



REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 27, 2026 - REGULAR MEETING	REPORT:	26-96
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	07-22-0030
SUBJECT:	REZONING APPLICATION NO. 100751 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100210 (1322922 BC LTD. / UNIBUILD CONSTRUCTION MANAGEMENT / 19642 - 32 AVENUE AND 3170 - 196 STREET)		

PROPOSAL:

Application to rezone approximately 0.97 ha (2.4 ac) of land located at 19642 - 32 Avenue and 3170 - 196 Street to Residential Zone R-1B and to vary the lot frontage to facilitate a residential development consisting of 12 small-scale multi-unit housing (SSMUH) lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6221 subject to 10 development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 6221) of Development Variance Permit No. 100210.

RATIONALE:

The proposed development complies with the Brookwood-Fernridge Community Plan and Booth Neighborhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1322922 BC Ltd.) Bylaw No. 6221 rezoning 0.97 ha (2.4 ac) of land located at 19642 - 32 Avenue and 3170 - 196 Avenue to Residential Zone R-1B to facilitate a residential development consisting of 12 small-scale multi-unit housing lots, 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, utility upgrades and extensions, pedestrian connections and tie-ins extended to the nearest road intersection(s) or road improvement in accordance with the Township's Subdivision and Development Servicing Bylaw, Brookwood-Fernridge Community Plan, Booth Neighborhood Plan and Brookwood-Fernridge Engineering Services Plan.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications for 196 Street, 32 Avenue, 31B Avenue and modified road in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Booth Neighbourhood Plan.
3. Consistent with the proposal, dedication and construction of a 4.5 m wide street greenway on the north side of 32 Avenue and 6.0 m wide neighbourhood edge greenway on east side of 196 Street, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.

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4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. 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).
6. Registration of restrictive covenants acceptable to the Township:
 - a. restricting development until Development Permit is issued for the site
 - b. identifying the units (5% of single family) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - c. compliance with Map 3 – Habitable Basement Areas of the Booth Neighbourhood Plan.
7. Provision of hydrogeological information in compliance with Section 5.2(6) of the Booth Neighbourhood Plan.
8. Compliance with the requirements of the Brookwood-Fernridge Greenway Amenity Policy, Brookwood-Fernridge Arterial Road Completion Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
9. As per the applicant's proposal and consistent with Interim Policy Regarding Community Amenity Contributions (Policy No. 07-170), in support of the proposed rezoning application, provision of \$234,852 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 at the time of final reading of Bylaw No. 6221 authorize issuance of Development Variance Permit No. 100210 (frontage variance) as follows:

- a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement for the Residential Zone R-1B from 15.25 m (50.0 ft) to 14.6 m (48 ft) as indicated in Schedule "A".

EXECUTIVE SUMMARY:

Unibuild Construction Management has applied on behalf of the property owner to rezone 0.97 ha (2.4 ac) of land located at 19642 - 32 Avenue and 3170 - 196 Street to Residential Zone R-1B to facilitate a residential development consisting of 12 SSMUH lots. To facilitate the proposed development, the applicant has applied for a Development Variance Permit to vary the minimum lot frontage requirement for Residential Zone R-1B from 15.25 m (50.0 ft) to 14.6 m (48 ft).

The proposal complies with the SSMUH 3 (minimum 5,000 ft²) land use designation of the Brookwood-Fernridge Community Plan and Booth Neighbourhood Plan. Staff recommend Council consider the rezoning bylaw, subject to the completion of 10 development prerequisites and authorize issuance (at time of final reading of Bylaw No. 6221) of Development Variance Permit No. 100210.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6221 and Development Variance Permit No. 100210.

