



REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 6, 2025 - REGULAR MEETING	REPORT:	25-159
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-14-0234
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100304 (1317903 BC LTD. / ARCHITECTURE PANEL INC. / 20354 – 71A AVENUE AND 7091 – 204 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.78 ha (1.93 ac) of land located at 20354 – 71A Avenue and 7091 – 204 Street to Comprehensive Development Zone CD-214 to facilitate development of 40 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6167 and 6168 subject to 12 development prerequisites being satisfied prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central 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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6167 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6168 rezoning 0.78 ha (1.9 ac) of land located at 20354 – 71A Avenue and 7091 – 204 Street to Comprehensive Development Zone CD-214, 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 Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, greenways and necessary traffic improvements in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
5. Finalization of landscape and architectural plans.
6. Compliance with Age-Friendly Amenity Area requirements.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100304 (1317903 BC LTD. /
 ARCHITECTURE PANEL INC. / 20354 – 71A AVENUE AND
 7091 – 204 STREET)
 Page 2 . . .

7. Registration of a statutory right-of-way over the subject property for the purposes of a green link along the western edge of the site.
8. 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. prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces)
 - d. identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements.
9. Completion of road closure bylaw for the south half of 71A Avenue.
10. Compliance with the Willoughby Greenway Amenity Policy and with the Township's 5% Neighbourhood Park Land Acquisition Policy.
11. As per the applicant's proposal in support of the proposed rezoning application, provision of \$1,076,000 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.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6167 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 Bylaw No. 5816.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6167 and 6168.

EXECUTIVE SUMMARY:

Architecture Panel Inc. has applied on behalf of 1317903 BC Ltd. to amend the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan and rezone the subject site to Comprehensive Development Zone CD-214 to facilitate the development of 40 townhouse units. A delegated development permit for form and character is being processed concurrently.

As the proposed development is consistent with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan, staff recommend Council consider the plan amendment and rezoning request subject to the completion of 12 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6167 and Rezoning Bylaw No. 6168.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100304 (1317903 BC LTD. /
 ARCHITECTURE PANEL INC. / 20354 – 71A AVENUE AND
 7091 – 204 STREET)
 Page 3 . . .

REFERENCE:

Owner:	1317903 BC Ltd. 5694 – 136 Street Surrey, BC V3X 1J3
Agent:	Architecture Panel Inc. 206, 1493 Foster Street White Rock, BC V4B 0C4
Legal Description:	Lot 5 Section 14 Township 8 New Westminster District Plan 78954 Lot 59 Section 14 Township 8 New Westminster District Plan 37468
Location:	20354 - 71A Avenue and 7091 - 204 Street
Area:	0.78 ha (1.93 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-214
Willoughby Community Plan (existing):	Residential
Willoughby Community Plan (proposed):	Multi Family
Central Gordon Estate Neighbourhood Plan (existing):	Single Family (8 UPA) and Green Link
Central Gordon Estate Neighbourhood Plan (existing):	Townhouse (20 UPA)

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2, designated Single Family (8 UPA) and Green Link in the Central Gordon Estate NP, which allows a base density of 8 units per acre (UPA) / 19 units per hectare (UPH) and designated Residential in the Willoughby Community Plan.
- A previous application on the subject lands to rezone from Suburban Residential Zone SR-2 to Residential Zone R-1A to facilitate the development of 14 single family lots (ToL Project No. 08-14-0234 (1317903 BC Ltd. / Johal / 20354 – 71A Avenue and 7091 – 204 Street)) was granted third reading May 29, 2023. The ownership remains unchanged and the owner has advanced the subject application.

DISCUSSION/ANALYSIS:

- Architecture Panel Inc. on behalf of 1317903 BC Ltd. has applied to rezone the property to Comprehensive Development Zone CD-214 to facilitate the development of 40 townhouse units.
- Access to the site is provided from future 71 Avenue and 204 Street (shared with 7065 – 204 Street). On a temporary basis, emergency access will be provided via the panhandle to 71A Avenue.
- Pedestrian access to the site is provided from 204 Street and from 71 Avenue, as well as via a statutory right-of-way for a greenlink along the western edge of the site.
- The previous application, which has since been cancelled, involved a rezoning and subdivision application for a 14-lot single family development which included a rezoning prerequisite to complete a road closure bylaw for the south half of 71A Avenue.
- At the December 12, 2022 Regular Meeting of Council, Council directed staff to work with the property owner to the north of the subject site (7109 – 204 Street) and resolved the following:

“That the Peter Formby delegation be referred to staff to work with the delegate to provide a lot and road layout on the west side of 204 Street, near the delegates property, that ensures an equal burden among the properties developing in the area; and

Specifically undertake a land exchange between Formby and the Township of Langley to compensate Formby for the disproportionate contribution their property is required to make to the new road network.”

