

CITY OF  
LANGLEY



## OFFICIAL COMMUNITY PLAN BYLAW, 2021, No. 3200 AMENDMENT No. 2, 2025

### BYLAW No. 3319

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2021, No. 3200.

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

#### 1. Title

This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2021, No. 3200, Amendment No. 2, 2025, No. 3319”.

#### 2. Amendments

The City of Langley Official Community Plan Bylaw, 2021, No. 3200 is hereby amended by:

2.1 Redesignating the land uses on Map 3 Land use Plan (OCP page 119), as shown outlined and labelled on Schedule A, attached to and forming part of this Bylaw, and specifically:

- a. To Mid Rise Residential from Low Rise Residential (19952, 19962, 19982 56 Avenue; 19953 55A Avenue; 5497, 5501, 5509, 5519, 5531 200 Street; 5393 201 Street; eastern half of 20760 Duncan Way; 20771 Duncan Way; 20645, 20675, 20695 Eastleigh Crescent); and
- b. To Transit Oriented Residential from Mid Rise Residential (5605, 5639, 5669 201A Street).



2.2 Replacing the land use designation and zone concurrence table on OCP page 29 with the land use designation and zone concurrence table in Schedule B, attached to and forming part of this Bylaw.

**Schedule B**

<b>LAND USE DESIGNATIONS</b>	Transit-Oriented Core	Transit-Oriented Residential	Civic Centre	Mixed Use	Mid Rise Residential	Low Rise Residential	Mixed Employment	University District
<b>APPLICABLE ZONES</b>	C1, C3	C1, R5	C1, P1	C1, R4	R4	R3, R2	M1, I1, I2, C2	U1, P3
<b>MAX. FAR</b>	5.5 FAR	4.5 FAR	5.5 FAR	3.5 FAR	3.5 FAR	2.6 FAR	3.0 FAR	4.0 FAR
<b>LAND USE DESIGNATIONS</b>	Historic Downtown Core	Ground-Oriented Residential	Urban Residential	Suburban Residential	Service Commercial	Industrial	Agriculture	Parks & Open Space
<b>APPLICABLE ZONES</b>	C1	R1, R2	R1	R1	I1, I2, C2	I1, I2, I3	A1	P1, P2, P3, P4
<b>MAX. FAR</b>	5.5 FAR	1.2 FAR	min 350m <sup>2</sup> lots	min 557m <sup>2</sup> lots	0.5 FAR	n/a	n/a	n/a

2.3 Updating the text for each land use descriptions on OCP pages 20 to 27, to make these land use descriptions consistent with the land use designation and zone concurrence table in Schedule B of this Bylaw, the minimum Floor Area Ratio (FARs) and building heights in the Transit Oriented Areas as included in the current and proposed Zoning Bylaw and Section 2.6 Density Requirements in proposed Zoning Bylaw No. 3300. These updates include:

- a. for the Transit Oriented Core land use description, change “Density” section to “Maximum 5.5 FAR” from “3.0 – 5.5 FAR\* \*Density bonus policy applies as identified in the Zoning Bylaw.”

b. for the Transit Oriented Residential land use description, change “Density” section to “Maximum 4.5 FAR” from “2.5 – 4.5 FAR” \*Density bonusing policy applies as identified in the Zoning Bylaw.”

c. for the Historic Downtown Core land use description, change “Density” section to “Maximum 5.5 FAR” from “Up to 3.5 FAR” \*Density bonusing policy applies as identified in the Zoning Bylaw.”

d. for the Civic Centre land use description, change “Density” section to “Maximum 5.5 FAR” from “Up to 5.0 FAR” \*Density bonusing policy applies as identified in the Zoning Bylaw.”

e. for the Mixed Use land use description, add “Residential” as a bullet-point in the “Uses” section and change “Density” section to “Maximum 3.5 FAR” from “2.5 – 3.5 FAR” \*Density bonusing policy applies as identified in the Zoning Bylaw.”

f. for the University District land use description, change “Density” section to “Maximum 4.0 FAR” from “Up to 3.5 FAR throughout the site, and up to 4.0 FAR on Glover Road frontage.” \*Density bonusing policy applies as identified in the Zoning Bylaw.”

g. for the Mid Rise Residential land use description, change “Density” section to “Maximum 3.5 FAR” from “2.1 – 3.5 FAR” \*Density bonusing policy applies as identified in the Zoning Bylaw.”

h. for the Low Rise Residential land use description, change “Density” section to “Maximum 2.6 FAR” from “1.4 – 2.1 FAR” \*Density bonusing policy applies as identified in the Zoning Bylaw.”

