



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Explanatory Report: Public Hearing Input on OCP
Bylaw No. 3200 and Proposed Bylaw Updates

File #: [Required]

Doc #:

From: Carl Johannsen, RPP, MCIP
Director of Development Services

Date: July 7, 2021

RECOMMENDATION:

THAT Council receives this report as information.

PURPOSE:

The purpose of the report is to provide a summary of input received from the June 28, 2021 Public Hearing on Bylaw No. 3200 (composed of the new Official Community Plan main document, Appendix A: Nicomekl River District Neighbourhood Plan and Appendix B: District Policies), and present responses to this input and proposed updates to Bylaw No. 3200, for Council's consideration and feedback to staff.

This approach provides an opportunity for Council to provide specific direction to staff regarding the proposed updates included in this report, as well as any other updates that Council would like to make to Bylaw No. 3200 prior to considering third reading of this Bylaw at a future Council meeting.

POLICY:

Section 471 of the *Local Government Act* (LGA) outlines the preparation, consultation and adoption procedures for an Official Community Plan (OCP), including the requirement of holding a Public Hearing to gather public input on the proposed OCP Bylaw. Following the Public Hearing, Council can consider third reading of the proposed OCP Bylaw at future Council meeting. Once third reading is given, the Regional Context Statement (RCS) in the main OCP document will then need to be referred to the Metro Vancouver Board. The Board will then review the RCS for consistency with the Metro Vancouver Regional Growth Strategy (RGS), and consider

approval of the RCS. Once Metro Vancouver Board approves the RCS, Council can consider adoption of Bylaw No. 3200.

COMMENTS/ANALYSIS:

As noted above the Public Hearing for Bylaw No. 3200 was held on June 28, 2021. 42 pieces of correspondence were received prior to the close of the Public Hearing, 28 persons attended the Public Hearing, and 14 of these attendees provided verbal input to Council. Verbal input from the Public Hearing is included in the Public Hearing Minutes attached to the July 12, 2021 Regular Council meeting agenda. External agency input was received in written form from the Downtown Langley Business Association (DLBA), Kwantlen Polytechnic University (KPU), the Ministry of Transportation and Infrastructure, the Township of Langley, and TransLink, and this correspondence along with additional written input from members of the public has been forwarded to Council.

Following the Public Hearing, staff reviewed this input and correspondence and created a table (Table 1, attached) that summarizes input into common categories or specific agency comments, provides responses to this input, and identifies proposed updates to the Bylaw. The attached Table 2 lists specific proposed updates to the Bylaw (these are pulled from Table 1 to highlight precise proposed Bylaw amendments), including policy updates, the addition of new policies and map updates, for Council's easy reference in considering updates to Bylaw No. 3200. Council may choose to include some or all of the proposed updates listed in Table 2 into Bylaw No. 3200, along with any other updates Council chooses to make to Bylaw No. 3200, prior to third reading.

Summary of Input and Proposed Responses and Updates

At the Public Hearing, among other input, multiple speakers noted common concerns regarding (see Public Hearing Minutes for full extent of verbal input):

- the proposed Ground Oriented Residential land use south of the Nicomekl River and the potential for negative impacts related to property assembly;
- the conceptual path south of the Nicomekl River between 200 Street and Hi Knoll Park and potential environmental, security and privacy impacts;
- height and density of townhouses;
- proposed pedestrian/vehicle access in the 198 Street and 53 Avenue area; and
- redevelopment of properties without property owner consent.

Staff have carefully reviewed and considered verbal input from the Public Hearing and written correspondence received regarding Bylaw No. 3200.

Regarding input on the Ground Oriented Residential land use south of the Nicomekl River, staff propose maintaining this land use in Bylaw No. 3200, due to these reasons:

- the range of Ground Oriented Residential development forms, including townhouses and du/tri/quad plexes ('plexes'), will provide additional and more

affordable 'missing middle' housing options south of the Nicomekl River over the life of the OCP (20-30 years into the future), continue to support healthy school enrollment and help to create more complete neighbourhoods with more aging-in-place options;

- future redevelopment in the Ground Oriented Residential land use is planned and anticipated to occur on an incremental, infill basis, due to occurring in existing, pre-developed areas, and using small minimum lot sizes in the Zoning Bylaw that enable a range of development opportunities involving single lots (i.e. du/tri-plexes) and small property assemblies for townhouses and tri/quad plexes;
- the Ground Oriented Residential land use and policies in Bylaw No. 3200 emphasize townhouse development along major streets, which will provide more housing options adjacent to frequent transit service (which supports OCP policies for fighting climate change), enable the removal of driveways accessing these streets and safer access through rear lanes, and create safer, wider and greener public realm (wider sidewalks, new street trees) along these street frontages;
- the Ground Oriented Residential land use also emphasizes plex development, which could occur on single lots in areas away from major streets, particularly around existing cul de sacs. While it is possible for townhouse development to occur in cul de sacs if the cul de sac road segment and surrounding properties are assembled together, staff anticipate that single lot plex redevelopment will be a much more straight-forward and attractive option for land owners and developers in cul de sac areas; and
- this land use also emphasizes a flexible approach, where plex or townhouse opportunities are available on double fronting lots (i.e. between major streets such as 200/208 and local streets), subject to specific design criteria to ensure sensitive integration with existing neighbourhoods, and in areas along the Nicomekl River floodplain that are subject to environmental and riparian area setbacks and within 1 in 200 year flood areas (i.e. this land use is intended to enable new development to 'pull up' and 'pull away' from the floodplain).

