Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	DECEMBER 15, 2025 - REGULAR MEETING	**REPORT:**	25-196
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-23-0219
SUBJECT:	REZONING APPLICATION NO. 100718 (1335714 BC LTD. / SARAN / 7680 - 202A STREET)		

PROPOSAL:

Application to rezone a 1.0 ha (2.5 ac) property located at 7680 - 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 44 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6171 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 (1335714 BC Ltd.) Bylaw No. 6171 rezoning a 1.0 ha (2.5 ac) property located at 7680 - 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 44 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), 203 Street and 76B Avenue 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 northern 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 $633,600.00 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:

Harp Saran has applied on behalf of the owner to rezone a 1.0 ha (2.5 ac) property located at 7680 - 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 44 townhouse units. A delegated development permit for form and character is being processed concurrently.

As the proposal is consistent with the Willoughby Community Plan and the Latimer Neighbourhood 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. 6171.

REFERENCE:

Owners:	1335714 BC Ltd. 18272 – 70 Avenue Surrey, BC V3S 6Z1
Agent:	Harp Saran 301, 5641 – 200 Street Langley, BC V3A 1M7
Legal Description:	West Half Lot 26 Section 23 Township 8 New Westminster District Plan 2759
Location:	7680 - 202A Street
Lot Area:	1.0 ha (2.5 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) and Ecological Greenway in the Latimer Neighbourhood Plan.

DISCUSSION/ANALYSIS:

- Harp Saran has applied on behalf of the owners to rezone a 1.0 ha (2.5 ac) property located at 7680 - 202A Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 44 townhouse units at a density of 44 uph (17.6 upa).
- The Latimer Neighbourhood Plan requires a street greenway on 202A Street and an ecological greenway along the northern property line.
- Pedestrian access to the site is proposed from 202A Street and 76B Avenue. An east-west pedestrian connection is also proposed through the site.
- Vehicular access to the site is proposed from 76B Avenue.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	7700 Block of 202A Street currently under application for a townhouse development with 124 units (ToL Project No. 08-23-0205; third reading granted on October 20, 2025)	Latimer - Rowhouse/ Townhouse (22 UPA)	SR-2
South:	Suburban single family lots	Latimer - Rowhouse/ Townhouse (22 UPA)	SR-2
East:	Ecological greenway, 76B Avenue and 203 Street beyond which are single family properties (ToL Project No. 08-23-0183).	Yorkson – Single Family Mixed Residential (10 upa)	R-CL(B)
West:	202A Street, beyond which is R.E. Mountain Secondary School	Jericho – Park	P-1

Zoning Amendment:

- Bylaw No. 6171 proposes to rezone a 1.0 ha (2.5 ac) property located at 7680 - 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 44 townhouse units at a density of 44 uph (17.6 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 then 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; tree retention, grading and alignment with the Development Permit Area B – Residential guidelines. 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 $633,600.00 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
11	2	18	37	4	41

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 44 townhouse units on property located at 7680 - 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. 6171 (subject to 12 development prerequisites).

