



REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 23, 2025 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100295 (TIWANA /
 1368916 BC LTD. / 7510 AND 7488 – 198B STREET)

REPORT: 25-96
FILE: 08-22-0104

PROPOSAL:

Application to amend the Latimer Neighbourhood Plan and rezone approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouses.

RECOMMENDATION SUMMARY:

That Council abandon Bylaw No. 5884, give first and second reading to Bylaws No. 6145 and 6146 subject to nine (9) development prerequisites being satisfied prior to final reading of Bylaw No. 6146 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 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 (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6146 rezoning approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 - 198B Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 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 75A Avenue and 198B Street (including greenway) 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 198B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Compliance with Age-Friendly Amenity Area requirements to the acceptance of the Township.

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 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)
 - e. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
9. 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 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145 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 (Tiwana / 1368916 BC Ltd.) Bylaw No. 5884.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6145 and 6146.

EXECUTIVE SUMMARY:

Marq S Construction has applied on behalf of the owners to develop approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouse units.

In May 2023, Council gave third reading to Rezoning Bylaw No. 5884 to facilitate development of 23 townhouse units, four semi-detached units and four single family lots on the subject site. The proponent indicates that "Our current market analysis indicates that single-family homes, particularly in the form of duplex lots, are not economically viable at this time." As a result, the proposal has been revised and requires the previous rezoning bylaw to be abandoned.

The easterly portion of the subject site is currently designated Rowhouse / Townhouse (22 UPA) in the Latimer Neighbourhood Plan and the westerly portion is designated Single Family (8 UPA). To accommodate the proposed development, the applicant has applied to amend the Latimer Neighbourhood Plan by redesignating the westerly portion of the site from Single Family (8 UPA) to Rowhouse / Townhouse (22 UPA). Additionally, the application proposes to rezone the site to Comprehensive Development Zone CD-131.

A delegated development permit for form and character is being processed concurrently. Zoning Bylaw compliance and development permit area guideline alignment will determine the ultimate site plan and number of units.

As the proposed development is consistent with the Willoughby Community Plan and the Latimer Neighborhood Plan, staff recommend Council consider the rezoning request, subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Latimer Neighbourhood Plan Amendment Bylaw No. 6145 and Rezoning Bylaw No. 6146.

REFERENCE:

Owners:	Karn Tiwana 7556 – 115 Street Delta, BC V4C 5M5 1368916 BC Ltd. 308, 6678 – 152 Street Surrey, BC V3S 7J2
Agent:	Marq S Construction & Developments Ltd. 308, 6678 – 152 Street Surrey, BC V3S 7J2
Legal Description:	Lot 16 Section 22 Township 8 New Westminster District Plan 37347 Lot 15 Section 22 Township 8 New Westminster District Plan 36604
Location:	7510 and 7488 – 198B Street
Area:	0.78 ha (1.93 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-131
Willoughby Community Plan (existing):	Residential and Multi Family
Willoughby Community Plan (proposed):	Multi Family
Latimer Neighbourhood Plan (existing):	Single Family (8 UPA) and Townhouse (22 UPA)
Latimer Neighbourhood Plan (proposed):	Townhouse (22 UPA)

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and are designated Rowhouse / Townhouse (22 UPA) and Single Family (8 UPA) in the Latimer Neighbourhood Plan which allows a base density of 31 units.
- A previous application on the subject lands to rezone the property from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) to facilitate the development of 23 townhouse units, four semi-detached units, and four single family lots (ToL Project No. 08-22-0104 / Rezoning Application No. 100666) was granted third reading May 29, 2023.
- The proponent has revised the application to include proposed amendments to the Willoughby Community Plan and Latimer Neighbourhood Plan to facilitate townhouse development on the entirety of the site.

