



EXPLANATORY NOTE

OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 4, 2010, BYLAW No. 2817

The purpose of Bylaw No. 2817 is to amend the Official Community Plan in order to include greenhouse gas reduction targets in accordance with the requirements of the *Local Government (Green Communities) Statutes Amendment Act*. Under the *Act*, the City is required to include GHG reduction targets and policies and actions for their achievement in its Official Community Plan by May 31, 2010. The targets are derived from the City's new Community and Corporate Energy & Greenhouse Gas Emissions Plans which are currently being finalized and will be presented to Council on May 31, 2010. The Community and Corporate Energy & Greenhouse Gas Emissions Plans will include detailed GHG reduction initiatives for achieving the OCP targets.

Under Bylaw 2817, the GHG Reduction targets would be part of a new "Sustainability" section within the OCP. That section also includes references to the Sustainability Framework that is currently being developed. The completed Sustainability Framework will be presented to Council on May 31st.

Bylaw No. 2817 also contains a number of "housekeeping" amendments to incorporate the following recently completed plans and studies:

- Downtown Master Plan
- Social Plan
- Affordable Housing Strategy
- Accessibility and Inclusiveness Study



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600, AMENDMENT NO. 4

BYLAW 2817

A Bylaw to amend the City's "Official Community Plan Bylaw, 2005, No. 2600".

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

- 1) The City of Langley Official Community Plan Bylaw 2005, No. 2600 is hereby amended:
 - a) by deleting the Table of Contents and inserting in its place the following:

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- b) by deleting Section 6.0 COMMERCIAL DEVELOPMENT, Policy 6.2.2 and inserting in its place the following:

Policy 6.2.2

- ⇒ **Continue downtown revitalization and redevelopment in accordance with the *Downtown Master Plan***”.

- c) by inserting the following new sections after 13.0 NEIGHBOURHOODS and renumbering subsequent sections accordingly:

14.0 SOCIAL PLANNING

14.1 Background



“Gateway of Hope”

The City’s first homeless shelter, operated by the Salvation Army, opened in 2010 with extensive assistance from the City of Langley, the Province of B.C., the Government of Canada, the Township of Langley and the greater community

Like most municipalities in the region, the City of Langley has been increasingly challenged in recent years by high profile social issues such as crime, homelessness and substance abuse. These challenges have heightened demand for a greater local government involvement in social issues although municipalities in British Columbia generally have neither the mandate nor the resources to address the issues at hand.

In order to determine an appropriate municipal role for engaging social issues in the community, the City completed the first *Social Plan* in its history in 2008. At the same time the City prepared an innovative *Accessibility and Inclusiveness Study* to identify ways in which to improve accessibility and social inclusion in the community. In 2009 the City adopted an *Affordable Housing Strategy* to guide its efforts to promote and preserve affordable housing. These three landmark initiatives, completed with the assistance of the Social Planning and Research Council of B.C., will guide the City’s social planning activities for the next several years.

14.2 Policies

Policy 14.2.1

- ⇒ **Social planning activities shall be guided by the *Social Plan* and its ten priority areas.**

Policy 14.2.2

- ⇒ **Support and encourage affordable housing in accordance with the *Affordable Housing Strategy*.**

Policy 14.2.3

- ⇒ **Advance community accessibility and social inclusion as set out in the *Accessibility and Inclusiveness Study*.**

15.0 SUSTAINABILITY

15.1 Background



*Ravine Trail
Pleasantdale Creek*

An increasing public concern for environmental matters and the impact of human activity on the planet has led in recent years to the concept of “sustainability” taking hold in many areas of society. The 1987 report of the World Commission on Environment and Development (WCED) to the United Nations General Assembly entitled, *Our Common Future* defined sustainable development as:

“...development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” (United Nations, 1987)

The report also stressed the need for integrating ecological, economic and social equity considerations in determining sustainability.

Recognizing the importance of sustainable development, the City of Langley has identified sustainability as a key focus area in its *Corporate Strategic Plan*.

15.2 Framework

In 2010 the City of Langley developed a *Sustainability Framework* with the assistance of Stantec Consulting Ltd. The purpose of the *Framework* is to articulate a commitment to sustainable development and to organize past, present and future sustainability initiatives around defined focus areas and goals.

Policy 15.2.1

- ⇒ **Support in principle the commitment to sustainability as articulated in the *Sustainability Framework*:**

The City of Langley is committed to demonstrating leadership that inspires its citizens and partners to work towards a sustainable future. Together we can build and sustain a safe community that is inviting to all and filled with healthy, active residents of all ages who are connected to an environment that is protected and cherished.

Policy 15.2.2

- ⇒ **Pursue sustainability initiatives in accordance with the goals and organizing structure provided by the Sustainability Framework.**

15.3 Climate Action



Photovoltaic Panels

The City of Langley has embraced climate action planning as part of its commitment to sustainability. To that end, the City joined the Federation of Canadian Municipalities' Partners for Climate Protection (PCP) program in 2002 and in 2009 signed the provincial *Climate Action Charter*. To help fulfill its commitments to climate action and to meet its obligations under the *Local Government (Green Communities) Statutes Amendment Act*, the City completed (with the assistance of Hyla Environmental Services Ltd.) Corporate and Community Energy & Greenhouse Gas Emissions Plans in 2010.

Policy 15.3.1

- ⇒ **Adopt as a target the goal of reducing annual community emissions by 20,992 tonnes CO₂e from the 2017 emissions forecast, resulting in a 16 percent reduction below 2007 levels as outlined in the *Community Energy and GHG Emissions Plan*.**

Policy 15.3.2

- ⇒ **Work towards achieving the community reduction target in 15.3.1 by following the reduction initiatives set out in the *Community Energy and GHG Emissions Plan*.**

Policy 15.3.3

- ⇒ **Adopt as a target the goal of reducing annual corporate emissions by 134 tonnes CO₂e from the 2018 emissions forecast, resulting in a 12 percent reduction below 2008 levels as outlined in the *Corporate Energy and GHG Emissions Plan*.**

Policy 15.3.4

- ⇒ **Work towards achieving the corporate reduction target in 15.3.3 by following the reduction initiatives set out in the *Corporate Energy and GHG Emissions Plan*.**

Policy 15.3.5

- ⇒ **Pursue carbon neutral corporate operations by 2012 as agreed in the *Climate Action Charter*.**

- d) by deleting 14.5 DOWNTOWN COMMERCIAL and inserting in its place the following:

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.**

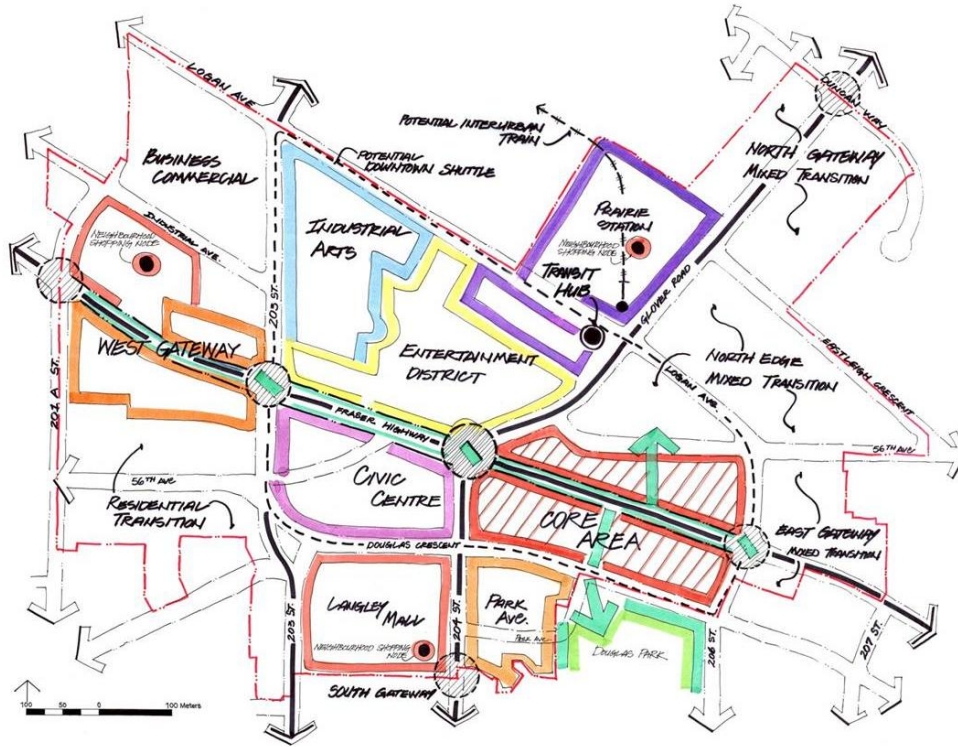
Policy 16.5.4

- ⇒ **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 *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, 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), 3.0 FSR (Floor Space Ratio)

Policy 16.5.6

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

- e) by deleting from the Development Permit Area Guidelines 15.5 DOWNTOWN COMMERCIAL, Sections 15.5.1 to 15.5.8 and inserting in their place the following:

17.5.1 General

Downtown Commercial area development shall adhere to the design guidelines and regulations set out in Sections 5.2 and 5.3 of the *Downtown Master Plan*.

- 2) This Bylaw may be cited for all purposes as the “City of Langley Official Community Plan 2005, No. 2600 Amendment No. 4, 2010, No. 2817”.

READ A FIRST AND SECOND TIME this day of May, 2010.

PUBLIC HEARING held the day of May, 2010.

READ A THIRD TIME this day of May, 2010.

READ A FINAL TIME this day of May, 2010 pursuant to section 890 (9) of the Local Government Act.

MAYOR

CORPORATE OFFICER