



REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 9, 2026 - REGULAR MEETING	REPORT:	26-21
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-27-0081
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100310 (MARZIALE / ZAITSOFF / 8080 AND 8126 – 197 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and the Latimer Neighbourhood Plan and rezone a 1.6 ha (4.0 ac) site located at 8080 and 8126 – 197 Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 71 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6194 and 6195 subject to 10 development prerequisites being satisfied prior to final reading of Bylaw No. 6195 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Marziale / Zaitsoff) Bylaw No. 6194 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Marziale / Zaitsoff) Bylaw No. 6195 rezoning 1.6 ha (4.0 ac) of land located at 8080 and 8126 – 197 Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 71 townhouses, 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 the Township's Subdivision and Development Servicing Bylaw including Water Sustainability Act (WSA) approval as required.
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer 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 the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

5. Final approval of the of the Streamside Protection and Enhancement Area report, including acceptance of the streamside enhancement plans, fencing, signage and security.
6. Registration of restrictive covenants acceptable to the Township:
 - a. restricting development until a Development Permit is issued for the site
 - b. restricting development until identification of area for on-site storm water detention facility providing volume and release rate to the acceptance of the Township
 - c. 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
 - d. identifying the units (5% of townhouse units) required in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - e. establishing and protecting Streamside Protection and Enhancement Areas in accordance with Schedule 3 of the Township's Official Community Plan and the Latimer Neighbourhood Plan
 - f. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces).
7. Registration of an access easement over 8080 and 8126 – 197 Street for the purpose of future access for 8042 – 197 Street to 197 Street.
8. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
9. As per the applicant's proposal in support of the proposed community and neighbourhood plan amendments and rezoning applications, provision of \$2,324,464 as a voluntary amenity contribution.
10. 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Marziale / Zaitsoff) Bylaw No. 6194 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Marziale / Zaitsoff) Bylaw No. 6195 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 authorize staff to schedule the required Public Hearing for Bylaws No. 6194 and 6195.

EXECUTIVE SUMMARY:

Flat Architecture Inc. has applied on behalf of the owners to amend the Willoughby Community Plan and the Latimer Neighbourhood Plan and rezone a 1.6 ha (4.0 ac) site located at 8080 and 8126 – 197 Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 71 townhouses. A delegated development permit for form and character is being processed concurrently.

The subject site is currently designated Suburban Residential in the Willoughby Community Plan and Residential (1 upa) in the Latimer Neighbourhood Plan. To accommodate the proposed townhouse development, the subject site is proposed to be redesignated to the

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100310 (MARZIALE /
ZAITSOFF / 8080 AND 8126 – 197 STREET)
Page 3 . . .

Multi Family land use designation within the Willoughby Community Plan and the
Rowhouse/Townhouse (22 upa) land use designation within the Latimer Neighbourhood Plan.

The proposed development is consistent with the overall objectives of the Willoughby
Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council consider the
Willoughby Community Plan and Latimer Neighbourhood Plan amendments and rezoning
amendment, subject to the completion of 10 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to
the proposed Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw
No. 6194 and Rezoning Bylaw No. 6195.

REFERENCE:

Owner:	Roberto Marziale 8126 – 197 Street Langley, BC V2Y 1Y4 Lindsay Zaitsoff 6236 Longmoor Way SW Calgary, AB T3E 5Z7
Agent:	Flat Architecture Inc. 209, 6321 King George Blvd Surrey, BC V3X 1G1
Legal Description:	Lots 8 and 9 Section 27 Township 8 New Westminster District Plan 70554
Location:	8080 – 197 Street (0.8 ha (2.0 acres)) 8126 – 197 Street (0.8 ha (2.0 acres))
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-131
Willoughby Community Plan:	Suburban Residential Greenbelt
Willoughby Community Plan (proposed):	Multi Family Greenbelt
Latimer Neighbourhood Plan:	Single Family (1 upa) Streamside Protection and Enhancement Areas
Latimer Neighbourhood Plan (proposed):	Rowhouse/Townhouse (22 upa) Streamside Protection and Enhancement Areas

BACKGROUND/HISTORY:

- The site is designated Suburban Residential and Greenbelt in the Willoughby Community Plan, Single Family (1 upa) and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan and is currently zoned Suburban Residential Zone SR-2.
- The site is occupied with single family dwellings.
- A red coded watercourse (Latimer Creek) flows north directly to the east of the site.

DISCUSSION/ANALYSIS:

- Flat Architecture Inc. has applied on behalf of the owners to amend the Willoughby Community Plan and Latimer Neighbourhood Plan and rezone a 1.6 ha (4.0 ac) site located at 8080 and 8126 – 197 Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 71 townhouse units.

- The gross developable land area (consistent with Section 5.2.1 of the Latimer Neighbourhood Plan) of the subject site is 1.4 ha (3.6 ac) and with the proposed 71 townhouse units result in a density of 50.6 uph (19.8 upa).
- The easterly portion of the site is designated Streamside Protection and Enhancement Areas (SPEA) in the Latimer Neighbourhood Plan. To accommodate the proposed development, the applicant is utilizing the SPEA “flex” provision of Schedule 3 of the Official Community Plan (OCP). The applicant’s proposal includes reducing a portion of the SPEA by 276 m² (2,970 ft²) while increasing a portion of the SPEA by 277.5 m² (2,988 ft²) with a minimum 552 m² (5,941.6 ft²) of SPEA enhancements required. Finalization of the streamside enhancement and restoration plans and completion of the works is required as a condition of development.

Adjacent Uses:

	Existing Use:	Willoughby Community Plan Designation:	Latimer Neighbourhood Plan Designation:	Existing Zoning:
North:	A property with a single family dwelling	Suburban Residential	Single Family (1 upa)	SR-2
South:	A property with a single family dwelling	Suburban Residential	Single Family (1 upa)	SR-2
West:	197 Street, beyond which are properties with single family dwellings	Suburban Residential	Single Family (1 upa)	SR-2
East:	Latimer Creek, beyond which are properties with single family dwellings and a daycare facility A property (8143 – 198A Street) currently under application (ToL Project No. 08-27-0079) for the development of a mixed office warehouse building A property (8075 – 198A Street) currently under application (ToL Project No. 08-27-0074) for the development of a 5-storey office building A property (8075 – 198A Street) currently under application (ToL Project No. 08-27-0070) for a 4-storey office building	Business Park	Business Park	CD-135 CD-157 SR-2

Community / Neighbourhood Plan Amendments:

- Bylaw No. 6194 amends the Willoughby Community Plan by redesignating the properties located at 8080 and 8126 – 197 Street from Suburban Residential to Multi Family.

- Bylaw No. 6194 also amends the Latimer Neighbourhood Plan by redesignating the properties located at 8080 and 8126 – 197 Street from Single Family (1 upa) to Rowhouse/Townhouse (22 upa).
- The proposed amendments would allow the site to be developed with approximately 71 townhouse units with a total gross density of 50.6 uph (19.8 upa).
- The subject lands are currently designated:
 - o Lowrise Mid Density (stacked townhome and lowrise) in the 200 Street 2040 Transit-Oriented Development, Vision, Feasibility and Implementation Study updated in November 2024.
 - o Residential (single unit and small-scale multi-unit housing) in the draft Willoughby Community Plan updated in September 2025.
- The neighbourhood context to the south includes 'Rowhouse / Townhouse (22 upa)' land use at 19681 – 197 Street (TOL Project No. 08-27-0056) and across 80 Avenue 'Rowhouse / Townhouse (22 upa)' and 'Townhouse - Bonus (30 upa)' land use designations.

Zoning Amendment:

- Bylaw No. 6195 proposes to rezone a 1.6 ha (4 ac) site located at 8080 and 8126 – 197 Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 71 townhouse units at a density of 50.6 uph (19.8 upa).
- The project will be further reviewed as part of the development permit application process to ensure compliance with the provisions of the site's proposed CD-131 zoning in terms of siting, lot coverage, landscaping, height, use and density.

Development Permit Area 'B' – Residential:

- The subject lands are located in Development Permit Area 'B' – Residential 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; landscaping, tree, and age friendly amenity area requirements; 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.

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 \$2,324,464 voluntary amenity contribution in support of the proposed community and neighbourhood plan amendments and rezoning applications.

Tree Protection / Replacement:

The applicant has submitted 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
21	0	75	75	10	85

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

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments and rezoning will facilitate development of approximately 71 townhouse units on the site located at 8080 and 8126 – 197 Street. Staff recommend that Council give first and second reading to Bylaws No. 6194 and 6195 (subject to 10 development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

Respectfully submitted,

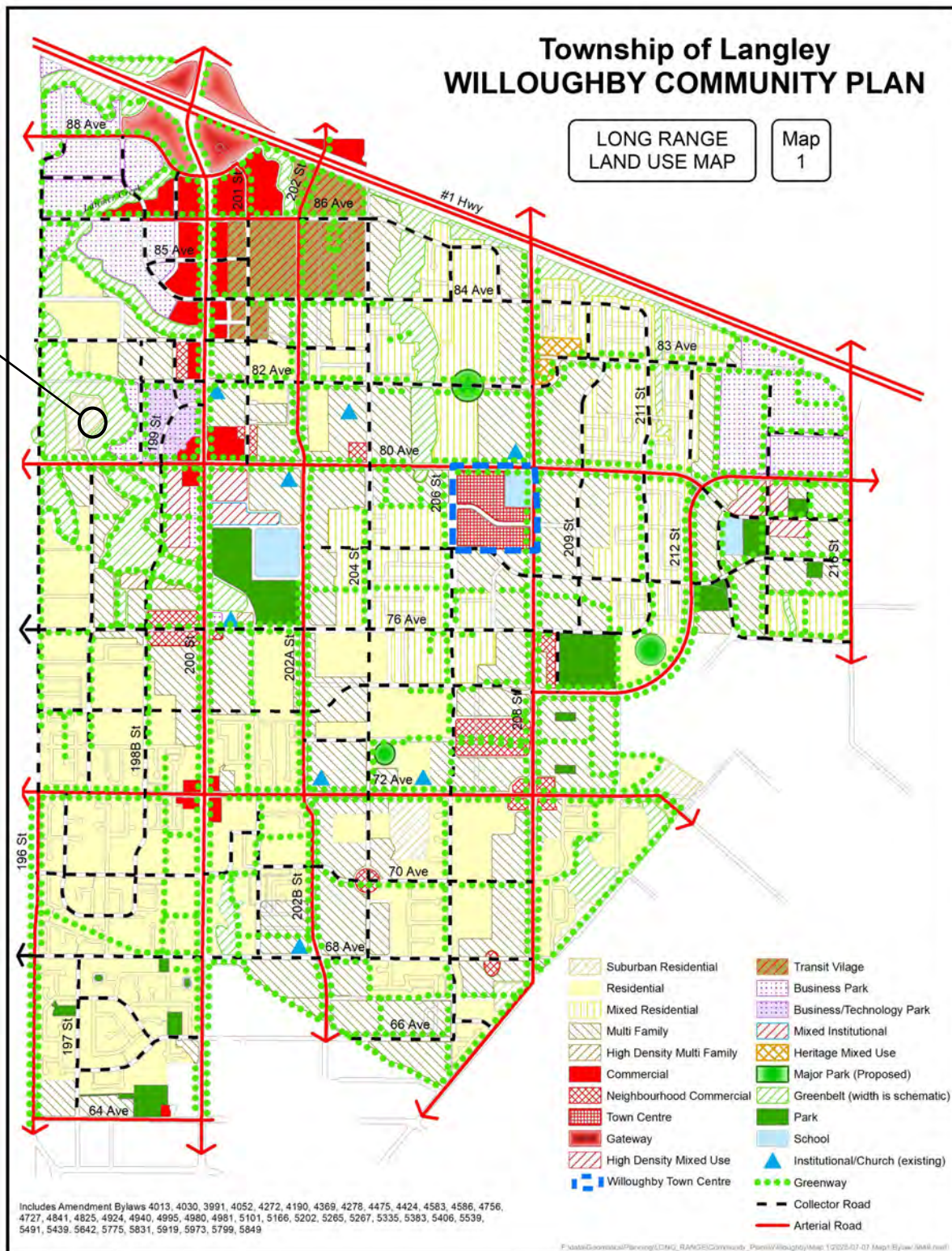
Alex Rowley
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

ATTACHMENT A

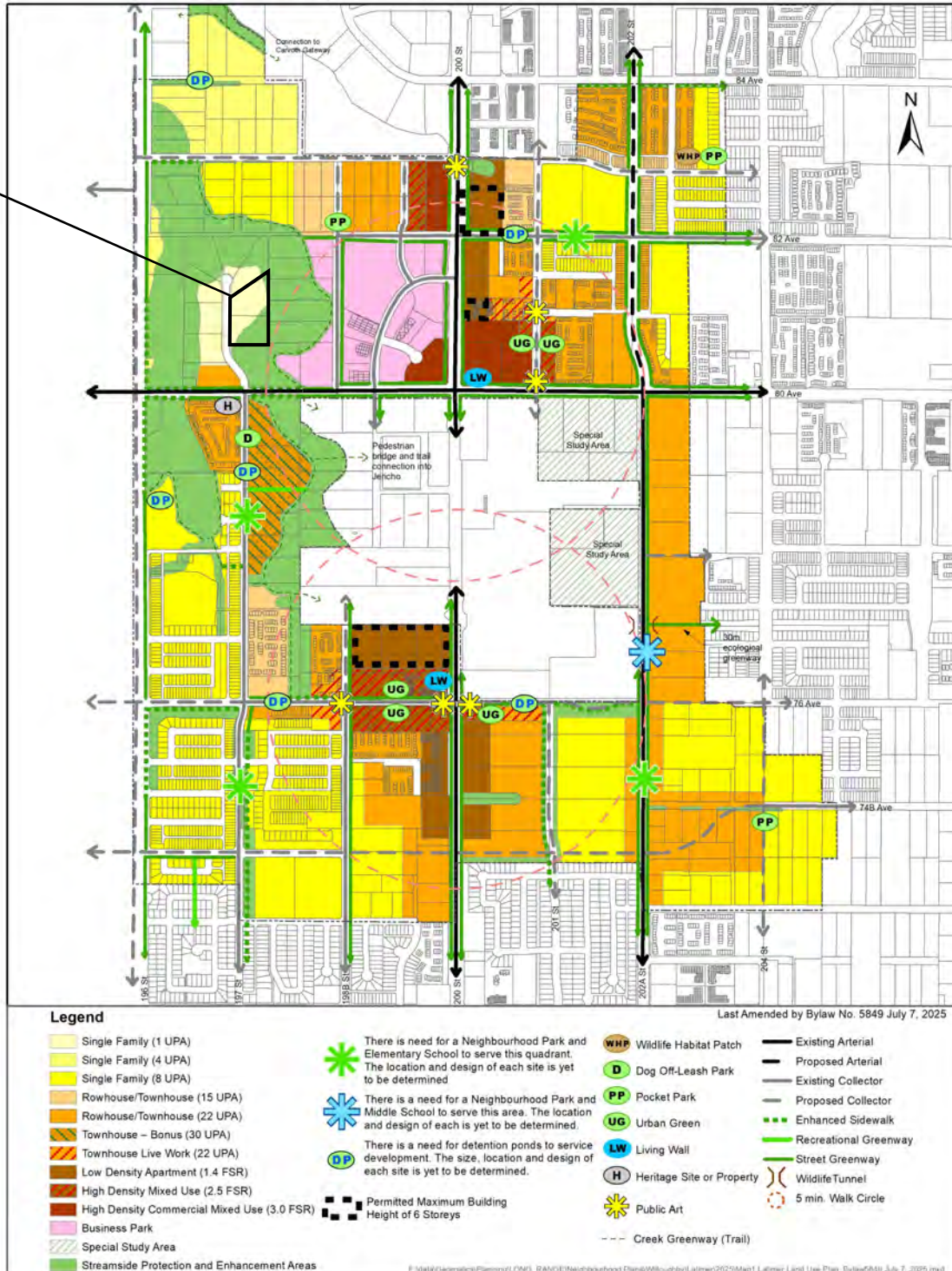


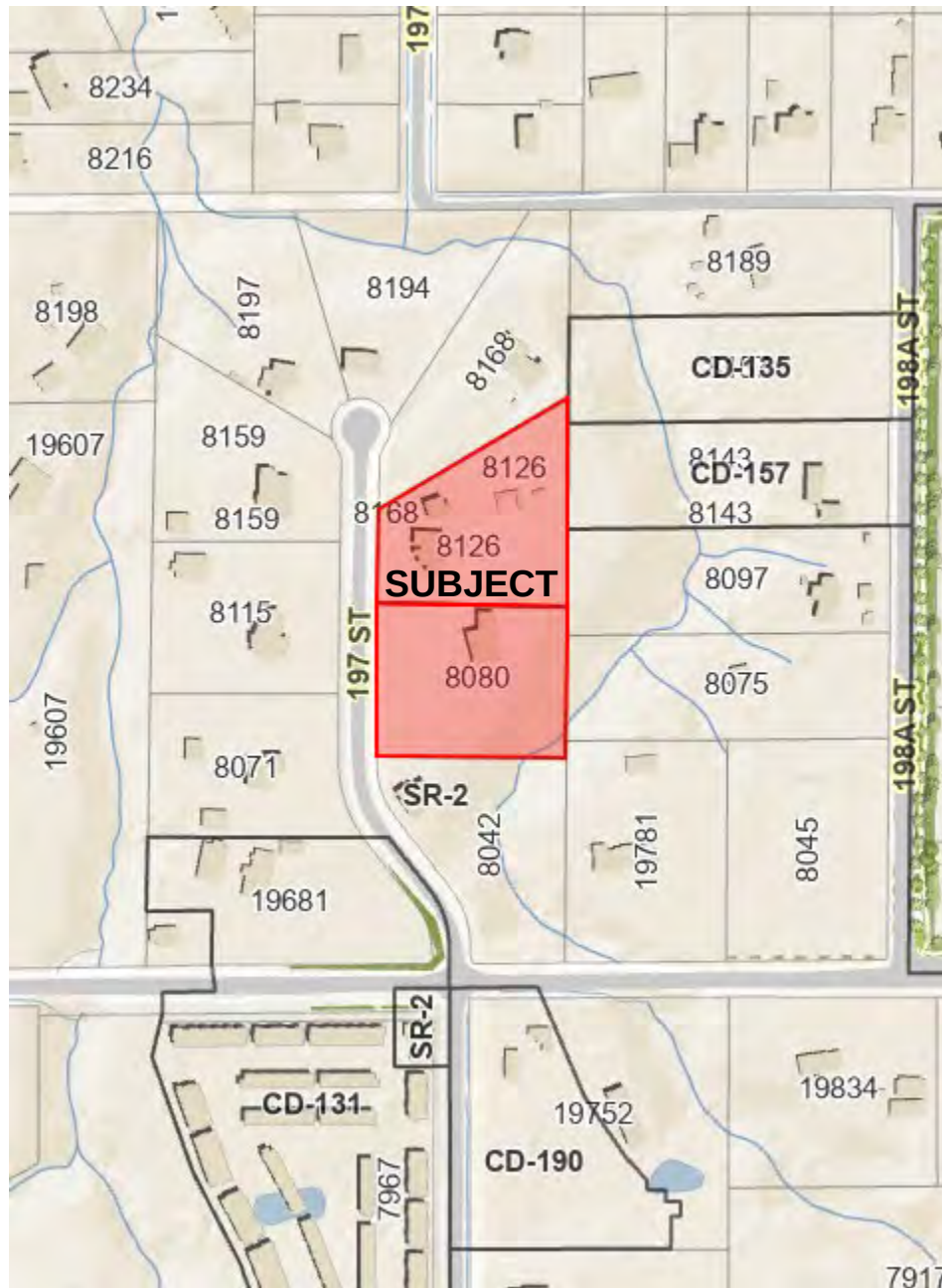
AERIAL CONTEXT MAP



Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101

AMENDMENT (MARZIALE / ZAITSOFF) BYLAW NO. 6194

EXPLANATORY NOTE

Bylaw No. 6194 amends the Willoughby Community Plan by redesignating the properties located at 8080 and 8126 – 197 Street from Suburban Residential to Multi Family. Bylaw No. 6194 also amends the Latimer Neighbourhood Plan by redesignating the properties located at 8080 and 8126 – 197 Street from Single Family (1 UPA) to Rowhouse/Townhouse (22 UPA).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101

AMENDMENT (MARZIALE / ZAITSOFF) BYLAW NO. 6194

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Latimer Neighbourhood Plan Bylaw No. 5101.

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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Marziale / Zaitsoff) Bylaw No. 6194”.
2. “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800” as amended is further amended with respect to lands described as:

Lots 8 and 9 Section 27 Township 8 New Westminster District Plan 70554

a) Amending Map 1 to redesignate lands shown in Schedule “A” to Multi Family.

