenue to Comprehensive Development Zone CD-216 to facilitate development of apartments, a hotel and ground floor commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (1342109 BC LTD.) BYLAW NO. 6232

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 (1342109 BC Ltd.) Bylaw No. 6232".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:
 - (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-216" after the words "Comprehensive Development Zone CD-215"
 - (2) Adding to Section 110.1 after the words "CD-215" the words "CD-216 – 2,000 m²"
 - (3) Adding after Section 1115 "Comprehensive Development Zone CD-215" the following as Section 1116 "Comprehensive Development Zone CD-216"

1116 **COMPREHENSIVE DEVELOPMENT ZONE CD-216**

Uses Permitted

- 1116.1 In the CD-216 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) *residential uses* subject to Section 1116.3
 - 4) *hotel* subject to Section 1116.3
 - 5) *group children's day care* subject to Section 1116.4
 - 6) *commercial uses* subject to Section 1116.4
 - 7) *offices* subject to 1116.4
 - 8) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations and Section 1116.4

Density

- 1116.2 The maximum *floor space ratio* of all buildings located on lands zoned CD-216 shall not exceed 2.5 FSR.

Residential / Hotel Uses

- 1116.3 Only *apartment* units, *hotel* sleeping units and office uses are permitted in the upper five (5) *storeys* of mixed-use *buildings*.

Commercial / Office Uses

- 1116.4 Only *commercial uses* (excluding offices), *group children's day cares* and *licensee retail stores* are permitted on the ground floor of mixed-use *buildings*.

Lot Coverage

- 1116.5 *Buildings* and *structures* shall not cover more than 45% of the *lot area*.

Siting of Buildings and Structures

- 1116.6 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1116.7 The *height* of *buildings* and *structures* shall not exceed six (6) *storeys*, plus a roof-top enclosure to access rooftop amenity. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

- 1116.8 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

- 1116.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

- 1116.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

- 1116.11 *Age-Friendly Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1116.12 A Development Permit shall be issued by Council 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 11 Section 22 Township 8 New Westminster District Plan 43906

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-216.

Bylaw No. 6232
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NOTICE WAS ADVERTISED THE 6 day of July , 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

SCHEDULE 'A' BYLAW NO. 6232

