



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

BYLAW No. 3284

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to include new General Regulations.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning; AND

WHEREAS Section 481.01 of the *Local Government Act* requires local governments to set minimum allowable densities and heights for lands within transit-oriented areas zoned to permit residential uses; AND

WHEREAS Section 481.3 of the *Local Government Act* requires local governments to accommodate small-scale multi-family housing within zones currently limited to detached single-family dwellings and duplexes; AND

WHEREAS Section 525.1 of the *Local Government Act* prohibits local governments from requiring a minimum number of parking spaces for residential uses within transit-oriented areas, except for accessible parking spaces;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 204, 2024, No. 3284”.

2. Amendment

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by:

2.1 Adding the following definition to Part 1 “Administration and Enforcement”, Section C “Definitions”:

Plex-Home means a building containing two (2) or three (3) or four (4) *dwelling units*, excluding *single family residential* buildings with *secondary suites*. A *Plex-Home* may contain five (5) or six (6) *dwelling units* if located within 400 metres of a frequent bus stop which is served by a bus route with an average frequency of 15 minutes or more frequent between the hours of 7 am and 7 pm, Monday to Friday, and 10 am and 6 pm on Saturdays and Sundays.

2.2 Adding the following regulations to Part 1 “Administration and Enforcement”, D. “General Provisions”, Section 4 “Regulations Applicable to Specific Zones”:

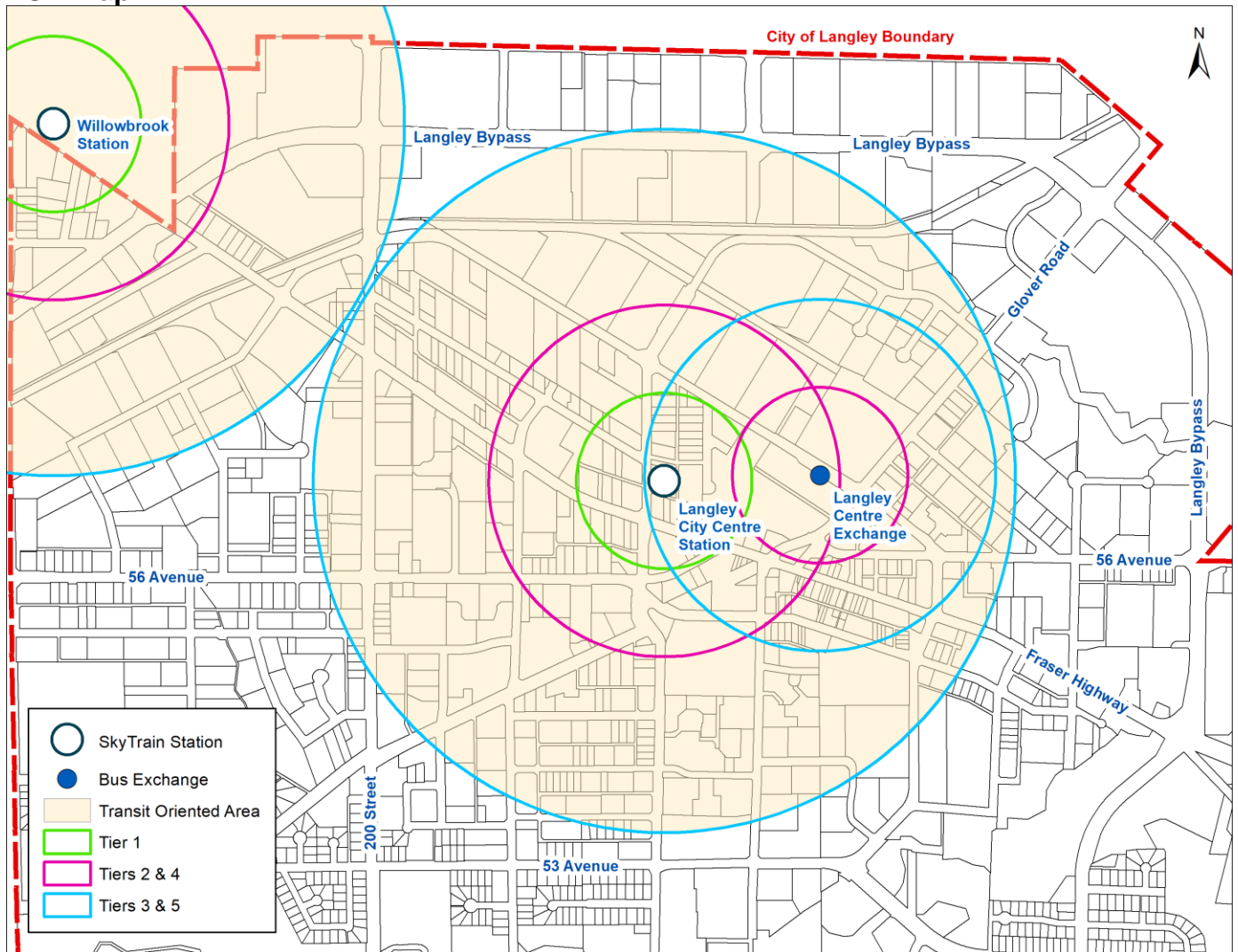
- (i) Residential Zones within a Designated Transit Oriented Area (TOA)
 - i. Consistent with the Local Government Act, Transit Oriented Areas (TOAs) are designated in accordance with the TOA Map below.
 - ii. If a portion of a lot or an assembly of lots is within a TOA, the whole lot or assembly of lots is considered to be within the TOA. If a lot or an assembly of lots is within multiple TOA Tiers, the whole lot or assembly of lots is considered to be within the Tier with the higher minimum allowable height and density in the TOA Table.
 - ii. Irrespective of other provisions within this bylaw, properties zoned to allow for residential uses within TOAs shall have no minimum parking requirement for residential uses, except for a minimum of 0.05 Handicapped Parking spaces being provided per *dwelling unit*.
 - iii. Irrespective of other provisions within this bylaw, properties zoned to allow for residential uses within TOAs may develop in accordance with the heights and densities in the TOA Table and corresponding radii on the TOA Map below, in accordance with other provisions within their respective zones:

TOA Table

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*.

TOA Map



- 2.3 Adding “*Plex-Home*, except for properties within a Transit-Oriented Area” as Clause (b) to Part II “Residential Zones”, Section A “RS1 Single Family Residential Zone”, Sub-Section 2 “Permitted Uses”, and renumbering the subsequent clauses accordingly.
- 2.4 Replacing “1 plus 1 *Secondary Suite*” with “4; 6 if within 400 m of frequent bus stop” in Part II “Residential Zones”, Section A “RS1 Single Family Residential Zone”, Sub-Section 4 “Size of Buildings and Structures”.
- 2.5 Adding “*Plex-Home*, except for properties within a Transit-Oriented Area” as Clause (b) to Part II “Residential Zones”, Section B “RS2 Single Family Estate Residential Zone”, Sub-Section 2 “Permitted Uses”, and renumbering the subsequent clauses accordingly.
- 2.6 Replacing “1 plus 1 *Secondary Suite*” with “4; 6 if within 400 m of frequent bus stop” in Part II “Residential Zones”, Section B “RS2 Single Family Estate Residential Zone”, Sub-Section 4 “Size of Buildings and Structures”.

READ A FIRST AND SECOND TIME this third day of June, 2024.

READ A THIRD TIME this -- day of --, 2024.

FINALLY ADOPTED this -- day of -- , 2024.

MAYOR

CORPORATE OFFICER