

Paula Kusack

Subject: FW: [EXTERNAL] New Official Community Plan Bylaw No. 3200

From: Ramin Seifi <rseifi@tol.ca>

Sent: June 22, 2021 4:22 PM

To: Roy Beddow <rbeddow@langleycity.ca>

Cc: MayorCouncil <mayorcouncil@tol.ca>; Carl Johannsen <cjohannsen@langleycity.ca>; Jason Chu <jchu@tol.ca>; Mark Bakken <mbakken@tol.ca>

Subject: RE: [EXTERNAL] New Official Community Plan Bylaw No. 3200

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Good afternoon Roy,

Thank you for referring the City's new Official Community Plan (Bylaw No. 3200) to us for review and comment.

Please accept this communication as our response for the purpose of the Public Hearing for Bylaw No. 3200 scheduled for June 28, 2021.

- The OCP provides policy directions for a high-amenity community (Section 4.24 on Page 60), with a list of amenities defined in Section 3.32 (Page 54). As the City aims to increase its population by about 50% in 30 years, it is important to ensure that community amenities, such as parks, public squares and recreation centres, are adequate to serve the expanding population, considering our mostly shared user groups and proximity of our indoor facilities, parks and services. It is equally important for the City, the Township and the City of Surrey to co-ordinate the provision of such amenities and services. Going forward, the three municipalities should collaborate on the planning of the Willowbrook SkyTrain Station area to minimize duplication of amenities and optimization of services to this specific area, where we share our boundaries.
- Map 2, Regional Land Use Designations: The legend is covering the northern part of the City, which you may wish to adjust.
- Map 3, Land Use Map: Sections of the Langley Bypass have an overlay for 'Potential Study Areas'. We strongly recommend that the Potential Study Area layer be expanded to cover other properties designated as Service Commercial on both sides of the Bypass, particularly Willowbrook Shopping Centre that straddles the municipal boundary. That part of Willowbrook Shopping Centre is within the "Core 5 min walk" from the future Willowbrook SkyTrain Station shown on Map 4, Core and Shoulder Lands. Extending the Potential Study Area to this part of Willowbrook Shopping Centre would facilitate future co-operation between the City and the Township in this "Core" area.
- Map 6, Future Transit Network: The transit route on Willowbrook Drive, between 200 Street and the Willowbrook Station, should be shown as a Potential Rapid Bus alignment. Similarly, we would suggest that 196 Street, south of Fraser Highway, and 56 Avenue to the future SkyTrain Station should also be shown as an alignment for Potential Rapid Bus.
- Station Names and Road Names: We note that two sets of SkyTrain Station names have been used interchangeably. One uses street names – 196 Station and 203 Station, while the other uses proper names –

Willowbrook Station and Langley Centre Station. Our respective Councils will need to agree on a common naming system going forward, likely in collaboration with TransLink, to avoid confusion and provide consistency. Also, based on the Assignment of growth in the OCP, the City intends to place the highest densities along the Fraser Highway corridor. We will have to work with Surrey to consider changing the name of Fraser Highway to Fraser Boulevard (or other), as the existing name implies the dominance of motor vehicles and associated higher speeds. Surrey renamed King George Highway to King George Boulevard, in anticipation of transit and transit-oriented developments along that corridor.

Thank you,



Ramin Seifi, P. Eng., FEC, MCIP, RPP, R.I.

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