



REPORT TO MAYOR AND COUNCIL

PRESENTED: OCTOBER 20, 2025 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100654 (GARCHA PROPERTIES (LATIMER) HOLDINGS / 7700 BLOCK OF 202A STREET)

REPORT: 25-150
FILE: 08-23-0205

PROPOSAL:

Application to rezone a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 124 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6166 subject to 12 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposal aligns with the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garcha Properties (Latimer) Holdings) Bylaw No. 6166 rezoning a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 124 townhouse units, 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 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 for 202A Street (including greenway), 78 Avenue and 203 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 4.5 m wide street greenway on the east side of 202A Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Dedication and construction of a 15.0 m wide ecological greenway along the southern edge of the site including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. Finalization of landscape and architectural plans.

7. Compliance with Age-Friendly Amenity Area requirements to the acceptance of the Township.
8. 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).
9. Registration of restrictive covenants acceptable to the Township:
 - a. restricting development 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 (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).
10. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
11. As per the applicant's proposal in support of the proposed rezoning application, provision of \$1,785,600 as a voluntary amenity contribution.
12. 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:

Barnett Dembek Architects have applied on behalf of the owner to rezone a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 124 townhouse units. A delegated development permit for form and character is being processed concurrently.

The proposal is consistent with the Willoughby Community Plan and the Latimer Neighborhood Plan, staff recommend that Council support the rezoning amendment.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Rezoning Bylaw No. 6166.

REZONING APPLICATION NO. 100654 (GARCHA
 PROPERTIES (LATIMER) HOLDINGS / 7700 BLOCK OF
 202A STREET)
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REFERENCE:

Owners:	Garcha Properties (Latimer) Holdings Ltd. Garcha Properties (Latimer) Holdings No. 2 Ltd. 110, 13737 – 72 Avenue Surrey, BC V3W 2P2
Agent:	Barnett Dembek Architects 135, 7536 – 130 Street Surrey, BC V3W 1H8
Legal Description:	Lot 35 Section 23 Township 8 New Westminster District Plan EPP70175
Location:	7700 Block of 202A Street
Lot Area:	2.7 ha (6.7 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-131
Willoughby Community Plan:	Multi Family Greenway
Latimer Neighbourhood Plan:	Rowhouse/Townhouse (22 UPA) Street Greenway Ecological Greenway Proposed Collector

BACKGROUND/HISTORY:

- The subject property is currently zoned Suburban Residential Zone SR-2 and is designated Multi Family and Greenway in the Willoughby Community Plan and Rowhouse/Townhouse (22 UPA), Street Greenway, Ecological Greenway and Proposed Collector in the Latimer Neighbourhood Plan.
- The subject site (7700 block of 202A Street) was created under a previous application (ToL Project No. 08-23-0173) that consolidated four lots and created 35 lots including the subject site.

DISCUSSION/ANALYSIS:

- Barnett Dembek Architects have applied on behalf of the owners to rezone a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 124 townhouse units at a density of 45.9 uph (18.5 upa).
- The applicant indicates they intend to subdivide the subject site to create two townhouse sites, with 63 and 61 townhouse units each.
- The Latimer Neighbourhood Plan requires a street greenway on 202A Street, an ecological greenway along the southern property line of the proposed southern lot and a new collector road along the northern property line of the proposed northern lot. Dedications for 202A Street, 78 Avenue and 203 Street are also required.

- Pedestrian access to the site is provided from 202A Street, 78 Avenue, 203 Street and from the ecological greenway along the southern edge of the site. East-west and north-south mid-block pedestrian connections are proposed through the site.
- Vehicular access to the site is provided from 78 Avenue and 203 Street.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	7824 – 202A Street, which is an existing single-family dwelling currently under application for a townhouse development with 102 units (ToL Project No. 08-23-0167).	Latimer - Rowhouse/ Townhouse (22 UPA)	SR-2
South:	7680 – 202A Street, which is an existing single-family dwelling currently under application for a townhouse development with 45 units (ToL Project No. 08-23-0219).	Latimer - Rowhouse/ Townhouse (22 UPA)	SR-2
East:	203 Street, beyond which are single family properties and townhouse development under construction (ToL Project No. 08-23-0173).	Yorkson – Single Family Mixed Residential (10 upa)	CD-170 R-CL(B)
West:	202A Street, beyond which are Peter Ewart Middle School and R.E. Mountain Secondary School	Jericho – Park Latimer – Special Study Area	P-1 SR-2

Zoning Amendment:

- Bylaw No. 6166 proposes to rezone a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 124 townhouse units at a density of 45.9 uph (18.5 upa).
- The project complies with the provisions of the proposed zone in terms of siting, lot coverage, parking, height, use and density.

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-131 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. Currently identified items to be addressed at detailed design include but are not limited to, revising the number of proposed small car parking stalls, adjusting the dimensions of the proposed visitor stalls and providing one additional visitor stall.

- Staff note the site plan is conceptual and resolution of the above-mentioned requirements may result in changes to the site layout and 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 \$1,785,600 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
8	1	198	198	30	229

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

Policy Considerations:

The proposed rezoning application will facilitate development of a townhouse site with approximately 124 townhouse units on property located in the 7700 Block of 202A Street. The proposal is consistent with the Willoughby Community Plan and the Latimer Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 6166 (subject to 12 development prerequisites).

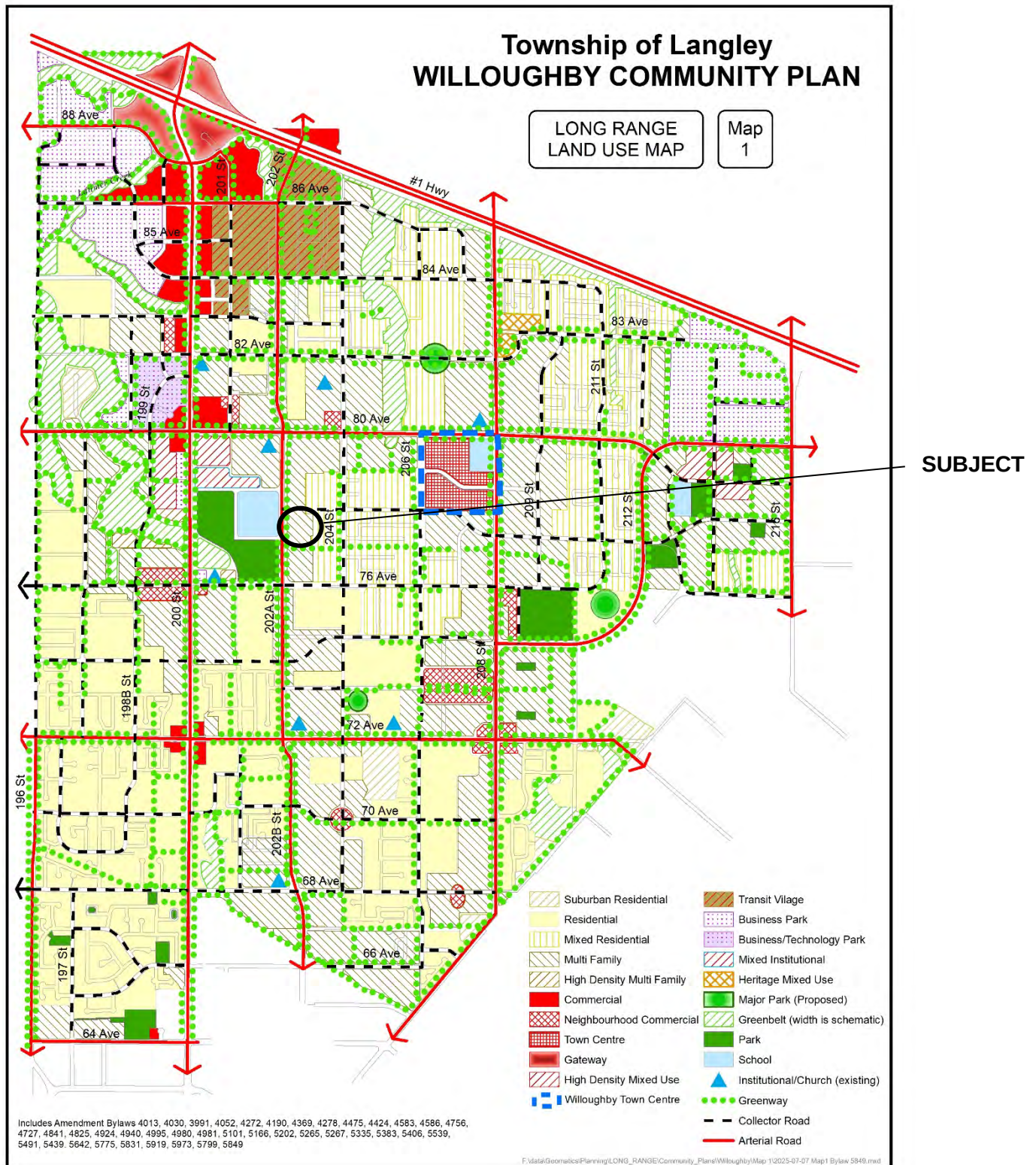
Respectfully submitted,

Alexandra Heinen
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

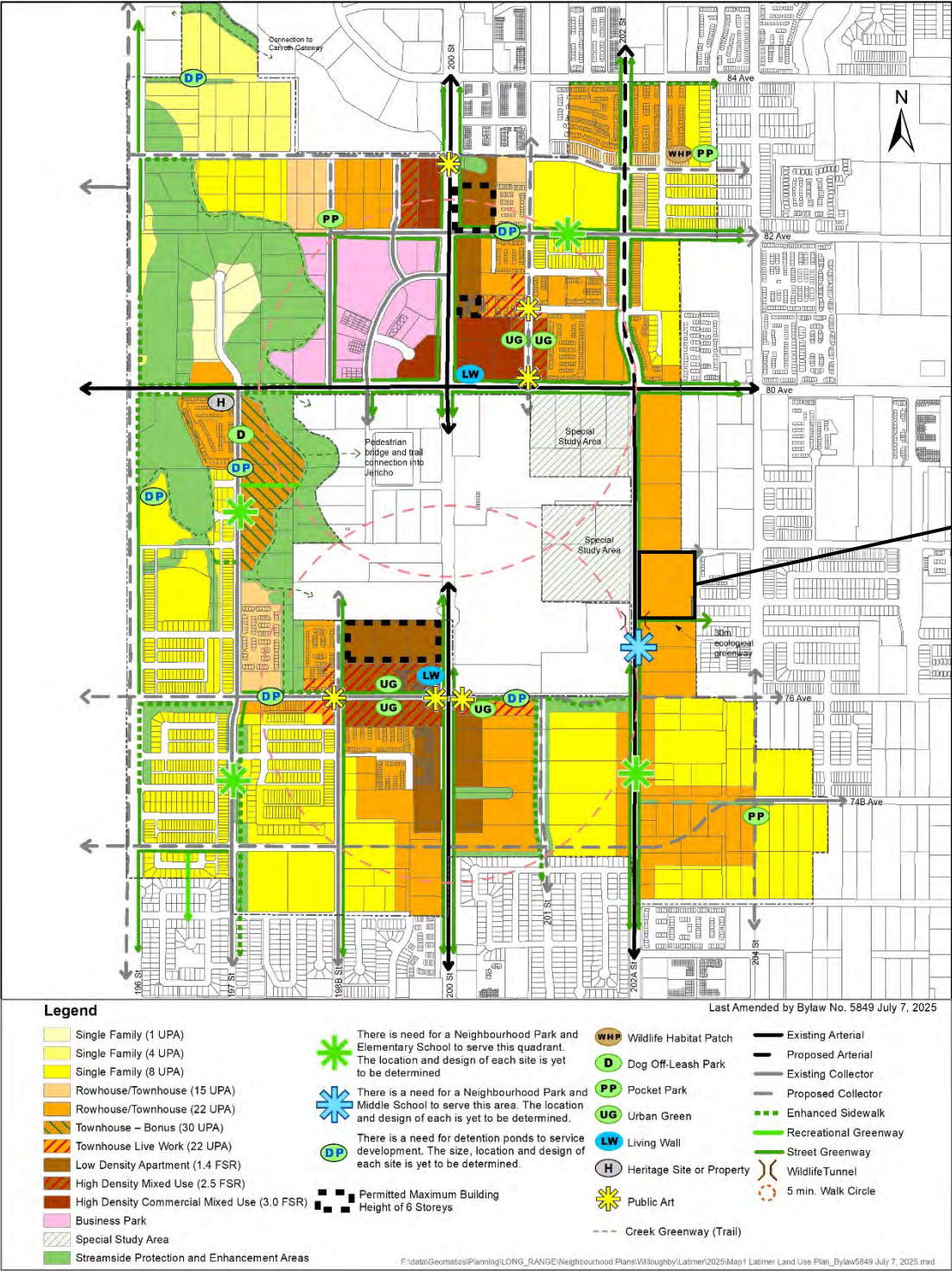
ATTACHMENT A Maps and Graphics

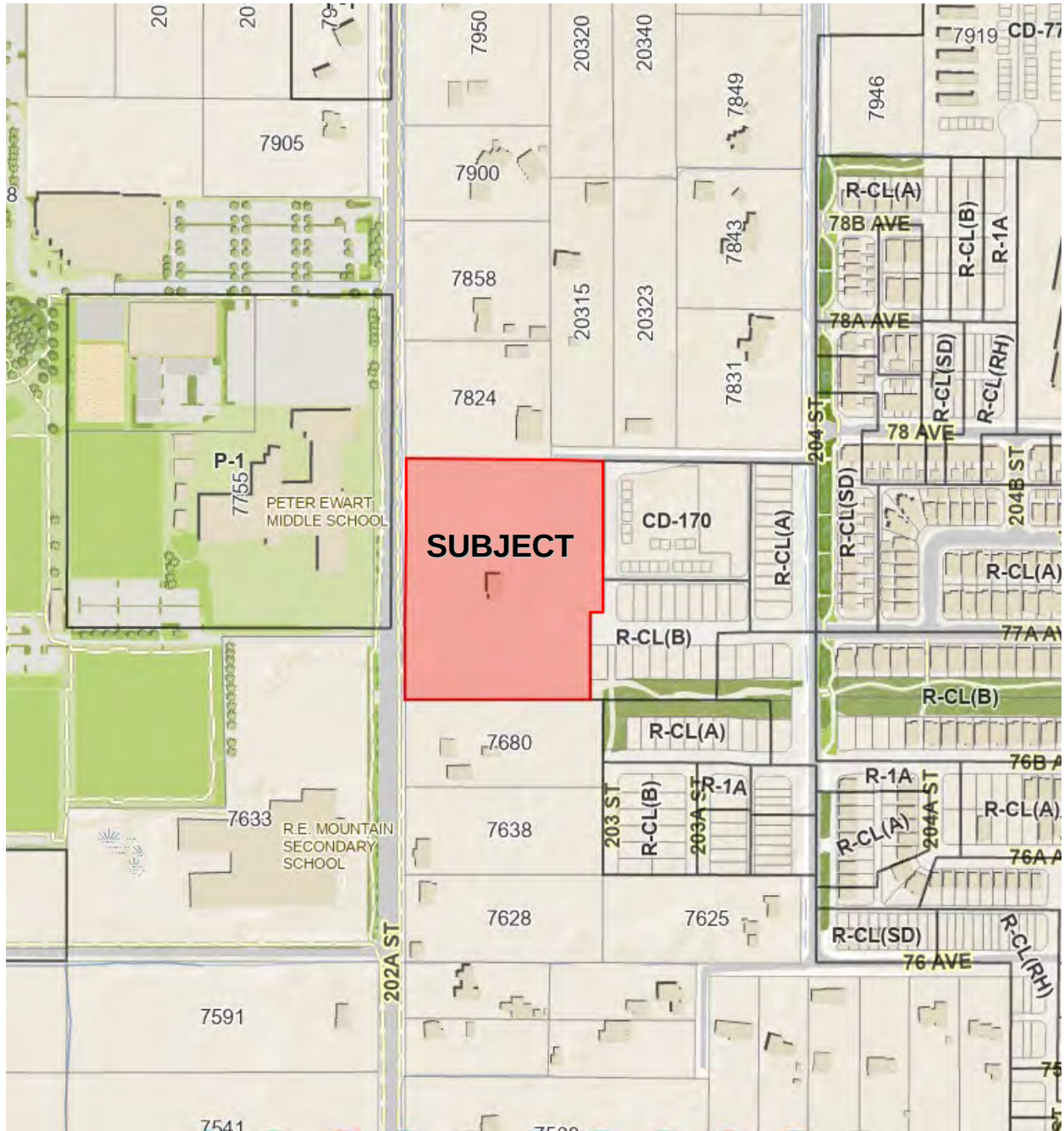
ATTACHMENT A





Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (GARCHA PROPERTIES (LATIMER) HOLDINGS) BYLAW NO. 6166

EXPLANATORY NOTE

Bylaw No. 6166 rezones 2.7 ha (6.7 ac) of land located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate development of a townhouse site with approximately 124 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (GARCHA PROPERTIES (LATIMER) HOLDINGS) BYLAW NO. 6166

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 (Garcha Properties (Latimer) Holdings) Bylaw No. 6166”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
 - (1) Adding to Section 1031.2 after the words “The density permitted shall be no less than 39 units per hectare (16 units per acre) and no greater than 54 units per hectare (22 units per acre).” the words “The lot area used to determine the density shall be determined in accordance with the definitions in the applicable Community or Neighbourhood Plan.”
- 3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 35 Section 23 Township 8 New Westminster District Plan EPP70175

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-131.

NOTICE WAS ADVERTISED the	10	day of	October	, 2025
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. 6166

