



## CITY OF LANGLEY

### COUNCIL MEMBER MOTION

#### **Moratorium on Rezoning South of 50<sup>th</sup> Avenue – Councillor Nathan Pachal**

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#### **Background:**

Langley City's new Official Community Plan supports ground-oriented housing forms such as "plexes" and townhouses along the 200<sup>th</sup> Street and 208<sup>th</sup> Street corridors.

A recent survey found that most Langley City residents also support this gentle density approach along these corridors to provide a mix of housing types throughout the community.

The Official Community Plan envisions these corridors to redevelop incrementally over the plan's lifetime. In the past few months since the new Official Community Plan adoption, there has been a solid demand for building along all segments of 200<sup>th</sup> Street and 208<sup>th</sup> Street.

The first proposed project, a 6-unit row home at 20816 45A Avenue, combined with an influx of "For Sale" signs north of this proposed project, has caused alarm for Uplands and Blacklock residents.

Based on the concerns raised at the public hearing and the fact that this is the first attached ground-oriented housing project in a traditionally detached housing area, the City needs to make sure this project successfully integrates into the existing neighbourhood before any other projects proceed.

The City should collect data and feedback about this project to inform other ground-oriented housing projects along the 200<sup>th</sup> and 208<sup>th</sup> Street corridors.

As 200<sup>th</sup> Street and 208<sup>th</sup> Street are also major roads that connect the growing Brookwood and Fernridge neighbourhoods to the rest of the region, we must consider their traffic impacts on our community.

#### **Motion:**

THAT Langley City Staff informs any person seeking to rezone a property south of 50<sup>th</sup> Avenue, except for Bylaw Number 3206, that Council has taken a position to not consider, in principle, all such rezoning applications until:

- a) Traffic and parking studies have been completed in the area bounded by 208<sup>th</sup> Street to the west and Newlands Drive to the North; and
- b) Traffic and parking impact mitigation measures as determined from the traffic and parking studies have been incorporated into the capital plan, subject to budget availability; and
- c) A "Post-Occupancy of 20816 45A Avenue Impact Survey" of residents in the area bounded by 208<sup>th</sup> Street to the west and Newlands Drive to the North has been received by City Council; and
- d) Langley City staff develop a best-practice document for ground-oriented residential projects along the 200<sup>th</sup> Street and 208<sup>th</sup> Street corridors, incorporating feedback from residents in the area bounded by 208<sup>th</sup> Street to the west and Newlands Drive to the North.