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REFERENCE:

Owner:	1322922 BC Ltd. 202, 8433 – 132 Street Surrey, BC V3W 4N8
Agent:	Unbuild Construction Management Ltd. 202, 8433 – 132 Street Surrey, BC V3W 4N8
Legal Description:	West Half of the North Half Lot 1 Section 22 Township 7 New Westminster District Plan 1168 East Half North Half Lot 1 Section 22 Township 7 New Westminster District Plan 1168
Location:	19642 - 32 Avenue and 3170 - 196 Street
Area:	Total Area: 0.97.0 ha (2.4 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1B
Brookwood-Fernridge Community Plan:	SSMUH 3 (Minimum 465 m ² / 5,000 ft ²)
Official Community Plan:	Small-Scale Multi-Unit Housing Development Permit Area
Booth Neighbourhood Plan:	SSMUH 3 (Minimum 465 m ² / 5,000 ft ²)

BACKGROUND/HISTORY:

- The site is comprised of two lots, zoned Suburban Residential Zone SR-2 and designated SSMUH 3 (Minimum 465 m² / 5,000 ft²) in the Brookwood-Fernridge Community Plan and Booth Neighbourhood Plan.
- The site is currently occupied by single family dwellings.

DISCUSSION/ANALYSIS:

- Unbuild Construction Management Ltd. has applied on behalf of the owner to rezone 0.97 ha (2.4 ac) of land located at 19642 - 32 Avenue and 3170 - 196 Street to Residential Zone R-1B to facilitate a residential development consisting of 12 SSMUH lots.
- As the proposed Residential Zone R-1B allows for SSMUH development as a permitted use, issuance of a Development Permit as per Schedule 4 Development Permit: Form and Character Guidelines for Small-Scale Multi-unit Housing (SSMUH) of the OCP is required prior to subdivision.
- The proposal is consistent with the Brookwood-Fernridge Community Plan and the Booth Neighbourhood Plan and is compliant with the proposed Residential Zone R-1B, with the exception of the proposed lot frontage variance.
- The applicant has applied for a Development Variance Permit to vary the minimum lot frontage requirement for the Residential Zone R-1B from 15.25 m (50.0 ft) to 14.6 m (48 ft).

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Adjacent Uses:

	Existing Use	Booth Neighbourhood Plan	Existing Zoning
North:	32 Avenue, beyond which are properties with existing single family dwellings under development application (ToL Project No. 07-27-0085)	SSMUH 3 (Minimum 465 m ² / 5,000 ft ²)	Suburban Residential Zone SR-2
South:	Properties with existing single family dwellings	SSMUH 2 (Minimum 650 m ² / 7,000 ft ²)	Residential Zone R-1D
East:	31B Avenue and properties with existing single family dwellings	SSMUH 2 (Minimum 650 m ² / 7,000 ft ²)	Residential Zone R-1D
West:	196 Street, beyond which is an industrial area in the City of Surrey	NA	NA

General Development Prerequisites:

- Section 9.1 of the Booth Neighbourhood Plan includes General Prerequisites, the status of each are provided below:

Prerequisite	Status
Require all development applications adjacent to a designated Arterial Road as delineated on Map 5, including the 32 Avenue Extension from 204 to 208 Street, to dedicate land measuring a minimum of 100 metres for road widening. The required works and services for the construction of the Arterial Road, as defined by this Plan, the associated Engineering Services Plan, the Subdivision and Development Servicing Bylaw and other relevant bylaws, must be completed as part of the development or as part of the first phase of any multi-phased development, except for the 32 Avenue Arterial Road Extension (east of 204 Street). Non-Arterial fronting development applications could proceed at that time.	The subject site includes frontage of approximately 85 m on 32 Avenue (arterial road per Map 5). 32 Avenue to the east is completed.
Provide temporary transportation infrastructure connections and "tie-ins" for all modes of travel between new and existing transportation infrastructure. Pedestrian "connections" and "tie-ins" will need to be extended to the nearest road intersection(s) or road improvement.	The subject application provides vehicular and pedestrian connections to the nearest road intersections (196 Street and 32 Avenue) to be secured via a servicing agreement to be completed prior to final reading of the rezoning bylaw.

Provide major roads and extend engineering services (at no cost to the Township) to accommodate the proposed development. Various means of recovering servicing costs, such as Latecomer Agreements, Development Works Agreements (DWA), DCC rebates/credits and Development Cost Charges Front Ender Agreements (DCCFA) may be considered, where applicable.	Provision of major roads and extension of engineering services to be secured via a servicing agreement to be completed prior to final reading of the rezoning bylaw.
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Zoning Amendment:

- Bylaw No. 6221 proposes to rezone the site to Residential Zone R-1B to facilitate a residential development consisting of 12 SSMUH lots in compliance with the Brookwood-Fernridge Community Plan and Booth Neighbourhood Plan.
- The proposal complies with the provisions of the Residential Zone R-1B, except for the proposed lot frontage variances described below.

Development Variance Permit No. 100210:

- Proposed Development Variance Permit No. 100210 is attached to this report (Attachment A).
- The applicant is seeking to vary Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot frontage requirement for the Residential Zone R-1B from 15.25 m (50.0 ft) to 14.6 m (48 ft).
- The lot frontage variances are proposed to facilitate a more efficient subdivision layout while maintaining the overall intent of the SSMUH 3 land use designation in the Brookwood-Fernridge Community Plan and the Booth Neighbourhood Plan.
- The applicant indicates that the proposed variances are minor (ranging from 3.2% to 3.6%) and maintain functional lot areas while allowing an efficient and cohesive lot layout.
- The proposed lots areas range from 484.4 m² (5,214 ft²) to 530.8 m² (5,713 ft²) versus required minimum 464.5 m² (5,000 ft²).

Subdivision:

- The applicant is proposing to subdivide the subject site to create 12 SSMUH lots, with six lots fronting 196 Street, three lots fronting 32 Avenue and three lots fronting 31B Avenue.
- The subdivision includes a modified 10.0 m (32.8 ft) road standard adjacent to proposed Lots 1 to 6 and Lots 7 and 10 to accommodate services, pedestrian connectivity, turnarounds, fire access routes, while aligning with the 'rear loaded' policy intent of the Plan.

Development Permit:

- As the proposed Residential Zone R-1B allows for SSMUH development as a permitted use, issuance of a Development Permit as per Schedule 4 Development Permit: Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) of the OCP is required prior to subdivision.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw) delegated issuance of Development Permits for SSMUH developments to a delegated staff official.

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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 \$234,852 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
46	0	72	72	20	92

Information provided by the applicant to date indicates no significant trees are proposed to be retained. The applicant is required to identify and incorporate opportunities to retain significant trees on individual lots, within road boulevards and along the required greenway corridor as part of the detailed tree management plan, grading, servicing and subdivision layout review.

Policy Considerations:

The proposed rezoning, development variance permit and development permit applications will facilitate a residential development consisting of 12 SSMUH lots.

Staff recommend that Council give first, second and third reading to Bylaw No. 6221 (subject to 10 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 6221) of accompanying Development Variance Permit No. 100210.

Respectfully submitted,

Zorica Andjelic
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A
 ATTACHMENT B

Development Variance Permit No.100210
 Maps and Graphics

Development Variance Permit No. 100210

This Permit is issued this _____ day of _____, 2026 to:

1. NAME: 1322922 BC Ltd.

ADDRESS: 202, 8433 – 132 Street
Surrey, BC V3W 4N8

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: West Half of the North Half Lot 1 Section 22 Township 7
New Westminster District Plan 1168
East Half North Half Lot 1 Section 22 Township 7 New
Westminster District Plan 1168

CIVIC ADDRESS: 19642 - 32 Avenue and 3170 - 196 Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement for the Residential Zone R-1B as follows from 15.25 m (50.0 ft) to 14.6 m (48 ft) as indicated in Schedule “A”.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

All developments forming part of this development variance permit shall be substantially commenced within two years after the date the development variance permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

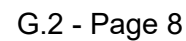
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

