



OFFICIAL COMMUNITY PLAN BYLAW, 2005, No.
2600 AMENDMENT No. 15, 2021, BYLAW No. 3174

The purpose of Bylaw No. 3174 is to amend the Official Community Plan in order to incorporate provisions for higher-density low-rise residential uses at the properties addressed 20040-20070 53A Avenue & 20041-20071 53 Avenue, as proposed in the draft new OCP, ahead of its targeted adoption in 2021. The provisions require the following amendments:

- Section 16.0 Land Use Designations – the addition of a new Low Rise Residential designation
- Schedule “A” – Land Use Designation map – revised map including Low Rise Residential land use designation

The proposed OCP amendments were prepared in response to an application for a 6-storey, 113-unit apartment development by 1251243 BC Ltd.



**OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600
AMENDMENT No. 15**

BYLAW No. 3174

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600.

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, 2005, No. 2600 Amendment No. 15, 2021, No. 3174”.

2. Amendment

The City of Langley Official Community Plan Bylaw, 2005, No. 2600 is hereby amended:

(a) by deleting paragraphs 2 and 3 in Section 16.4 Multiple Family Residential and substituting the following in their place:

“

Four different multiple family residential land use designations are included in this plan:

<u>Designation</u>	<u>Maximum Density</u>
Low Density Residential	62 Units/Hectare
Medium Density Residential	173 Units/Hectare
High Density Residential	198 Units/Hectare
Low Rise Residential	2.10 Floor Area Ratio

“

(b) by deleting the table in Section 16.11 Land Use Designations and Permitted Zones and substituting the following in its place:

OCP Land Use Designation	Zone													
	RS1	RS2	RM1	RM2	RM3	C1	C2	C3	I1	I2	P1	P2	A1	CD
Urban Residential	✓										✓	✓		✓
Estate Residential		✓									✓	✓		✓
Low Density Residential			✓								✓	✓		✓
Medium Density Residential			✓	✓							✓	✓		✓
High Density Residential			✓	✓	✓						✓	✓		✓
Low Rise Residential			✓	✓	✓						✓	✓		✓
Downtown Commercial						✓					✓	✓		✓
Service Commercial							✓	✓			✓	✓		✓
Mixed Employment							✓		✓	✓	✓	✓		✓
Industrial									✓	✓	✓	✓		✓
Agricultural													✓	✓
Institutional											✓	✓		✓

(d) by redesignating the area shown outlined in bold on Schedule A attached to and forming part of this Bylaw from High Density Residential to Low Rise Residential in Schedule "A" – Land Use Designation Map:

Schedule A



Official Community Plan Amendment No. 15
Bylaw No. 3174

READ A FIRST AND SECOND TIME this twenty-eighth day of June, 2021.

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

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER