



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

16.0 LAND USE DESIGNATIONS

16.1 Background

The fundamental purpose of the Official Community Plan is to provide direction for the City's physical development. In this plan that is effected by the Land Use Designation Map (Schedule "A") which describes the intended use of all parcels of land in the City. In accordance with the *Local Government Act*, all subsequent zoning and development decisions made by City Council must conform to the Land Use Designation Map and this plan.

The following is a description of the land use designations used in this plan and the policies for their implementation.

16.2 Urban Residential



View East on 49 Avenue

Approximately 233 hectares (22% of the City's land) are designated for "Urban Residential" use in this plan. This designation is intended to maintain the single family residential character of areas located mainly south of the Nicomekl River. As such it provides a transition between the multifamily residential areas north of the Nicomekl River and the low density suburban and rural areas beyond the City's boundaries. Limited opportunities exist for infill subdivisions within the designated area and only a modest amount of population growth is assigned to the Urban Residential areas by this plan. Although not required for growth management purposes, intensification measures such as allowing smaller lots or secondary suites may be studied as possible tools for attracting investment to revitalize older single family areas.

Policy 16.2.1

- ⇒ Land use shall be limited to single family residential except as provided by Policy 16.2.2.

Policy 16.2.2

- ⇒ Institutional uses providing a service to neighbourhood residents such as schools, churches and child care facilities may be permitted through



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

zoning subject to a comprehensive review of potential impacts such as traffic, parking and noise.

Policy 16.2.3

- ⇒ Subdivisions shall be permitted based on a 557 m² minimum lot size provided that livability issues such as safety, convenience, aesthetics and environmental conditions are addressed.

Policy 16.2.4

- ⇒ Strata subdivisions shall be discouraged on the basis that private roads and services are not in the public interest.

Policy 16.2.5

- ⇒ Investigate the merits of allowing smaller lot sizes and/or secondary suites as tools for attracting new investment to older single family residential areas.

16.3 Estate Residential



Looking North on 204A Street

The Estate Residential designation is intended to protect the unique character of the area located between Grade Crescent and 46A Avenue. The area contains a wooded escarpment and is noted for its large lots. The designation supports innovative forms of subdivision on minimum 930 square metre lots to preserve natural features in an area where lot configurations, topography and access make conventional subdivision difficult.

Policy 16.3.1

- ⇒ Land use shall be limited to single family residential.

Policy 16.3.2

- ⇒ Subdivisions shall be permitted based on a 930 m² minimum lot size provided that livability issues such as safety, convenience, aesthetics and environmental protection, including preservation of trees and vegetation, are addressed.



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

Policy 16.3.3

- ⇒ **Strata subdivisions shall be discouraged on the basis that private roads and services are not in the public interest.**

Policy 16.3.4

- ⇒ **Development Permits shall be required for subdivisions.**

16.4 Multiple Family Residential



205 Street Apartment Development

This plan maintains the established City policy of focusing multiple family residential development north of the Nicomekl River adjacent to the downtown core. The intent of this policy is two-fold: first to support the downtown core and its long term revitalization; and second, to concentrate population where it can be serviced most efficiently by public transit and municipal infrastructure.

Three 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

In total, more than 146 hectares (13.9% of the City's land) are designated for multiple family residential development. These areas are expected to accommodate more than 80% of the City's population growth from 2006 to 2031.

Policy 16.4.1

- ⇒ **Land use shall be limited to multiple family residential except as provided by Policy 16.4.2.**

Policy 16.4.2

- ⇒ **Institutional uses providing a service to neighbourhood residents such as schools, churches, child care facilities and seniors' care**



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600



57 Avenue Townhouse Development

facilities may be permitted through zoning subject to a comprehensive review of potential impacts such as traffic, parking and noise.

Policy 16.4.3

- ⇒ Affordable and special needs housing including housing for seniors and housing for the disabled shall be encouraged.

Policy 16.4.4

- ⇒ Ground-oriented units shall be encouraged where design and site conditions permit.

Policy 16.4.5

- ⇒ Rezoning for multiple family residential development shall be supported provided that livability issues such as safety, convenience, aesthetics and environmental conditions are addressed.

Policy 16.4.6

- ⇒ Development projects shall not isolate parcels or sites having areas below the minimum lot size prescribed in the Zoning Bylaw for the highest density use contemplated for the area in the Land Use Designation Map (Schedule "A").