DISCUSSION/ANALYSIS:

- Marq S Construction has applied on behalf of the owners to amend the Willoughby Community Plan and Latimer Neighbourhood Plan and rezone the subject site to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouse units.
- The Latimer Neighbourhood Plan indicates a street greenway on the east side of 198B Street.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Existing Zoning
North:	75A Avenue, beyond which is a townhouse complex	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-131
South:	Vacant property currently under development application (ToL Project No. 08-22-0119) to facilitate 6-storey apartment buildings	Single Family Residential (8 UPA); and Rowhouse / Townhouse (22 UPA)	Suburban Residential Zone SR-2
East:	A townhouse complex	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-131
West:	198B Street, beyond which are semi-detached units	Single Family Residential (8 UPA)	Residential Compact Lot Zone R-CL(SD) and R-CL(A)

Willoughby Community Plan Amendment:

- The easterly 0.46 ha (1.15 ac) portion of the site is designated Multi Family, and the westerly 0.32 ha (0.78 ac) portion of the site is designated Residential in the Willoughby Community Plan.
- Section 3.1.2 of the Willoughby Community Plan indicates that the Residential land use designation is “intended to provide for conventional and compact single family lots.”
- To accommodate the proposed townhouse development, the proponent has applied to amend the Willoughby Community Plan by redesignating the westerly 0.32 ha (0.78 ac) portion of the site from Residential to Multi Family which provides for townhouses, duplexes, fourplexes and rowhouses.
- Staff do not object to the proposed amendment given the existing similarly scaled (2.5– to 3-storey) ground-oriented townhouse and semi-detached developments to the north, east and west as well as the site’s proximity (170 m / 558 ft) to 200 Street.

Latimer Neighbourhood Plan Amendment:

- The easterly 0.46 ha (1.15 ac) portion of the site is designated Rowhouse / Townhouse (22 UPA), and the westerly 0.32 ha (0.78 ac) portion is designated Single Family Residential (8 UPA) in the Latimer Neighbourhood Plan.

- To facilitate the development, the proponent has applied to amend the Latimer Neighbourhood Plan by redesignating the westerly 0.32 ha (0.78 ac) portion of the site from Single Family Residential (8 UPA) to Rowhouse / Townhouse (22 UPA).
- Staff do not object to the proposed amendment given the existing similarly scaled (2.5– to 3-storey) ground-oriented townhouse and semi-detached developments to the north, east and west as well as the site's proximity (170 m / 558 ft) to 200 Street.

Zoning Bylaw Amendment:

- Bylaw No. 6146 proposes to rezone the site to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouse units (21.8 UPA).
- 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 (up to 22 UPA) which will be confirmed at time of development permit.

Development Permit:

- The subject lands are located in Development Permit Area 'B' – Residential (for 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-131 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 development permit application is being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per unit	Total
Townhouses	42	\$14,400	\$604,800
Density Bonus	11	\$20,000	\$220,000
Total			\$824,800

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	0	58	58	16	74

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Detailed Tree Management and Landscape Plans will be provided and reviewed in conjunction with the delegated development permit.

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments and rezoning application facilitates development of approximately 42 townhouse units.

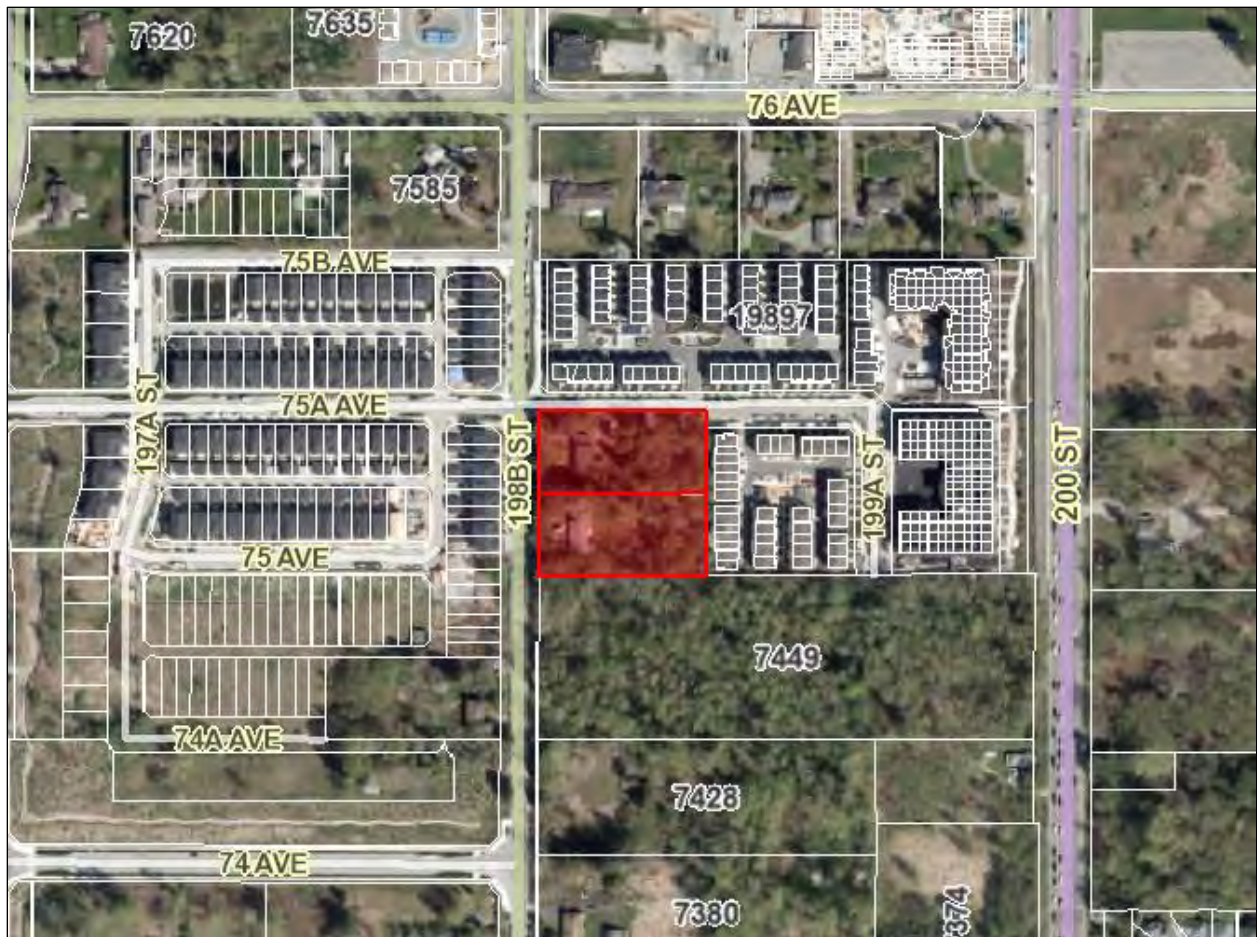
The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6145 and 6146 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing for Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 6145 and Rezoning Bylaw No. 6146.

Respectfully submitted,

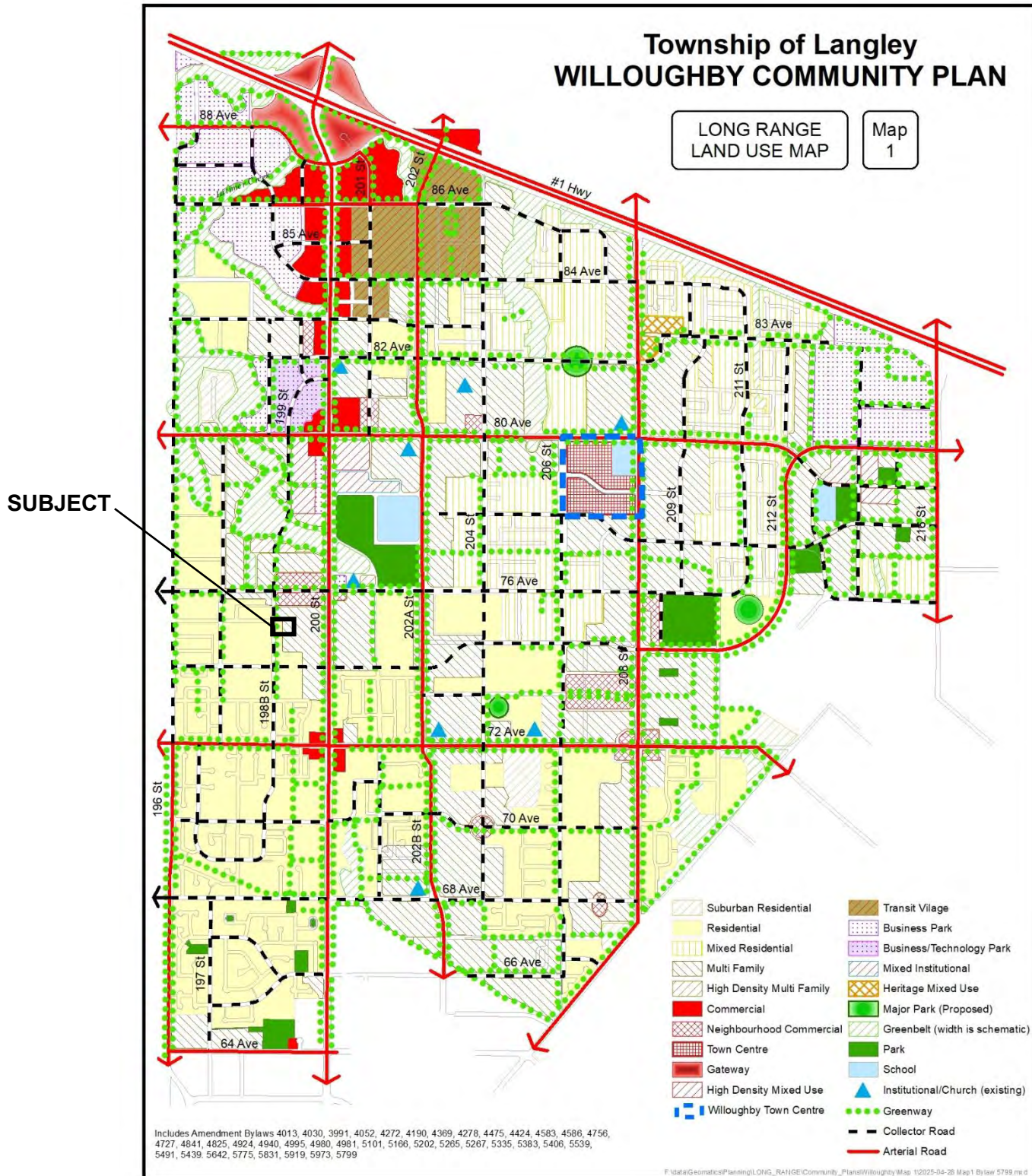
Joel Nagtegaal
 MAJOR PROJECT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

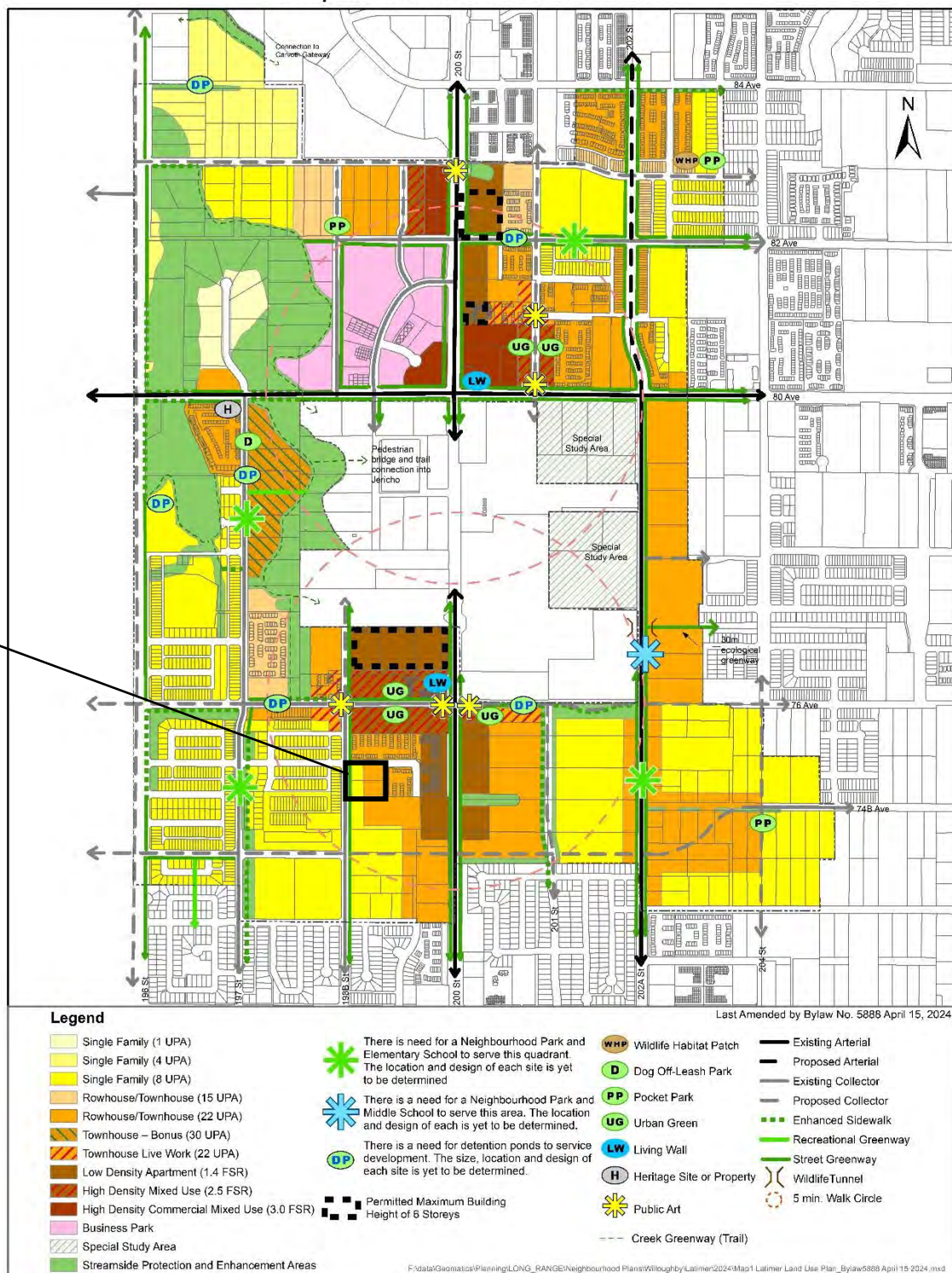
ATTACHMENT A



AERIAL CONTEXT MAP



Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



PRELIMINARY 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 (TIWANA / 1368916 BC LTD.) BYLAW NO. 6145

EXPLANATORY NOTE

Bylaw No. 6145 amends the Willoughby Community Plan and Latimer Neighbourhood Plan redesignating portions of properties at 7510 and 7488 – 198B Street to Multi Family and 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 (TIWANA / 1368916 BC LTD.) BYLAW NO. 6145

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 (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145”.
2. The “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:

Portions of Lot 16 Section 22 Township 8 New Westminster District Plan 37347 and Lot 15 Section 22 Township 8 New Westminster District Plan 36604

- a) By amending Map 1 to change the land use designation for the lands to “Multi Family” for the area shown on Schedule “A” attached to and forming part of this Bylaw.

3. The “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:

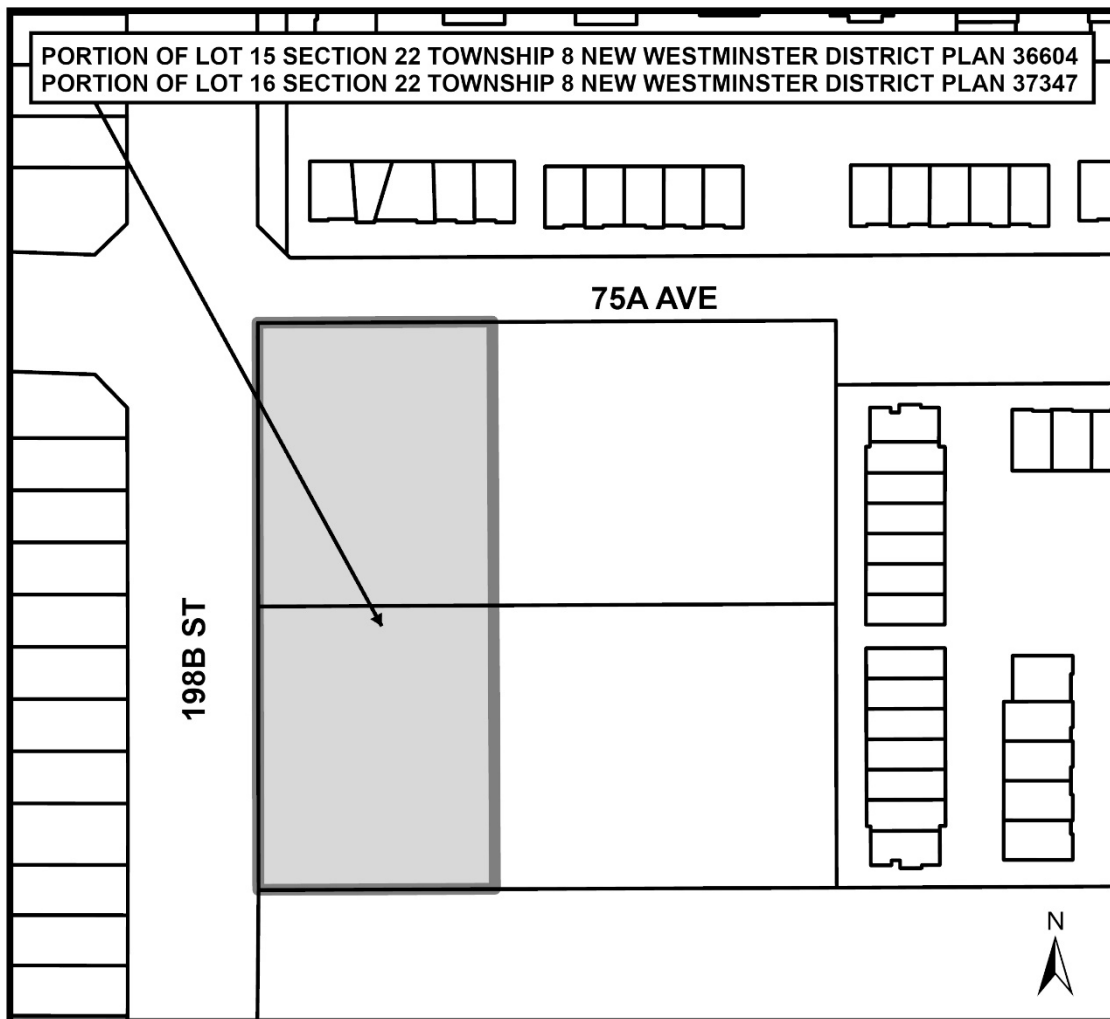
Portions of Lot 16 Section 22 Township 8 New Westminster District Plan 37347 and Lot 15 Section 22 Township 8 New Westminster District Plan 36604

- a) By amending Map 1 to change the land use designation for the lands to “Townhouse (22 UPA)” for the areas shown on Schedule “A” attached to and forming part of this Bylaw.

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

SCHEDULE 'A' BYLAW NO. 6145



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TIWANA / 1368916 BC LTD.) BYLAW NO. 6146**

EXPLANATORY NOTE

Bylaw No. 6146 rezones 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TIWANA / 1368916 BC LTD.) BYLAW NO. 6146**

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 (Tiwana / 1368916 BC Ltd.) Bylaw No. 6146".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 16 Section 22 Township 8 New Westminster District Plan 37347 and
Lot 15 Section 22 Township 8 New Westminster District Plan 36604

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	, 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

SCHEDULE 'A' BYLAW NO. 6146