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

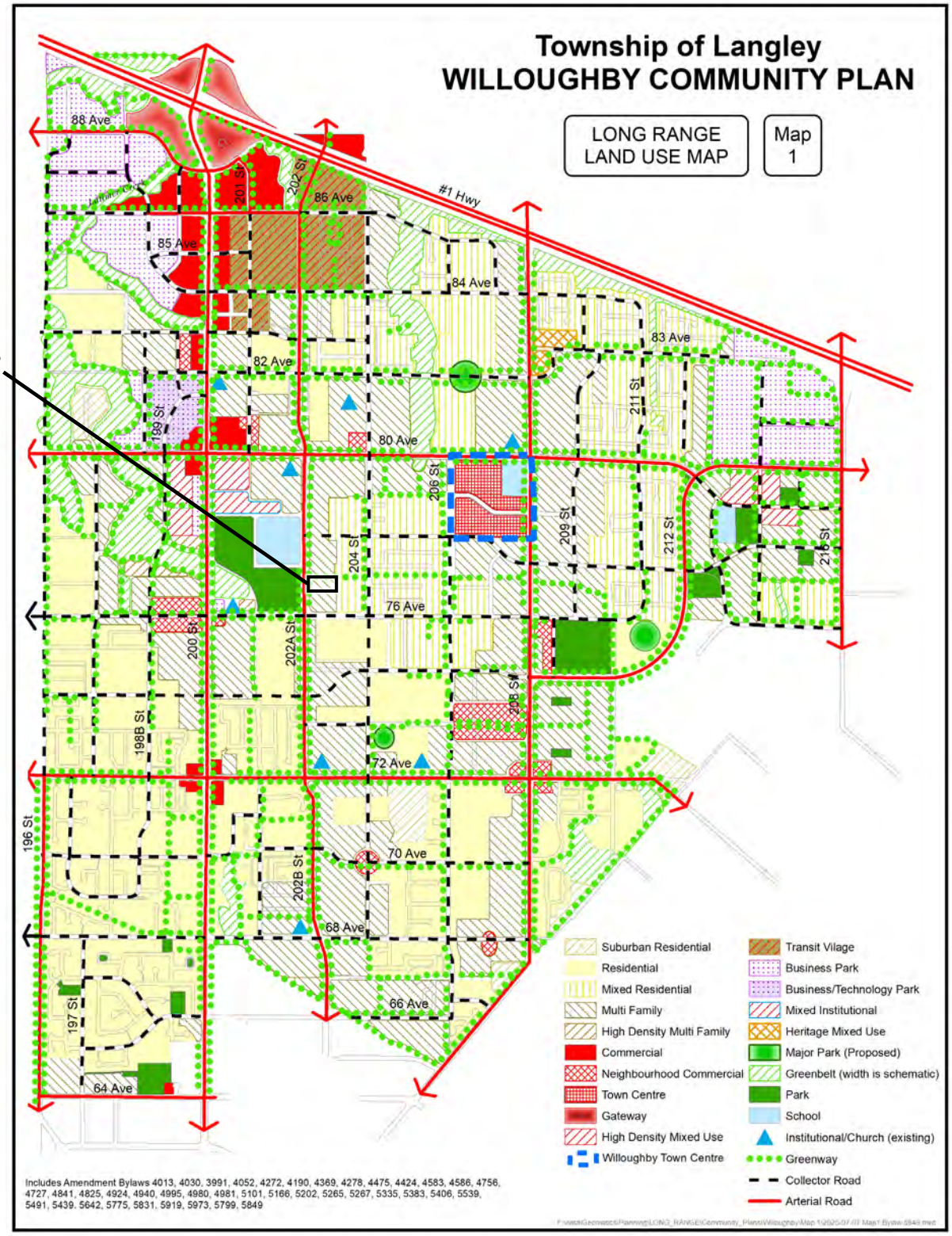
ATTACHMENT A Maps and Graphics

ATTACHMENT A

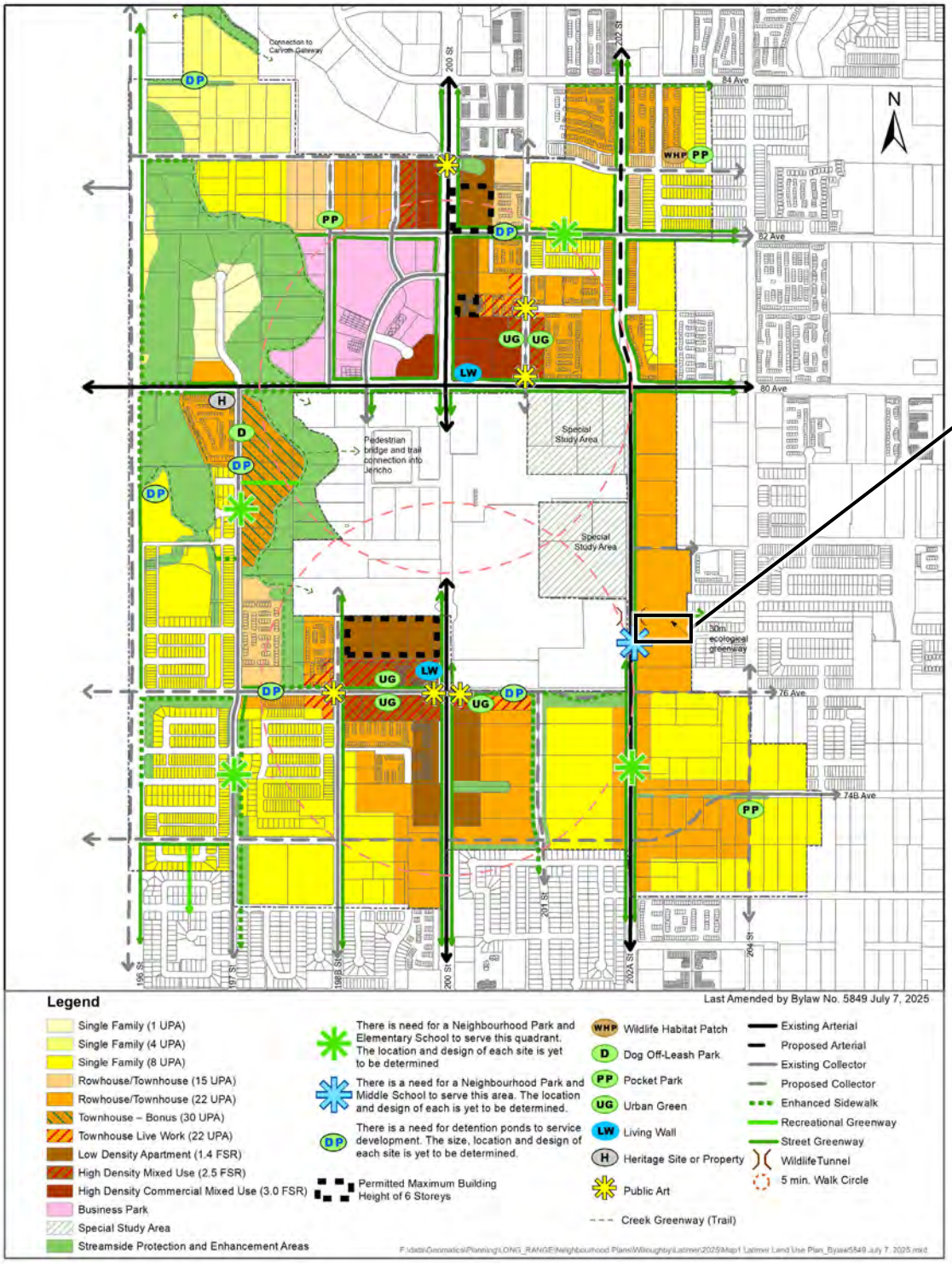


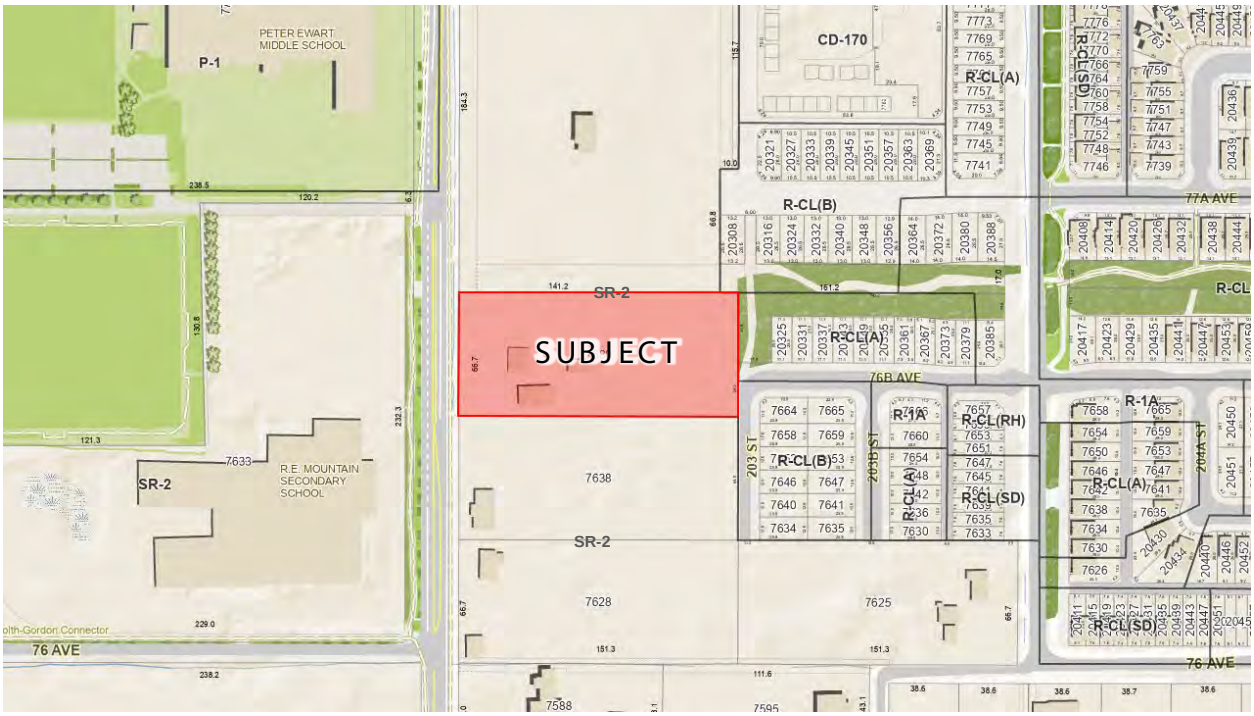
AERIAL CONTEXT MAP

SUBJECT

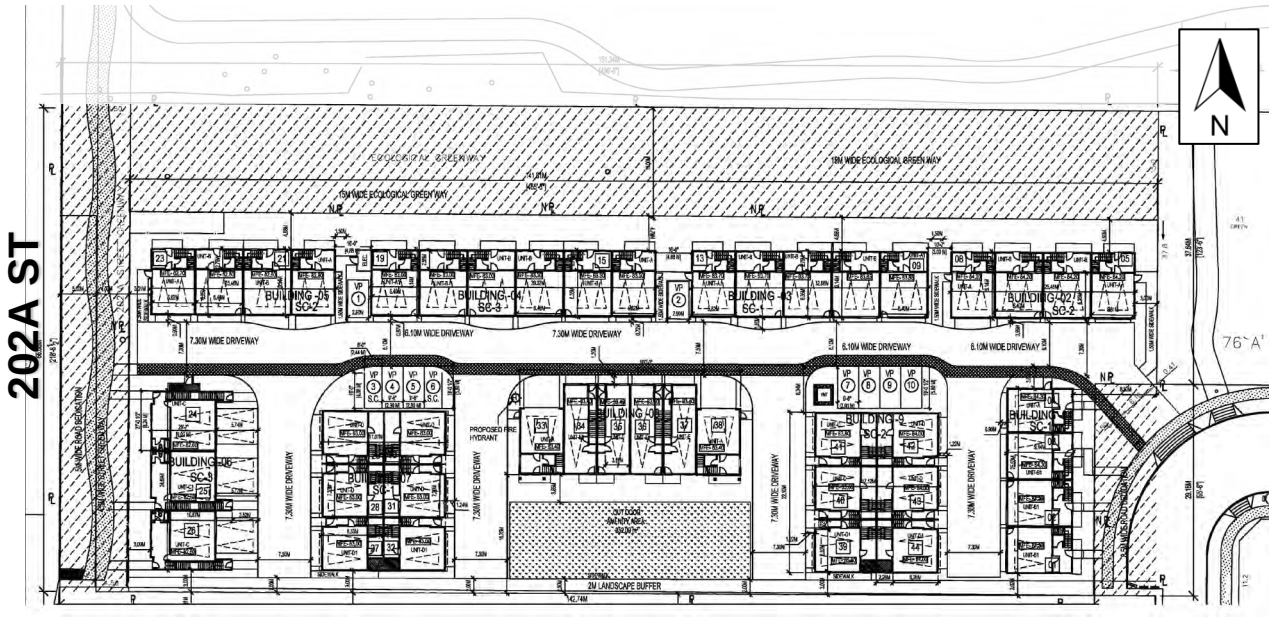

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
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

Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1335714 BC LTD.) BYLAW NO. 6171

EXPLANATORY NOTE

Bylaw No. 6171 rezones 1.0 ha (2.5 ac) of land located at 7680 - 202A Street to Comprehensive Development Zone CD-131 to facilitate development with approximately 44 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1335714 BC LTD.) BYLAW NO. 6171

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 (1335714 BC Ltd.) Bylaw No. 6171”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   West Half Lot 26 Section 23 Township 8 New Westminster District Plan 2759

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

NOTICE WAS ADVERTISED the	8	day of	December	, 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

SCHEDULE 'A'
BYLAW NO. 6171