Policy 16.4.7

- ⇒ Development Permits shall be required for multiple family residential developments except as provided in Section 15.2.



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

16.5 Downtown Commercial



McBurney Lane Shopping

The Downtown Commercial designation delineates Downtown Langley, the business and cultural centre of the City. It is intended to accommodate a broad range of retail, office and entertainment uses in addition to social, cultural and educational services and facilities and multiple family housing consistent with the pedestrian-oriented character of the downtown core.

Between 2007 and 2009 the City developed, in three phases, a *Downtown Master Plan* to stimulate investment and guide the development of Downtown Langley over the next twenty years.

Policy 16.5.1

- ⇒ **Commercial, multiple family residential and institutional land uses consistent with the pedestrian-oriented character of Downtown Langley shall be permitted.**

Policy 16.5.2

- ⇒ **Multiple family residential development shall be limited to a maximum density of 371 units/hectare or as provided in the Downtown Special Design District table under Policy 16.5.5.**

Policy 16.5.3

- ⇒ **Specialty retail and professional services as well as entertainment and cultural uses shall be encouraged.**

Policy 16.5.4

- ⇒ **Facilities, programs and events for the arts shall be particularly emphasized as a theme for downtown revitalization.**

Policy 16.5.5

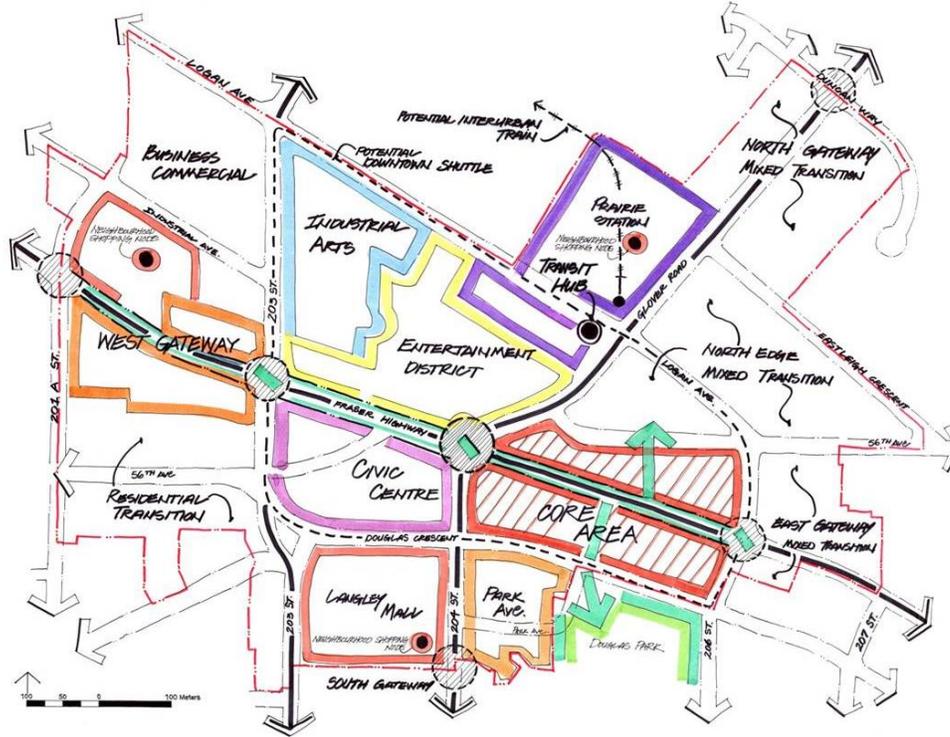
- ⇒ **Downtown Commercial properties and public realm areas shall be developed in accordance with the**



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

Downtown Master Plan as outlined below.

Downtown Special Design Districts



Area	Character	Land Use	Residential Density
Core Retail Area	Specialty retail with residential uses above following an Arts and Culture theme	Commercial and Residential	Medium- 4 storey development
Civic Centre	Civic, Office, and Hotel	Institutional (Public Use) and Commercial office/hotel	Only Hotel uses on western edge
Entertainment District	Commercial/Entertainment/Hotel	Commercial/Entertainment/Hotel	Medium long term potential
Festival Community Park and Industrial Arts District	Recreation/Education/Commercial/Light Industrial	Public Uses/Commercial/Light Industrial	None (provision for some Work/Live units)
West Gateway Boulevard	Residential	Residential	Medium
Prairie Station	Residential	Residential/Commercial mixed Use	Medium to *High
Park Avenue	Higher quality residential	Residential/Commercial only on Douglas Crescent	Medium
Langley Mall	Commercial short term Mid-rise to High Rise Residential in medium to long term	Short term commercial pods on Douglas Crescent Long term residential/commercial mixed use	Medium to long term potential for Medium to *High
Transition Areas	Residential	Residential and Commercial	Medium (transition to adjoining neighbours)

***Medium Density:** Up to 198 units/ha or 80 units/acre, 4 storey maximum height, Approximately 1.60 FSR (Floor Space Ratio)

***High Density:** Up to 371 units/hectare or 150 units/acre with a 46.0 meter maximum height (or as determined by Nav Canada airport limits), Approximately 3.0 FSR (Floor Space Ratio)



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

Policy 16.5.6

- ⇒ **Development Permits shall be required for Downtown Commercial developments except as provided in Section 17.2.**

16.6 Service Commercial



Langley Riocan Centre

The Service Commercial designation is intended to accommodate commercial developments requiring large sites and exposure to highways and arterial roads. Large format (“big-box”) retail stores, shopping centres and automotive sales and service outlets are typical uses. Development sites are configured principally for customers arriving by automobile although pedestrian and bicycle facilities are also required. Service Commercial areas are not intended to compete directly with Downtown Langley but rather to offer commercial development opportunities not available in the downtown area.

Policy 16.6.1

- ⇒ **Large format retail, automobile-oriented commercial uses, offices and eating establishments shall be permitted.**

Policy 16.6.2

- ⇒ **Small commercial retail units (CRU’s) and other uses that could potentially locate downtown shall generally be discouraged.**

Policy 16.6.3

- ⇒ **Institutional uses providing a service to neighbourhood residents such as schools and churches may be permitted through zoning subject to a comprehensive review of potential impacts.**

Policy 16.6.4

- ⇒ **Development Permits shall be required for Service Commercial developments except as provided in Section 17.2.**



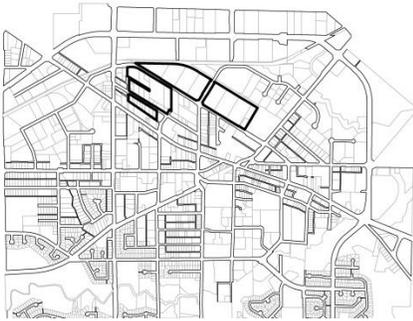
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

16.7 Mixed Employment

The Mixed Employment land use designation is intended to provide a transitional district between the Downtown Commercial and Duncan Way industrial areas. A mix of commercial and light industrial uses consistent with Metro Vancouver's Regional Growth Strategy is prescribed to bridge the land use gap between these disparate areas.

Policy 16.7.1

- ⇒ **Service industrial uses such as workshops, wholesale supply outlets and automotive services shall be encouraged.**



Mixed Employment Areas

Policy 16.7.2

- ⇒ **Light industrial uses such as warehousing, light manufacturing and technology industries shall be permitted.**

Policy 16.7.3

- ⇒ **Large format retail and office establishments shall be permitted.**

Policy 16.7.4

- ⇒ **Small commercial retail units (CRU's) and personal service uses that could potentially locate downtown shall generally be discouraged.**

Policy 16.7.5

- ⇒ **Residential uses other than caretakers' dwelling units shall not be permitted.**

Policy 16.7.6

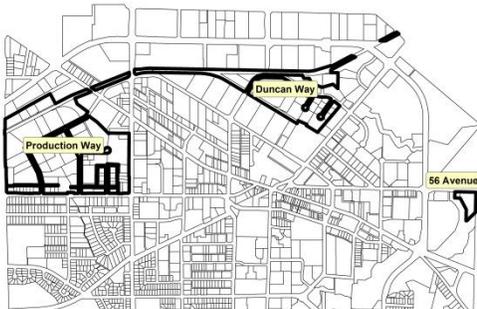
- ⇒ **Development Permits shall be required for Mixed Employment developments except as provided in Section 17.2.**



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

16.8 Industrial

The Industrial land use designation accommodates a variety of light industrial uses with ancillary uses permitted through zoning. In accordance with Metro Vancouver's Regional Growth Strategy, two core districts (Production Way and Duncan Way) are identified and intended to be supported and preserved for industrial use.



