

**ZONING BYLAW, 1996, No. 2100, AMENDMENT No. 204, 2024, No.
3284**

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ZONING BYLAW UPDATE – PROVINCIAL HOUSING LEGISLATION ZONING BYLAW AMENDMENT NO. 204, BYLAW NO. 3284

PURPOSE:

Bylaw 3284 proposes to update the Zoning Bylaw to comply with new Provincial housing legislation ('Homes for People'), which was enacted by Bill 44 and Bill 47 in November 2023 and is now included in the *Local Government Act* (LGA).

POLICY:

The new housing legislation involves key requirements that must be met by June 30, 2024. Municipalities in British Columbia must now update their zoning bylaws to include these requirements:

- Enabling “Small-Scale Multi-Unit Housing” (“SSMUH”) on single detached home-zoned properties, by permitting up to a maximum of 4 dwelling units on a single detached or duplex home-zoned property, and a maximum of 6 dwelling units on a single detached or duplex home-zoned property, if it is within 400 metres of a frequent bus service stop; &
- Designating Transit Oriented Areas (TOAs), within 800 metres of SkyTrain stations and 400 metres of select bus exchanges, where minimum parking requirements, except for accessible stalls, will not apply to residential units, and residential buildings will be permitted to build up to specific densities and heights based on their distance from these transit stations.

COMMENTS/ANALYSIS:

Within the City of Langley, this new housing legislation affects existing RS1 and RS2-zoned (single detached home) properties and properties zoned for residential development within 800 metres of the Langley City Centre and Willowbrook SkyTrain Stations, and within 400 metres of the Langley Centre Transit Exchange.

Specific Updates

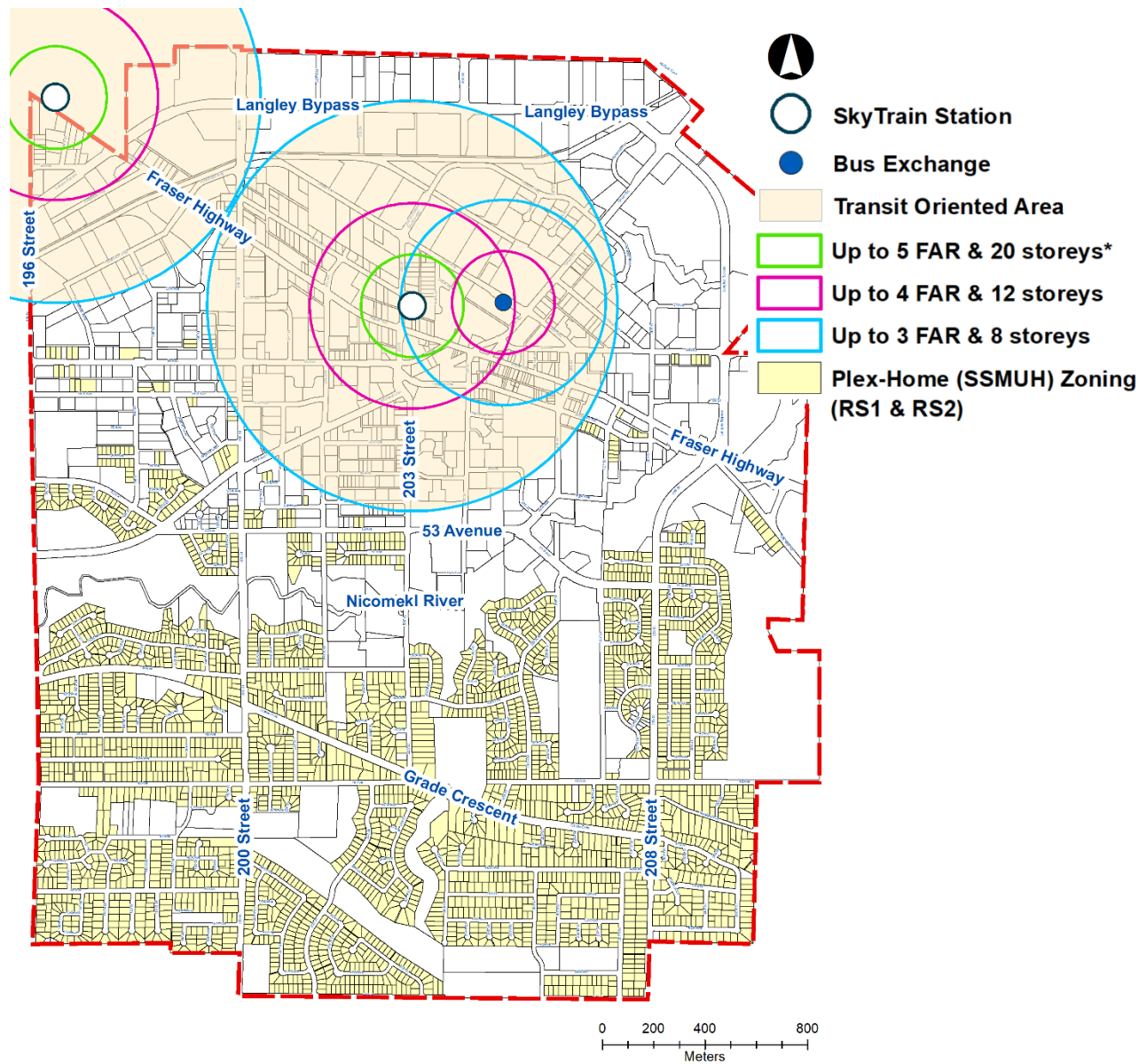
Bylaw No. 3284 proposes to make these changes to the current Zoning Bylaw:

- Add a definition for “*Plex-Home*”(a residential building of up to 4-6 dwelling units, referred to as a “SSMUH” above);
- Add “*Plex-Home*” as a permitted use within RS1 and RS2 Zones, outside of TOAs;
- Update current maximum number of units in the RS1 and RS2 zones, by replacing “1 plus 1 *Secondary Suite*” with “4; 6 if within 400 m of frequent bus stop”; and

- Designate TOAs within 800 metres of two SkyTrain stations and 400 metres of the Langley Centre bus exchange and, within these TOAs:
 - remove minimum residential parking requirements (except accessible stalls); &
 - set minimum allowable building heights and densities for properties zoned for residential, according to the table and map below:

Transit Station	Radius from Transit Station (TOA Tier)	Radius Colour	Minimum allowable height*	Minimum allowable density
SkyTrain Station (Willowbrook, Langley City Centre)	200m (1)	Green	20 storeys	5 FAR
	400m (2)	Pink	12 storeys	4 FAR
	800m (3)	Blue	8 storeys	3 FAR
Bus Exchange (Langley Centre)	200m (4)	Pink	12 storeys	4 FAR
	400m (5)	Blue	8 storeys	3 FAR

*Minimum allowable height is subject to the Airport Zoning Regulation (AZR) as enforced by the *Aeronautics Act*



Effect of Bylaw

The proposed changes will not require landowners to change their existing parking, prevent landowners from providing more parking than required, or prevent landowners from building with lower heights and densities than permitted. Single detached homes and suites will still be permitted on RS1 and RS2 properties after this bylaw is adopted.

The new housing legislation also does not require these proposed updates to the Zoning Bylaw to be consistent with the Official Community Plan (OCP) until the end of 2025. The OCP's land use plan, densities and building heights are largely consistent with the densities and heights in Bylaw 3284. Maximum building heights on properties within the Airport Zoning Regulation (AZR) for the Langley Regional Airport will be limited to AZR height maximums.

Consideration of Provincial Guidelines

Section 481.3 (7) of the LGA requires municipalities to consider Provincial guidelines when adopting Bill 44 (SSMUH) requirements into their Zoning Bylaws. These 'non-binding' guidelines are set out in Part 4 of the Provincial SSMUH Manual, and include recommended setback, height, lot coverage and parking regulations, among others.

Staff have considered these guidelines and have opted to include the content of Bylaw 3284 into the Zoning Bylaw, in order to meet the June 30, 2024 deadline, and given that further updates to the Zoning Bylaw are planned to be completed in Fall 2024 and beyond. Further Zoning Bylaw updates will consider feedback from public consultation on RS1 and RS2 zoning, among other topics, and the Provincial SSMUH Manual.

SUMMARY

Bylaw 3284 will update the City's Zoning Bylaw to comply with the requirements of new Provincial housing legislation, which was enacted by Bill 44 and Bill 47 in November 2023 and is now included in the LGA.

Over the course of the next 1 to 2 years, updates to the City's Official Community Plan (OCP) and the Zoning Bylaw will be undertaken to comply with additional Provincial housing legislation requirements and to fully align the OCP with the Zoning Bylaw.

BUDGET IMPLICATIONS:

None.

Attachments