i. for the Urban Residential land use description, change “Density” section to “Minimum lot size of 350m<sup>2</sup> and a minimum 12 metre frontage width” from “Minimum lot size of 350m<sup>2</sup> and a minimum 12 metre frontage width: 1 attached secondary suite is allowed. Minimum lot size of 600m<sup>2</sup> and a minimum 20 metre frontage width: 1 attached secondary suite and 1 detached garden suite are allowed.” and change “Building Type and Height” to “Single Detached Homes and Plex-Homes/Small Scale Multi Family Housing Units” from “Single detached homes with secondary accessory units.”

j. for the Suburban Residential land use description, change “Density” section to “Minimum lot size of 557m<sup>2</sup>” from “Minimum lot size of 557m<sup>2</sup> One attached secondary suite or one garden suite is allowed.” and change “Building Type and Height” to “Single Detached Homes and Plex-Homes/Small Scale Multi Family Housing Units” from “Single detached homes with one secondary suite.”

- 2.4 Delete “Duplexes” from “Single Detached Dwellings and Duplexes” heading and paragraph under heading on page 74.
- 2.5 Replace “single detached” with “R1 Zone” in the Single Detached Subdivisions heading and paragraph in the Additional Exemptions section on page 74.
- 2.5 Adding “Urban Residential, Suburban Residential,” between “Ground Oriented Residential,” and “Historic Downtown Core”, and “These guidelines do not apply to single detached homes, garden suites and carriage homes.” after “Civic Centre.” to the paragraph under “Area” on page 87.
- 2.6 Updating the “Ground Oriented Residential” heading on page 88 to “Townhomes and Plex Homes”.
- 2.7 Updating and adding the following Development Permit Guidelines to page 88-89 under the heading “Ground Oriented Residential” (and re-number Guidelines under “Landscape Design” accordingly):
  - a. 110 a: “Private patios and yards shall be provided for each unit. Private yards are to measure a minimum of 4.5 metres deep, measured outwards from the building face that directly abuts the private yard. Yards fronting public streets may be reduced to 3 metres deep, if additional landscaping and tree screening is provided.”
  - b. 110 b: Where townhomes are directly adjacent to lots designated Urban or Suburban Residential, building faces and balconies shall be set back a minimum of 6 metres from shared property lines. Smaller setbacks may be considered in side-to-side building face conditions across property lines.”
  - c. 117. “Building siting and design features, including balconies and rooftop patios, must consider privacy for on-site and neighbouring users and prevent overlook into adjacent properties, yards, patios, and windows. Rooftop patios shall not face properties designated Suburban or Urban Residential in the OCP. Rooftop patios are to be designed to minimize sound transfer to rooms underneath the rooftop patio and adjacent units, and provide opportunities for shade producing structures.”
  - c. 118. “Visually impermeable privacy screening is required between porches adjacent to units and patios, including rooftop patios. Landscape screening and opaque fencing is required where individual unit yards directly abut other unit yards on adjacent properties.”
  - d. 123. “Roofs are encouraged to reflect the designs of nearby buildings’ roofs, especially when nearby roofs are peaked.”
  - e. 124. “When reducing the footprint of the 3<sup>rd</sup> floor of a plex-home, step backs are encouraged to be provided in a way that maximizes sensitive interfaces with neighbouring buildings (e.g. greater step backs beside shorter buildings).”

- f. 125. "Active transportation connectivity and access to transit should be considered as part of the site plan layout and design."
- g. 126. "Prioritize areas for vegetable gardens and flower beds as part of outdoor amenity spaces."
- h. 127. "Landscape plans are to include additional trees wherever practical, aiming for a target of at least one new tree per unit."
- i. 128. "Townhome driveways are required to be either sized according to parking space dimensions in the Zoning Bylaw or are not permitted."

2.8 Updating Policy 1.7 on page B-6 in OCP Appendix B, to be consistent with the C1 zone and the minimum building heights in the Transit Oriented Areas as included in the current and proposed Zoning Bylaw, by deleting the sentence "Taller buildings up to 8 storeys are supported along 56 Avenue, Douglas Crescent, 204 Street and 206 Street."

2.9 Updating the text of Policy 6.1 on page B-17 to include "3.0 FAR" and delete "2.5 FAR" to make the OCP consistent with the Transit Oriented Areas as included in the current and proposed Zoning Bylaw.

READ A FIRST AND SECOND TIME this third day of November, 2025.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this seventeenth day of November, 2025.

READ A THIRD TIME this     day of     , XXXX.

FINALLY ADOPTED this     day of     , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**