Industrial Planning Areas

Policy 16.8.1

- ⇒ **Light industrial uses such as manufacturing, fabricating and assembly shall be encouraged in the Production Way and Duncan Way areas.**

Policy 16.8.2

- ⇒ **Service industrial uses such as workshops, wholesale supply outlets and automotive services shall be permitted.**

Policy 16.8.3

- ⇒ **Land uses shall consider the effect of noise, vibration and other potential nuisances on adjacent land uses.**

Policy 16.8.4

- ⇒ **Residential uses other than caretakers' dwelling units shall not be permitted.**

Policy 16.8.5

- ⇒ **Development Permits shall be required for Industrial developments except as provided in Section 17.2.**



Duncan Way Industrial Area



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

16.9 Agricultural

The City has a limited amount of land in the Agricultural Land Reserve (approximately 16 hectares) and much of it is used for recreation at Newlands Golf & Country Club and public education at Kwantlen Polytechnic University's horticultural school. The Agricultural designation is intended to protect areas suitable for "farm use" in accordance with the *Agricultural Land Commission Act*.

Policy 16.9.1

- ⇒ **All uses and subdivision of ALR land shall be in accordance with the provisions of *the Agricultural Land Commission Act*, Regulations thereto and Orders of the Commission.**

Policy 16.9.2

- ⇒ **Agricultural uses with an emphasis on food production shall be encouraged.**

Policy 16.9.3

- ⇒ **Support infrastructure improvements (drainage, irrigation, transportation) for agriculture in collaboration with other governments and agencies.**

Policy 16.9.4

- ⇒ **Urban land uses shall respect the integrity of adjacent ALR lands inside and outside of the City.**

Policy 16.9.5

- ⇒ **The boundaries of the Agricultural Land Reserve within the City of Langley are delineated in the Land Use Designation Map (Schedule "A"); in the case of any dispute over ALR boundaries, the Official ALR Plan from the Agricultural Land Commission shall prevail.**



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600



Langley Community Music School

16.10 Institutional

The Institutional designation is intended to accommodate a variety of recreational and civic uses. Approximately 205 hectares of land (nearly 20% of the total area of the City) are designated Institutional and occupied by parks, schools, a university and a private golf course.

Policy 16.10.1

- ⇒ **Active and passive recreational, civic and other institutional uses shall be permitted;**

Policy 16.10.2

- ⇒ **Land within the Agricultural Land Reserve shall be used in accordance with the provisions of the *Agricultural Land Commission Act*, Regulations thereto and Orders of the Commission;**

Policy 16.10.3

- ⇒ **Expand park land areas in accordance with the recommendations of the *Parks, Recreation and Culture Master Plan* and Section 8.2;**

Policy 16.10.4

- ⇒ **Ensure that environmentally sensitive areas including the Nicomekl River floodplain and its tributary riparian areas are protected.**

Policy 16.10.5

- ⇒ **Conservation and Recreation Areas identified in Appendix II - Regional Context Map shall be protected and used in accordance with Strategy 3.1 of *Metro Vancouver 2040 – Shaping our Future* and shall be limited to the following uses:**
 - ⇒ **Public service infrastructure, including the supply of high quality drinking water;**
 - ⇒ **Environmental conservation;**
 - ⇒ **Recreation, primarily outdoor;**
 - ⇒ **Education, research and training facilities**



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

- and uses that serve conservation and/or recreation users;
- ⇒ Tourism activities and public, cultural or community amenities that are appropriately located, scaled and consistent with the intent of the designation;
- ⇒ Limited agricultural use, primarily soil-based.

16.11 Land Use Designations and Permitted Zones

The following table summarizes the zones that are permitted within each Official Community Plan land use designation.

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			✓	✓	✓						✓	✓		✓
Downtown Commercial						✓					✓	✓		✓
Service Commercial							✓	✓			✓	✓		✓
Mixed Employment							✓		✓	✓	✓	✓		✓
Industrial									✓	✓	✓	✓		✓
Agricultural													✓	✓
Institutional											✓	✓		✓

Where existing zoning is not consistent with the land use designation under this plan, that zoning may remain but any rezoning after the adoption of this plan shall be in conformity with the above table.