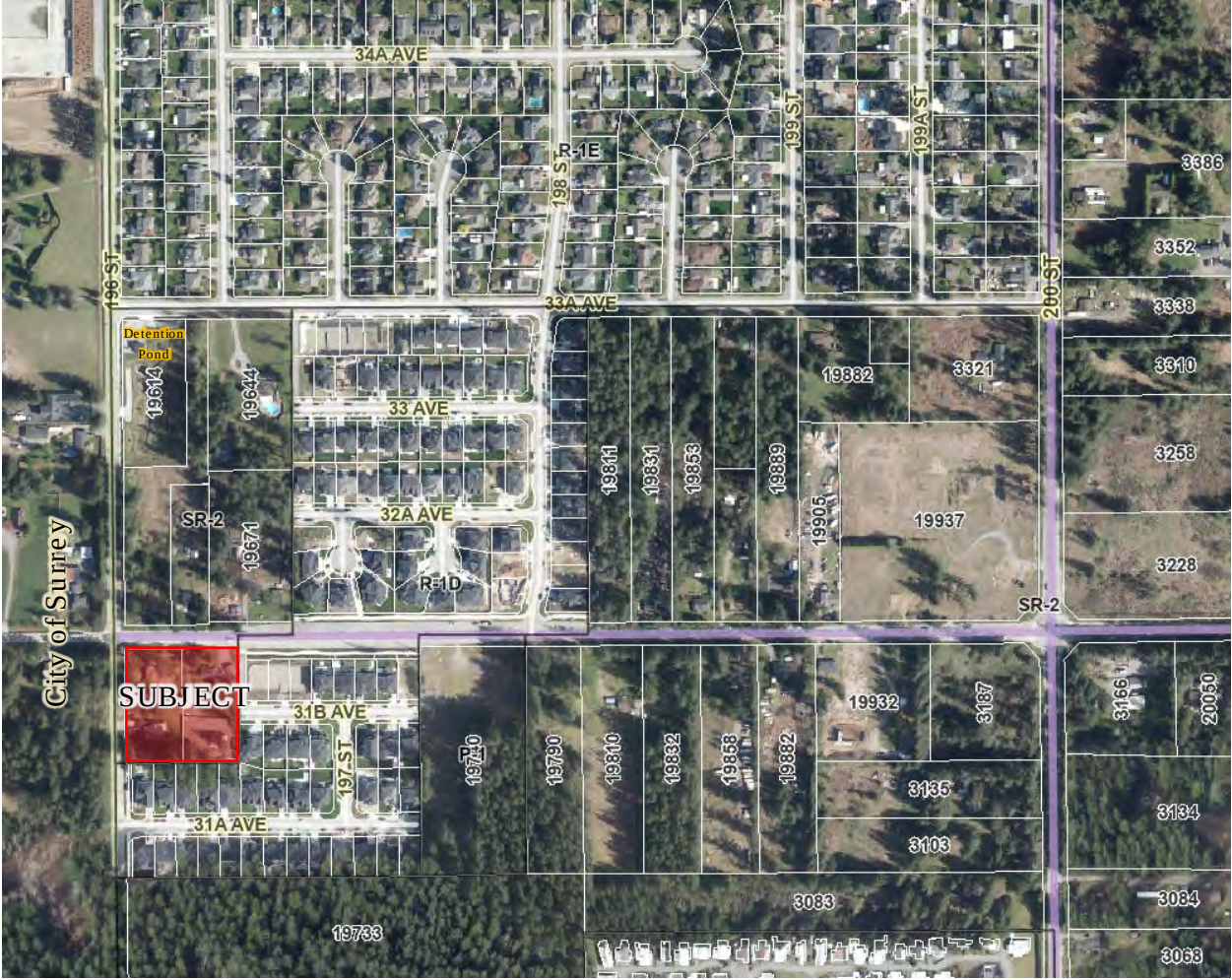
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2026.