- In consideration of the December 12, 2022 resolution, a condition to close the south half of 71A Avenue has been included to facilitate property and road network items.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Two single family lots	Single Family (8 UPA)	Suburban Residential Zone SR-2
South:	A property currently under construction for 87 townhouses (ToL Project No. 08-14-0202) and a property at third reading (ToL Project No. 08-14-0242) for the development of 23 townhouses	Townhouse (15 UPA)	Comprehensive Development Zone CD-148 Suburban Residential Zone SR-2
East:	204 Street, beyond which is one property at third reading (ToL Project No. 08-14-0230) for the development of an eight-lot single family subdivision and one single family lot.	Single Family (8 UPA) and Townhouse (15 UPA)	Suburban Residential SR-2

West:	A single family lot	Townhouse (15 UPA)	Suburban Residential SR-2
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Community / Neighbourhood Plan Amendment:

- The site is designated Residential in the Willoughby Community Plan.
- The site is designated Single Family (8 UPA) in the Central Gordon Estate Neighbourhood Plan.
- The applicant has applied to change the land use designation from Single Family (8 UPA) to Townhouse (20 UPA) and to increase the maximum density permitted from 20 UPA to 21 UPA for the designation on a site-specific basis. The application also includes changing the land use designation in the Willoughby Community Plan from Residential to Multi Family.
- Staff do not object to the proposal in light of the similarly scaled ground-oriented townhouse developments to the south and land use designation to the west.

Zoning Amendment:

- Bylaw No. 6168 proposes to rezone the site to Comprehensive Development Zone CD-214 to facilitate development of 40 townhouse units in 3-storey buildings.
- The project complies with the provisions of the proposed zone in terms of siting, lot coverage, parking, height, use and density (21 UPA).

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (form and character) 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-214 zoning, grading, landscaping, tree retention, age-friendly amenity area requirements, fire truck turning radius requirements and alignment with Development Permit Area 'B' – Residential guidelines.
- 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.
- 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 application is being processed concurrently for consideration by a delegated staff official.

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 \$1,076,000 voluntary amenity contribution in support of the proposed rezoning application.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100304 (1317903 BC LTD. /
 ARCHITECTURE PANEL INC. / 20354 – 71A AVENUE AND
 7091 – 204 STREET)
 Page 6 . . .

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
44	0	58	58	20	78

The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards and will be finalized with the delegated Development Permit.

Policy Considerations:

The proposed Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan amendment and rezoning application facilitates:

- an amendment to the Willoughby Community plan to change the land use designation from Residential to Multi Family
- an amendment to the Central Gordon Estate Neighbourhood Plan to change the land use designation from Single Family (8 UPA) to Townhouse (20 UPA) and to increase the density allowable in the Townhouse designation from 20 UPA to 21 UPA on a site-specific basis
- development of 40 townhouse units

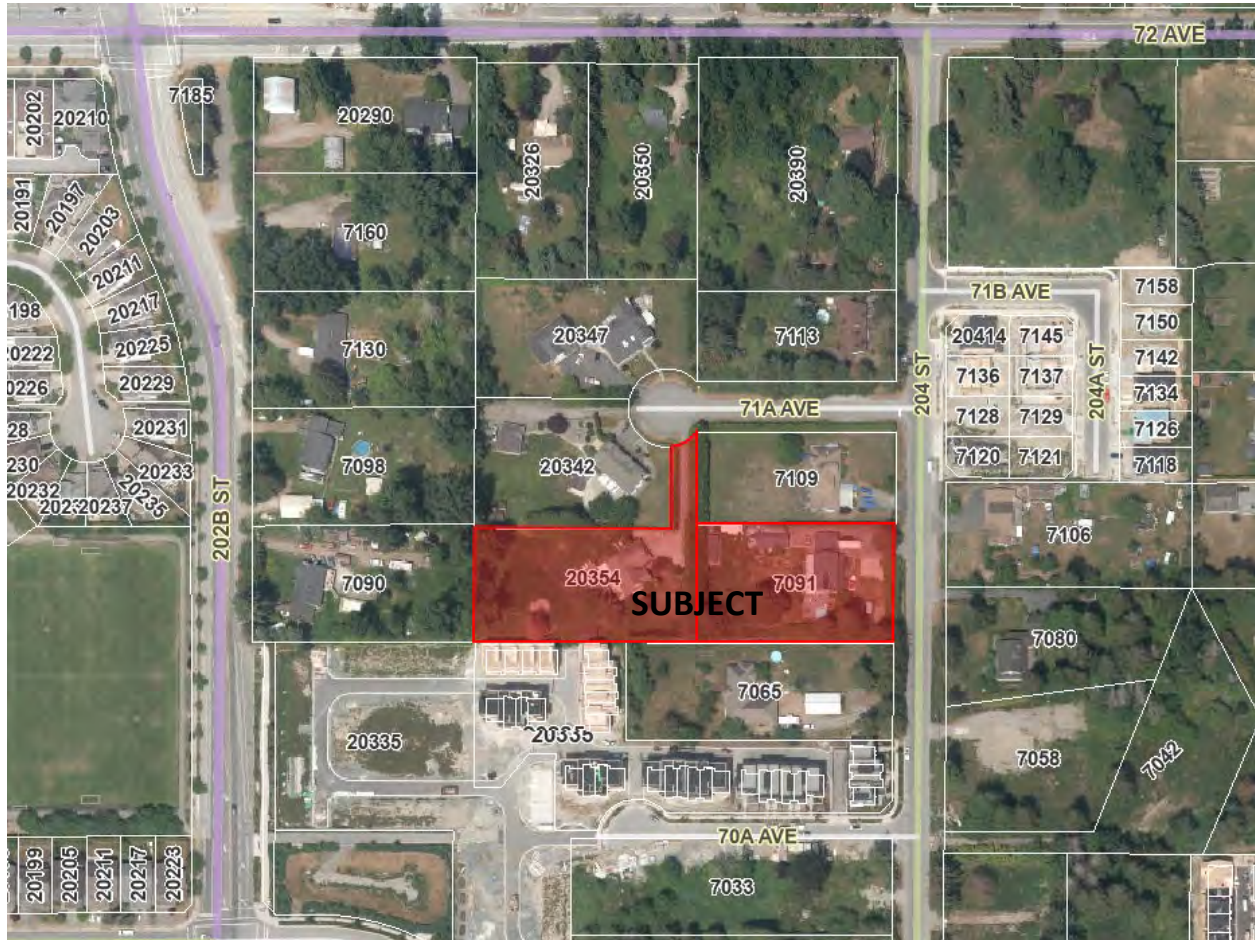
The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6167 and 6168 (subject to 12 development prerequisites) and authorize staff to schedule the required Public Hearing for Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6167 and Rezoning Bylaw No. 6168.