3. “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended with respect to lands described as:

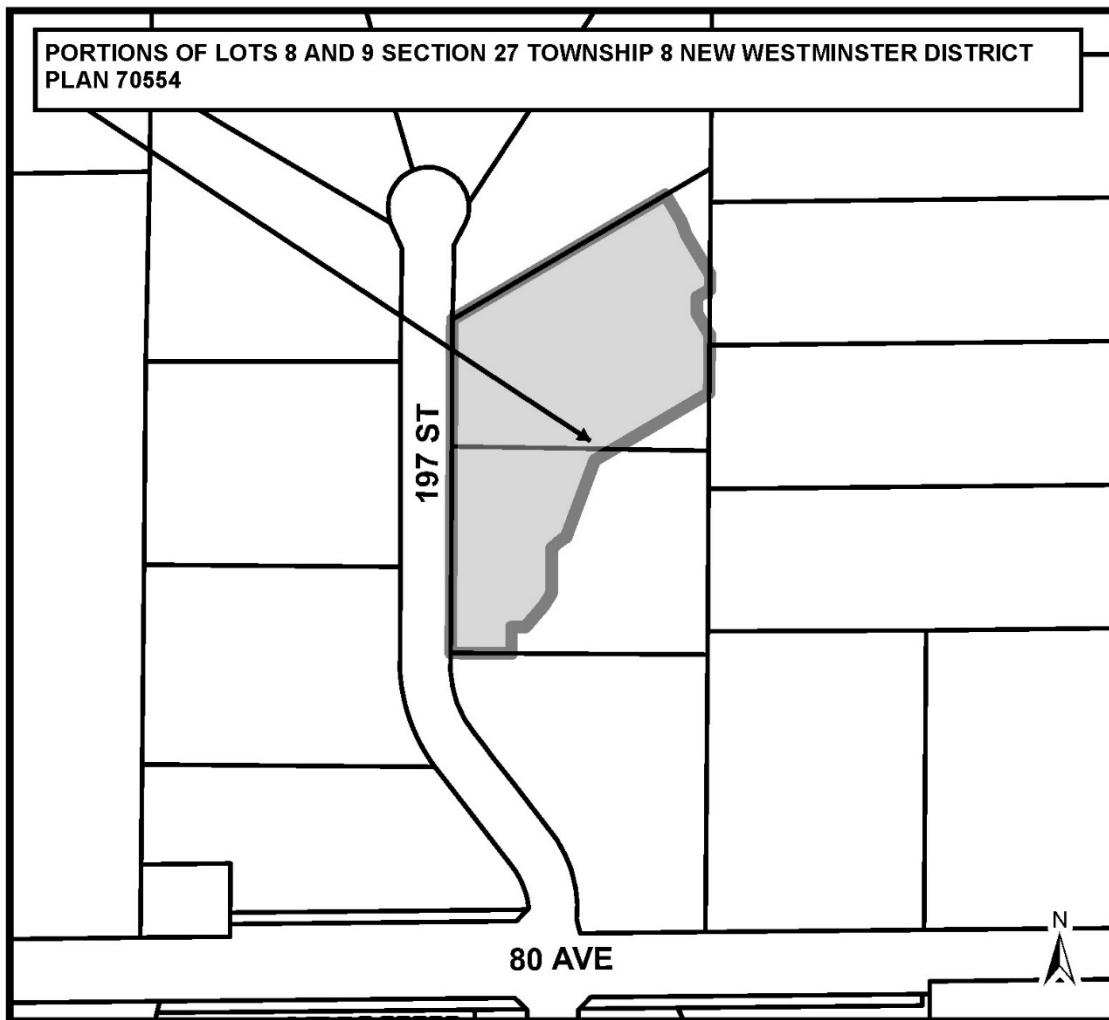
Lots 8 and 9 Section 27 Township 8 New Westminster District Plan 70554

a) Amending Map 1 to redesignate lands shown in Schedule “A” to Rowhouse/Townhouse (22 UPA).

READ A FIRST TIME the	day of	, 2026
READ A SECOND TIME the	day of	, 2026
PUBLIC HEARING HELD the	day of	, 2026
READ A THIRD TIME the	day of	, 2026
ADOPTED the	day of	, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6194



THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (MARZIALE / ZAITSOFF) BYLAW NO. 6195

EXPLANATORY NOTE

Bylaw No. 6195 rezones land located at 8080 and 8126 – 197 Street to Comprehensive Development Zone CD-131 to permit development of approximately 71 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MARZIALE / ZAITSOFF) BYLAW NO. 6195

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 (Marziale / Zaitsoff) Bylaw No. 6195”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning lands described as:

Lots 8 and 9 Section 27 Township 8 New Westminster District Plan 70554

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

READ A FIRST TIME the	day of	, 2026
READ A SECOND TIME the	day of	, 2026
PUBLIC HEARING HELD the	day of	, 2026
READ A THIRD TIME the	day of	, 2026
ADOPTED the	day of	, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6195