Attachments:

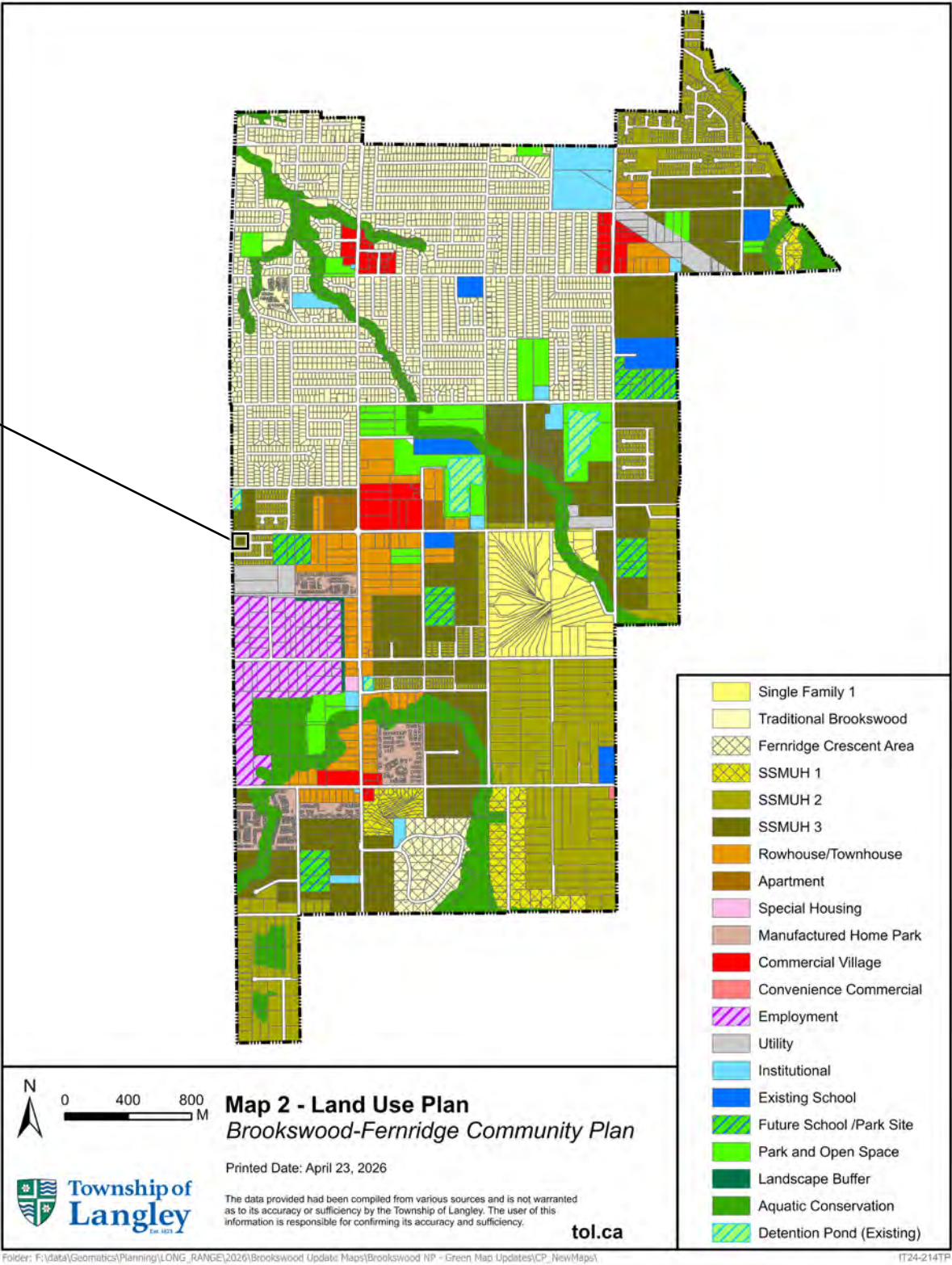
SCHEDULE A Site Plan





AERIAL CONTEXT MAP

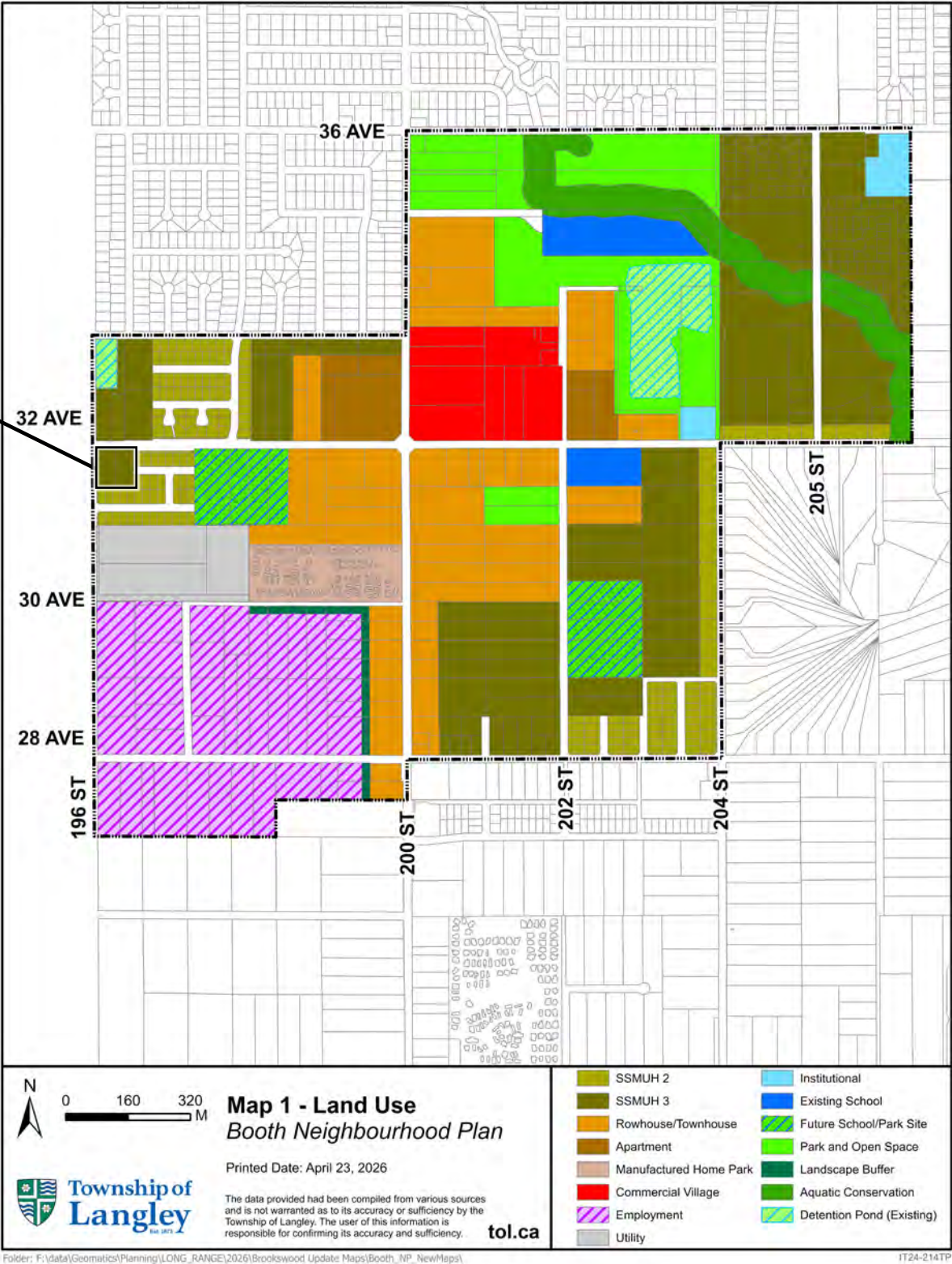
SUBJECT

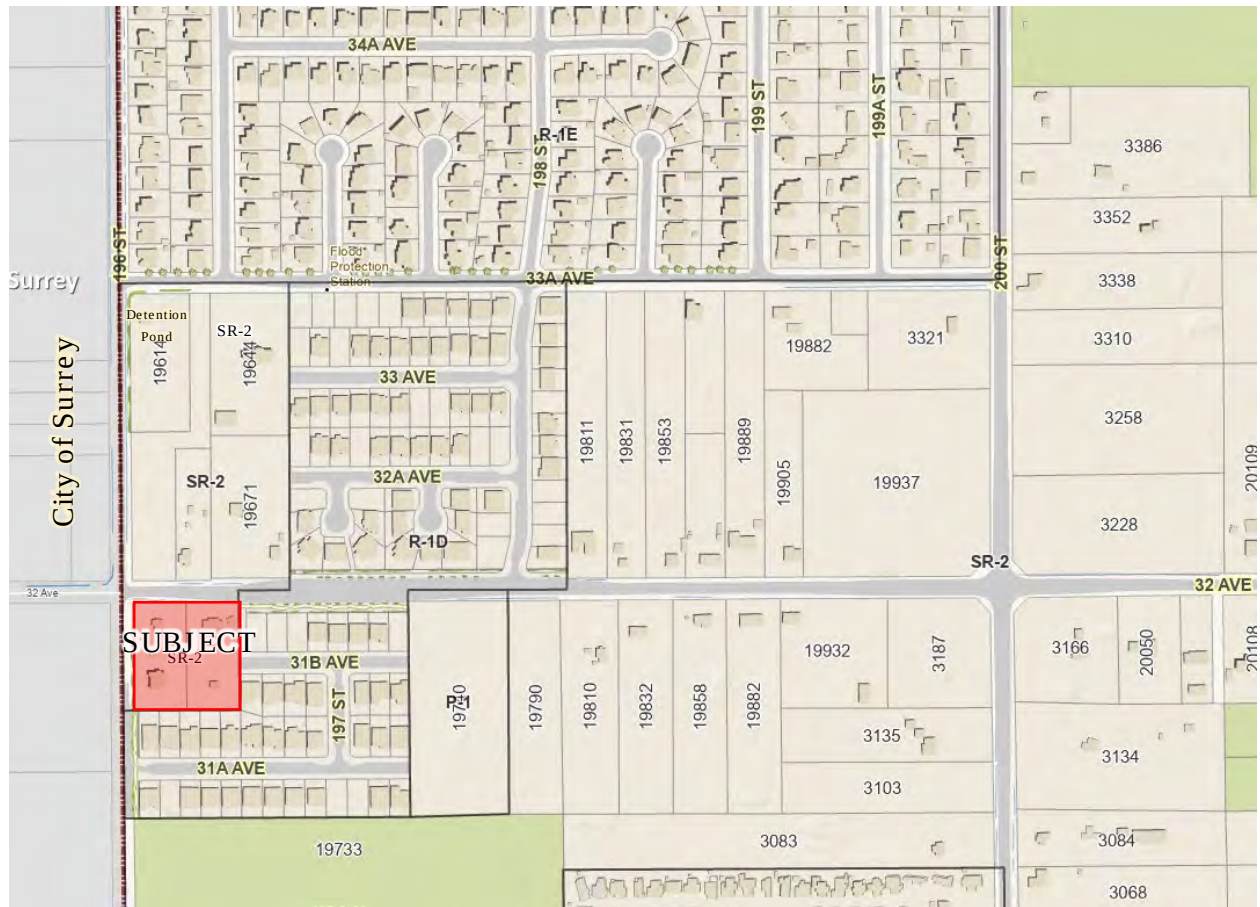


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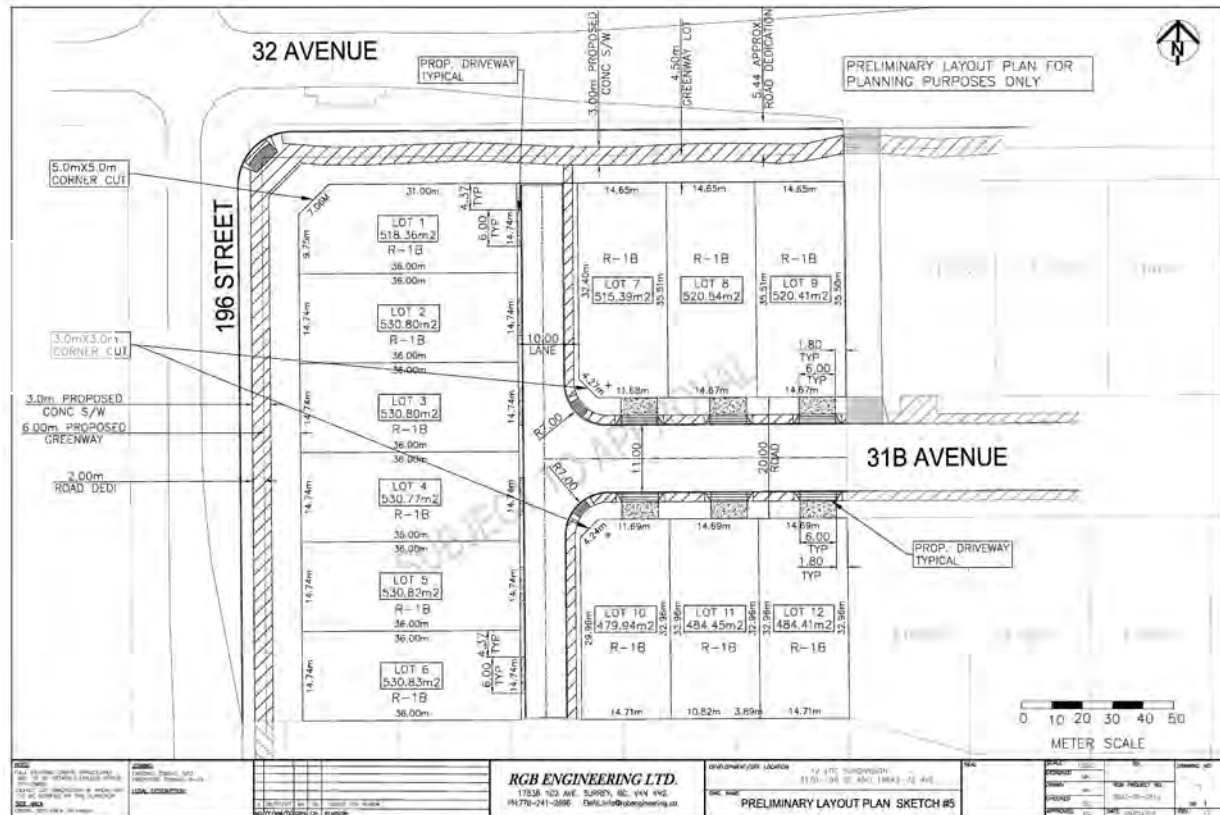
IT24-214TP

SUBJECT





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 (1322922 BC LTD.) BYLAW NO. 6221

EXPLANATORY NOTE

Bylaw No. 6221 rezones land located at 19642 - 32 Avenue and 3170 - 196 Street to Residential Zone R-1B to facilitate a development consisting of 12 small-scale multi-unit housing (SSMUH) lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1322922 BC LTD.) BYLAW NO. 6221

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 (1322922 BC Ltd.) Bylaw No. 6221”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500”, as amended, is further amended by rezoning the lands described as:

West Half of the North Half Lot 1 Section 22 Township 7 New Westminster District Plan 1168

East Half North Half Lot 1 Section 22 Township 7 New Westminster District Plan 1168

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1B.

NOTICE WAS ADVERTISED the	20	day of	July	, 2026
READ A FIRST TIME the		day of		, 2026
READ A SECOND TIME the		day of		, 2026
READ A THIRD TIME the		day of		, 2026
ADOPTED the		day of		, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6221