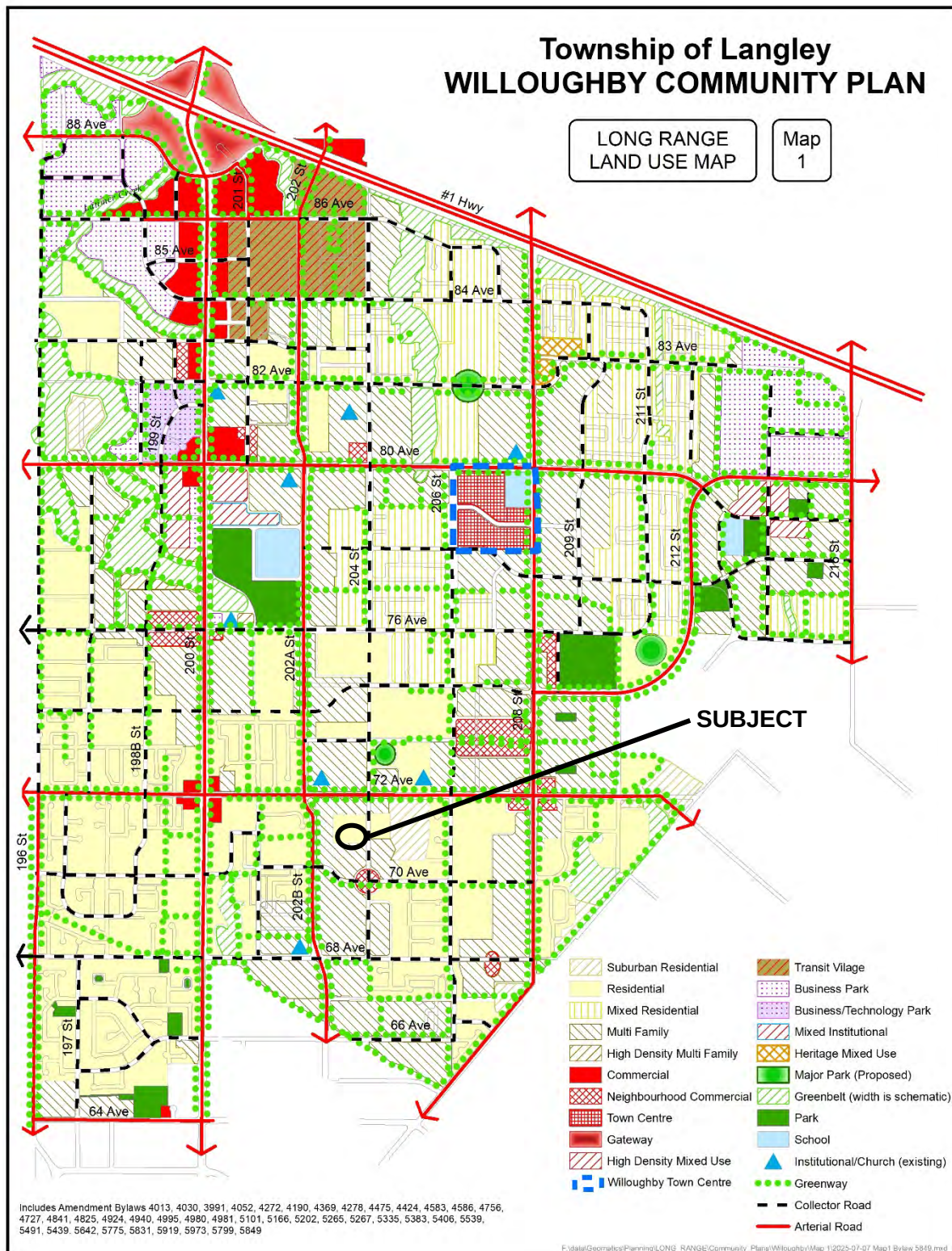
Respectfully submitted,

Alexandra Heinen
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

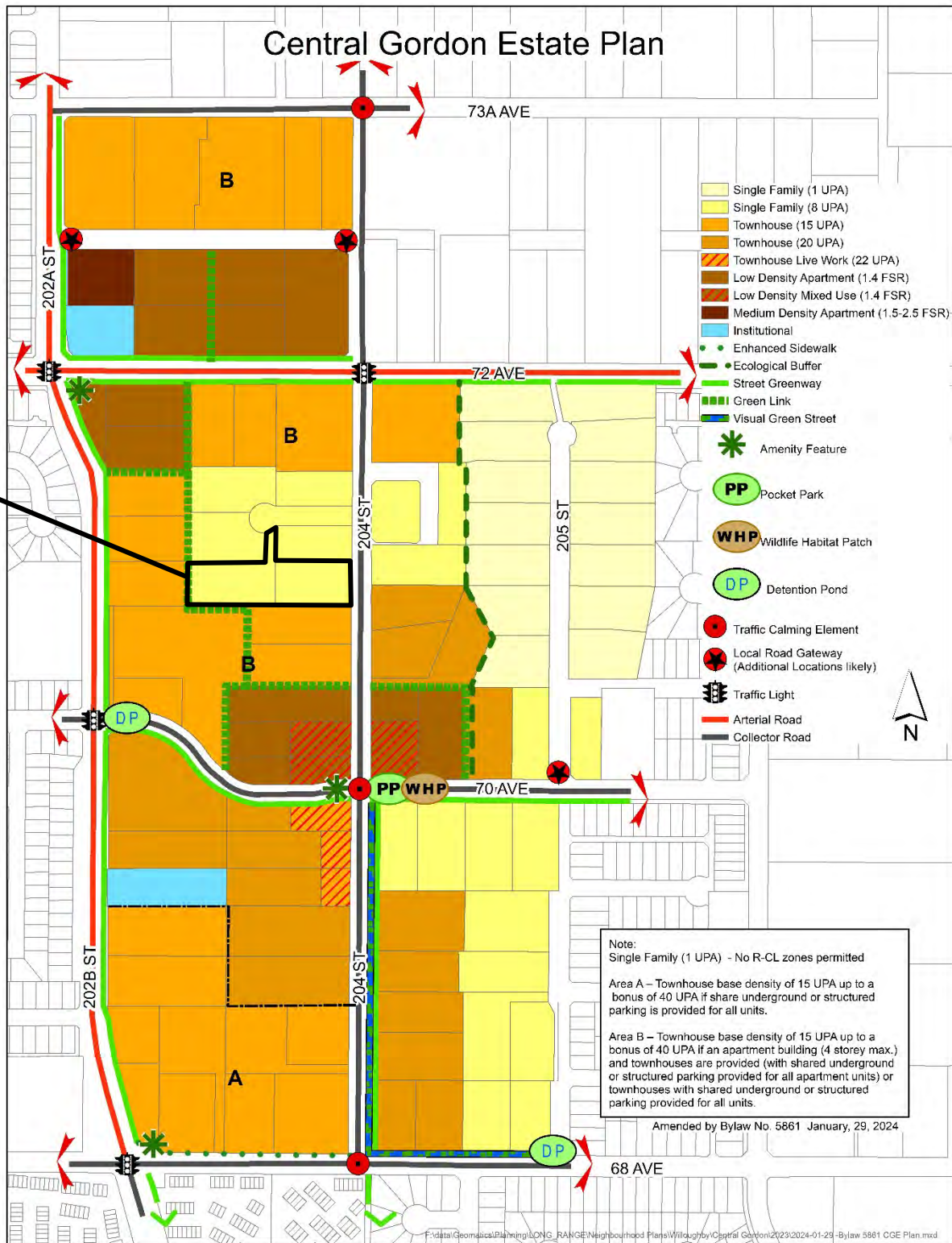
ATTACHMENT A Maps and Graphics

ATTACHMENT A





SUBJECT



F.1 - Page 10



PROPOSED SITE PLAN

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842****AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800****AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924****AMENDMENT (1317903 BC LTD. / ARCHITECTURE PANEL INC.) BYLAW NO. 6167****EXPLANATORY NOTE**

Bylaw No. 6167 amends the Willoughby Community Plan to change the land use designation from Residential to Multi Family; the Central Gordon Estate Neighbourhood Plan to change the land use designation to Townhouse (20 UPA) and to increase the allowable density in the Townhouse (20 UPA) land use designation on a site-specific basis to 21 UPA for 0.78 ha (1.93 ac) of land located at 20354 – 71A Avenue and 7091 – 204 Street. The amendments are required to facilitate the development of 40 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 (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924

AMENDMENT (1317903 BC LTD. / ARCHITECTURE PANEL INC.) BYLAW NO. 6167

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 Central Gordon Estate
Neighbourhood Plan Bylaw No. 4924

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6167”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 is further amended by:
 - a) Amending Map 1 to change the land use designation from Residential to Multi Family for the lands included in Schedule “A”.
3. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:
 - a) Amending Map 1 to add dashed black outline and label #1, #2, and #7 to the map as shown in Schedule B to this Bylaw and to add to the legend a reference to Section 3.4.1.5 as shown in Schedule “B” to this Bylaw.
 - b) Adding the following bullet point in Section 3.4.1.5 Townhouse (20 UPA) with the following:
 - Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site-specific densities:

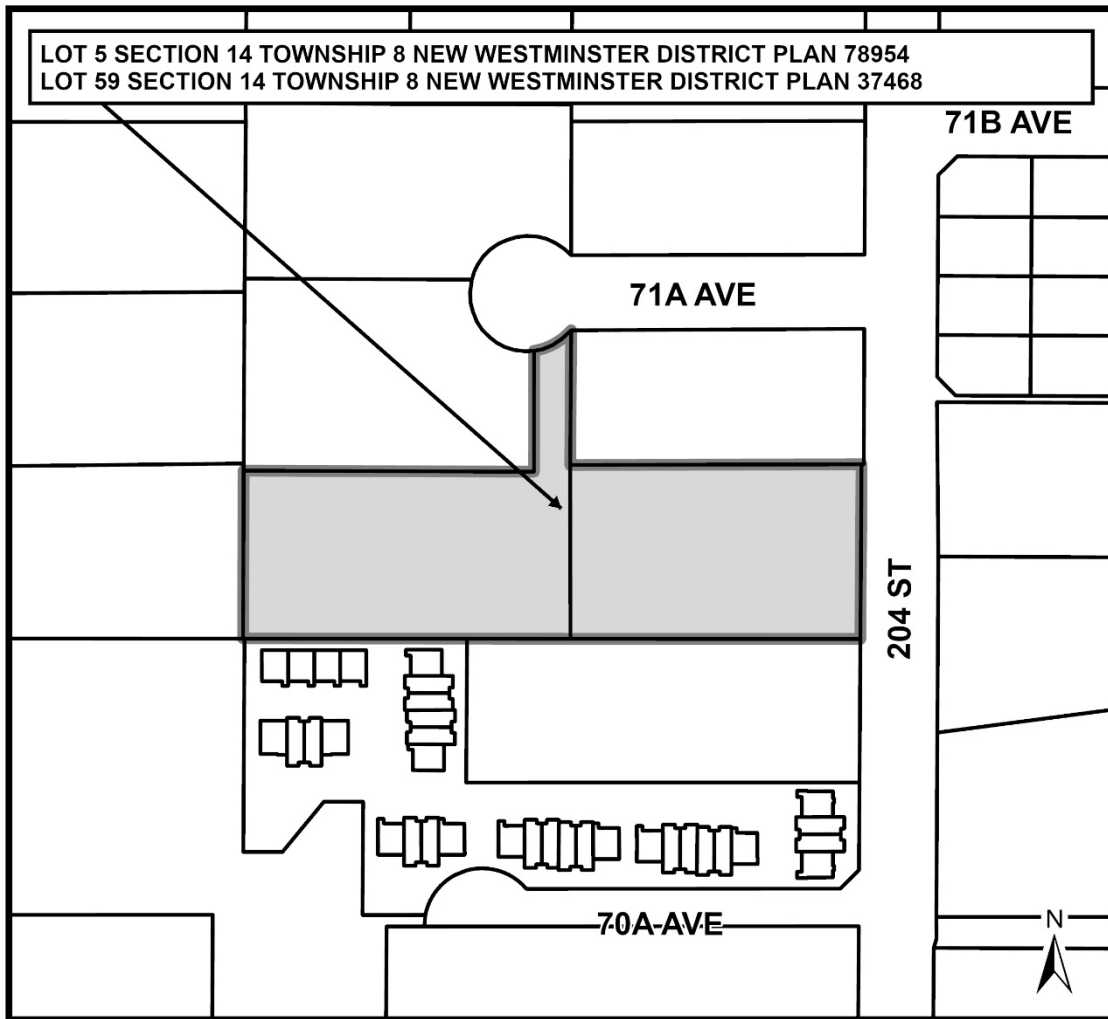
#	Bylaw Number	Location	Permitted Density
1	5616	7000 Block of 202B Street	16.8 UPA
2	5632	20261 – 72B Avenue	15.8 UPA
7	6167	20354 – 71A Avenue and 7091 – 204 Street	21.0 UPA

Bylaw No. 6167
Page 2

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

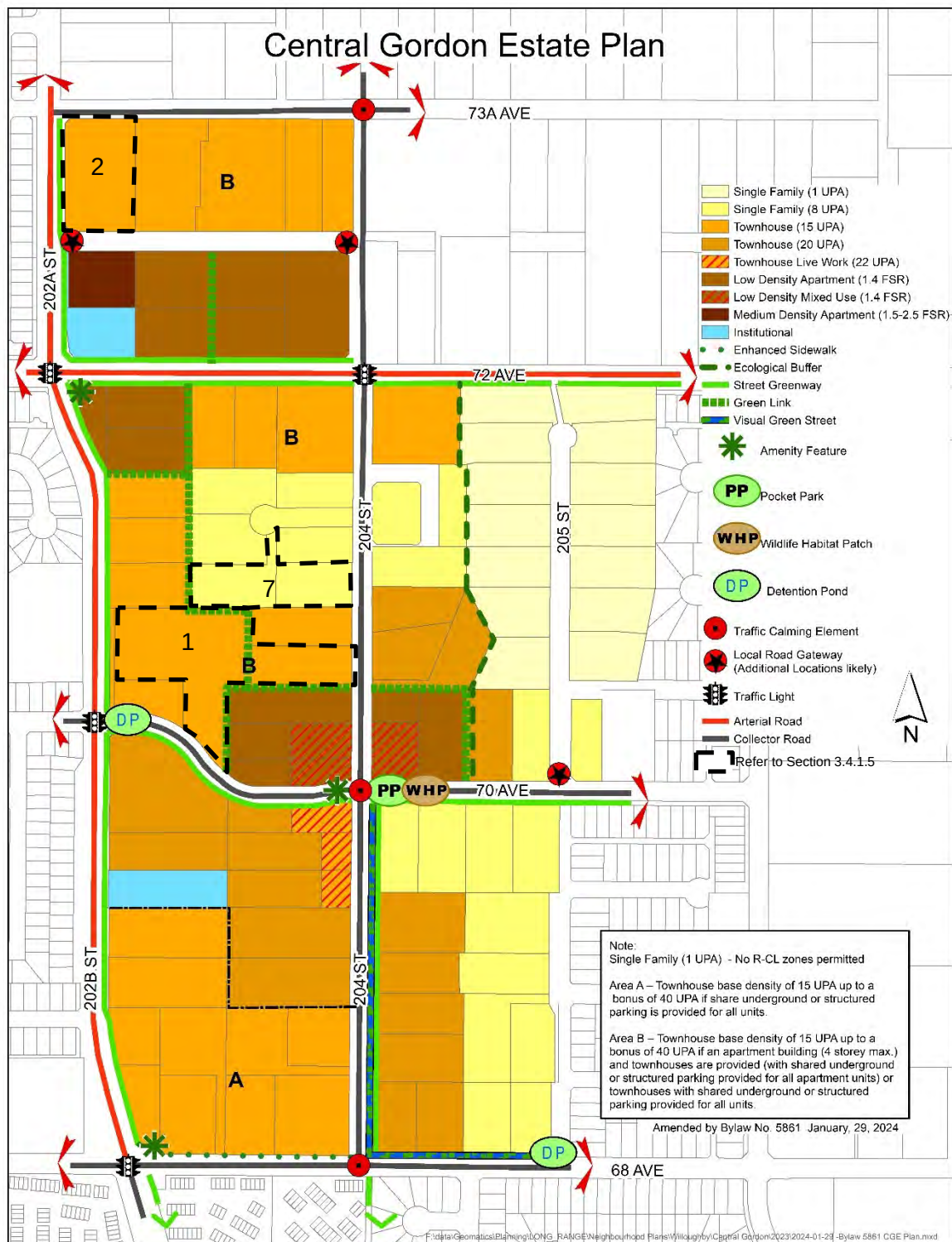
_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 6167



SCHEDULE 'B'

BYLAW NO. 6167



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1317903 BC LTD. / ARCHITECTURE PANEL INC.) BYLAW NO. 6168

EXPLANATORY NOTE

Bylaw No. 6168 rezones properties located at 20354 – 71A Avenue and 7091 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-214 to permit a comprehensive development consisting of 40 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1317903 BC LTD. / ARCHITECTURE PANEL INC.) BYLAW NO. 6168

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 (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6168".
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-214" after the words "Comprehensive Development Zone CD-213"
 - (2) Adding to Section 110.1 after the words "CD-213" the words "CD-214 – 5,000 m²"
 - (3) Adding after Section 1113 "Comprehensive Development Zone CD-213" the following as Section 1114 "Comprehensive Development Zone CD-214"

1114 COMPREHENSIVE DEVELOPMENT ZONE CD-214

Uses Permitted

- 1114.1 In the CD-214 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*

Residential Uses

- 1114.2 The density permitted shall be no greater than 52 units per hectare (21 units per acre). The *lot area* used to determine the density shall be determined in accordance with the definitions in the applicable Community or Neighbourhood Plan.

Lot Coverage

- 1114.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall be in accordance with the Development Permit.

Siting of Buildings and Structures

- 1114.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

- 1114.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 3 *storeys* for *townhouses*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

- 1114.6 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

- 1114.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

- 1114.8 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

- 1114.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1114.10 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 5 Section 14 Township 8 New Westminster District Plan 78954
Lot 59 Section 14 Township 8 New Westminster District Plan 37468

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-214.

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
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SCHEDULE 'A' BYLAW NO. 6168