Regarding other input from the Public Hearing and correspondence regarding Bylaw No. 3200, and previous input from initial legal review, staff have identified the need to refine select policies, add select new policies/sub-policies, update select map features and align some policies more closely with initiatives being undertaken (or potentially undertaken) by neighbouring municipalities and regional agencies such as TransLink.

As noted above, detailed staff responses to input received, along with the rationale for these responses are listed in Table 1. Table 2 lists specific proposed updates to the main OCP document and the Nicomekl River District Neighbourhood Plan (no updates

are proposed for the District Policies document). All the OCP documents, as presented at the Public Hearing, are attached for reference purposes.

Key proposed updates include:

1. Clarifying that the path identified in Policy 1.2 of the Nicomekl Neighbourhood Plan (p. 17) is conceptual and requires further environmental and engineering review and public consultation prior to determining the actual path alignment, design and costing. This also involves adjusting the legend in the map on page 17 to ensure the 'conceptual alignment' notation of this path is clearly visible;
2. Clarifying the pedestrian/vehicular access in Policy 6.11 of the Nicomekl Neighbourhood Plan (p. 30) will only be created through future redevelopment;
3. Providing additional justification for the General Environmental Development Permit Guidelines in the OCP (pp. 72-73), by way of identifying them as necessary to implement the OCP policies that aim to fight climate change;
4. Adding a new policy to the OCP 'Safe and Inclusive City Rich with Community Amenities' section (pp. 48-55) that emphasizes potential future collaboration with the City of Surrey and Township of Langley in considering shared community services and amenities in new development areas;
5. Updating the Potential Study Area on OCP Map 2 to include all of the properties along the Langley Bypass between Fraser Highway and the vicinity of 201A Street and 202 Street. The OCP land use in this area remains 'Service Commercial';
6. Updating the Engagement Summary to confirm that the maximum townhouse density is 1.2 FAR for areas north and south of the Nicomekl River;
7. As listed in Tables 1 and 2, updating maps and policies in response to input from TransLink regarding accessibility, existing facilities, new transit infrastructure, parking reductions and specific transportation-related items and investments, including integration with regional greenway/cycling initiatives; and
8. Adding a reference to the Vancouver, Victoria and Eastern Railway in the History and Context section (p. 3) of the OCP to reflect the role the railway had in shaping the City's present-day road pattern (Grade Crescent alignment).

Following consideration of Public Hearing input and developing proposed updates in response to this input, as summarized above and in the attached tables, staff believe the vision, land use and policy foundation in the proposed main OCP, Nicomekl Neighbourhood Plan and District Policies is sound and generally supportable based on

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the full body of Public Hearing input received (as well as previous input received on the draft Plans in the final phase of consultation earlier this year).

The addition of the proposed updates to these documents will further strengthen this foundation and ensure the new OCP, Nicomekl Neighbourhood Plan and District Policies will provide an effective vision for guiding future growth in Langley City, that has been well-informed by an extensive 2 year public consultation process, contemporary best practices, detailed technical analysis and the local Langley City context, and is also well-aligned with intermunicipal, regional and Provincial initiatives and investments.

As noted above, the proposed updates are presented for Council consideration and feedback to staff. Council may also provide specific direction to staff regarding the commentary and proposed updates in this report, including specific updates to Bylaw No. 3200 as determined by Council.

Staff also note that additional text and map updates to Bylaw No. 3200 may be required based on further legal review; if these are necessary they will be identified to Council prior to Council's consideration of third reading of Bylaw No. 3200.

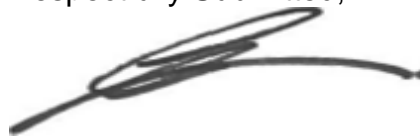
BUDGET IMPLICATIONS:

Bylaw No. 3200 does not have direct financial implications, as the LGA states that an OCP 'does not commit or authorize a municipality, regional district or improvement district to proceed with any project that is specified in the plan.' However, proceeding with the implementation of OCP, Nicomekl NP and District Policies, including projects by the City, will require funding approval by Council as a part of relevant future Financial Plans, capital works programs and departmental budgets.

ALTERNATIVES:

1. Provide alternate direction to staff regarding updates to Bylaw No. 3200.

Respectfully Submitted,



Carl Johannsen, RPP, MCIP
Director of Development Services

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Attachment(s):

1. Table 1: Public Hearing Input: Responses and Rationale
2. Table 2: Public Hearing Input: Proposed Updates to OCP Bylaw No. 3200
3. Draft Official Community Plan (OCP) main document (reference only)
4. Draft Appendix A: Nicomekl River District Neighbourhood Plan (reference only)
5. Draft Appendix B: District Policies (reference only)

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer