



EXPLANATORY MEMO

Official Community Plan Bylaw, 2021 No. 3200

Amendment No. 2, 2025 Bylaw 3319

A New Zoning Bylaw and Related OCP Amendment Bylaw

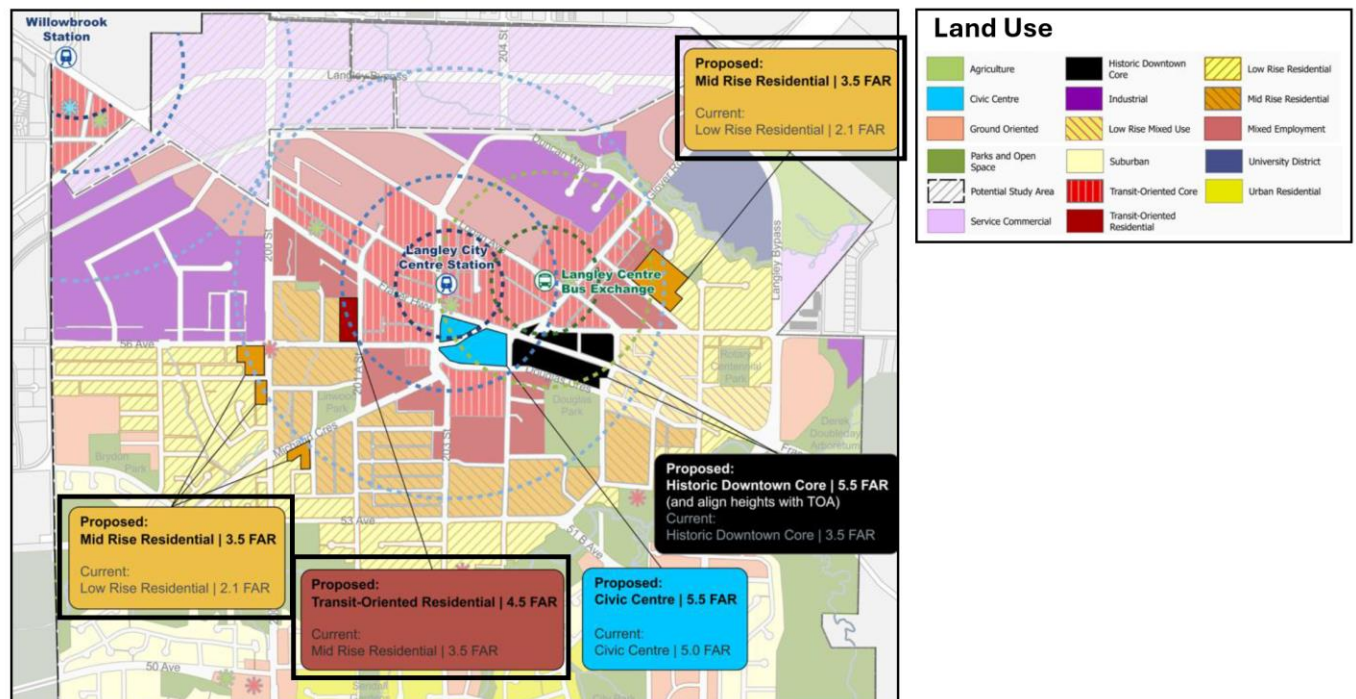
The new [Zoning Bylaw No. 3300](#) is being presented to Council for consideration of adoption and to replace the current [Zoning Bylaw No. 2100](#), which was originally adopted in 1996. Along with the new Zoning Bylaw, a related [Official Community Plan \(OCP\)](#) Bylaw Amendment Bylaw (attached) is also being brought forward for consideration of adoption.

This OCP Amendment is necessary to: 1.) maintain consistency between the Zoning Bylaw and the OCP, as required by the *Local Government Act (LGA)*; 2.) update the OCP to align with Provincial legislation, including Transit Oriented Areas (TOAs) around SkyTrain stations and Small Scale Multi Unit Housing (SSMUHs), and 3.) incorporate the *Townhomes and Plexhome Best Practices Guide* into the OCP's Development Permit Area Guidelines.

Aligning the OCP with Transit Oriented Areas (TOAs)

The TOAs around the Langley City Centre and Willowbrook SkyTrain stations require minimum densities (Floor Area Ratios or 'FARs') and building heights on lots with residential buildings. On select lots this results in minimum FARs and building heights exceeding those that are currently permitted on these lots by the OCP. Based on this the OCP land uses on these lots need to be updated to align with the TOA density and height requirements, specifically updating to Mid Rise Residential from Low Rise Residential and to Transit Oriented Residential from Mid Rise Residential. This necessitates an amendment to the OCP Land Use Map ('3: Land Use' on page 119), as shown in Figure 1, and amendments to the FARs and other items in the land use designation descriptions/table in the OCP (pages 20-27, 29), and as listed in the attached Bylaw.

Figure 1: Required OCP Land Use Updates (see map labels outlined in thick black line below)



Aligning OCP Land Uses with New & Updated Zones

The new and updated zones in the new Zoning Bylaw No. 3300 are based on the land uses, policies and new zone concepts (including permitted uses, densities and heights) in the OCP and key components of the existing zones in the current Zoning Bylaw No. 2100.

The land use and zone concurrence table on page 29 of the OCP has played a key role in illustrating the relationship between OCP land uses and the zones in the Zoning Bylaw. Since its adoption in 2021 the OCP has acted as a precursor document for a new Zoning Bylaw, and the OCP's policies have served as a policy foundation for numerous Comprehensive Development (CD) zones that have been used for new developments that align with the OCP's vision but don't fit into the older 'legacy' zones in the current Zoning Bylaw.

Now that a new Zoning Bylaw has been developed, complete with new and updated zones that align with the minimum densities and building heights required by Provincial housing legislation (ie. TOAs, SSMUHs), as noted above in this memo, the land use and zone concurrence table and the related land use designation descriptions on pages 20-27 need to be updated to ensure alignment and consistency between the OCP and Zoning Bylaw.

Incorporating the Townhome and Plexhome Best Practices Guide

The *Townhome and Plexhome Best Practices Guide* was received by Council in 2023 and is used by staff to guide the design of new townhome projects, as well as the design of SSMUH applications (ie. plexhomes).

In the interest of facilitating the efficient development of townhome and plexhome developments, achieving high quality designs and integrating new townhome and plexhome projects into existing neighbourhoods, staff are proposing to 1.) amend the OCP to require Development Permits for Plexhomes on R1 zoned lots, and 2.) incorporate key best design practices from the *Best Practices Guide* into the OCP Development Permit Area Guidelines (as listed in the attached Bylaw No. 3319, involving OCP pages 74 to 89).

Following adoption of the new Zoning Bylaw and related OCP Amendment Bylaw, staff intend to present proposed updates to the Development Application Procedures Bylaw No. 3270 for Council's consideration of adoption. The intent of these proposed updates is to permit staff-delegated Development Permits for plexhomes on R1 zoned lots, which will help expedite these applications and meet Bill 44's intent of creating more dwelling units in a timely manner.
