



MODUS

from insight to impact

Engagement Summary

CITY OF LANGLEY

TOWNHOMES AND PLEX-HOMES SURVEY

July 19th 2023



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Townhomes & Plex-homes Survey

Engagement Summary

Introduction

Langley City's Official Community Plan (OCP) envisions "Ground Oriented Residential" land use areas allowing for plex-homes (duplex, triplex and fourplex) and townhomes along major corridors such as 200 Street, 208 Street and a shorter stretch of 203 Street. The OCP includes this to create a wider variety of housing types south of the Nicomekl River, including additional family-friendly housing options near schools.

New rezoning applications have been paused by Council until a survey is done to gather the views of residents on how new plex-homes and townhomes can be best integrated into existing neighbourhoods.

A survey provided residents with an opportunity to have their say. The feedback received from residents has been summarized in this report and will help create a Best Practices Guide, which in turn will help shape the actual design of future townhomes and plex-homes when they come forward to Council for approval. They will also inform future Zoning Bylaw and OCP Development Permit Guideline updates.

What We Did

Online Survey

A survey was conducted from June 1 - 19, 2023 to gather input from residents regarding the integration of plex-homes and townhomes into existing neighbourhoods based on the OCP's existing designations. The intent of this survey was to understand how plex-homes and townhomes should take form and what design considerations should apply to future development applications. In total, 635 people participated in the survey.

Social Media

The City made proactive use of social media platforms to promote and amplify its outreach efforts for the online survey. Recognizing the wide reach and engagement potential of social media, they leveraged these platforms to effectively connect with the community and encourage participation. The City's social media posts emphasized the importance of community engagement and the opportunity for residents to have their voices heard on matters that directly impact their neighbourhoods and quality of life.

Postcard Mailout

Recognizing that not all community members may be active on social media, the City adopted a multi-channel approach to reach as many residents as possible. A postcard mailout campaign was conducted to increase awareness, particularly for those who reside within 100 metres of the "Ground Oriented Residential" land use areas.

Website & City Newsletter

The City's website and monthly e-newsletter were also used to advertise the survey and encourage residents to participate.



What We Heard

Key Takeaways

Based on the analysis, the following themes emerged and will be considered when drafting the Best Practices Guide.

PRIVACY | Privacy was a major concern for residents, in particular with outdoor spaces being visible from adjacent developments. Architectural design, fencing, landscaping and height limitations were all common suggestions to maintain the privacy of residents.

ARCHITECTURAL FORMS | Many participants favoured peaked roofs for their traditional look, which aligns with the design of most single detached homes in existing neighbourhoods. Side-by-side or double garages were preferred by most respondents for their convenience and ease of use. The preference for both peaked roofs and double car garages seems to indicate the desire to maintain the character and feel of neighbourhoods.

TRANSPORTATION IMPROVEMENTS | Improved pedestrian and cycling infrastructure was the top preference for respondents followed by traffic calming measures and expanded public transit amenities. In addition, increased parking, enhanced road infrastructure, and improved safety measures (i.e. crosswalk lighting) were suggested to address increasing population and alleviate congestion.

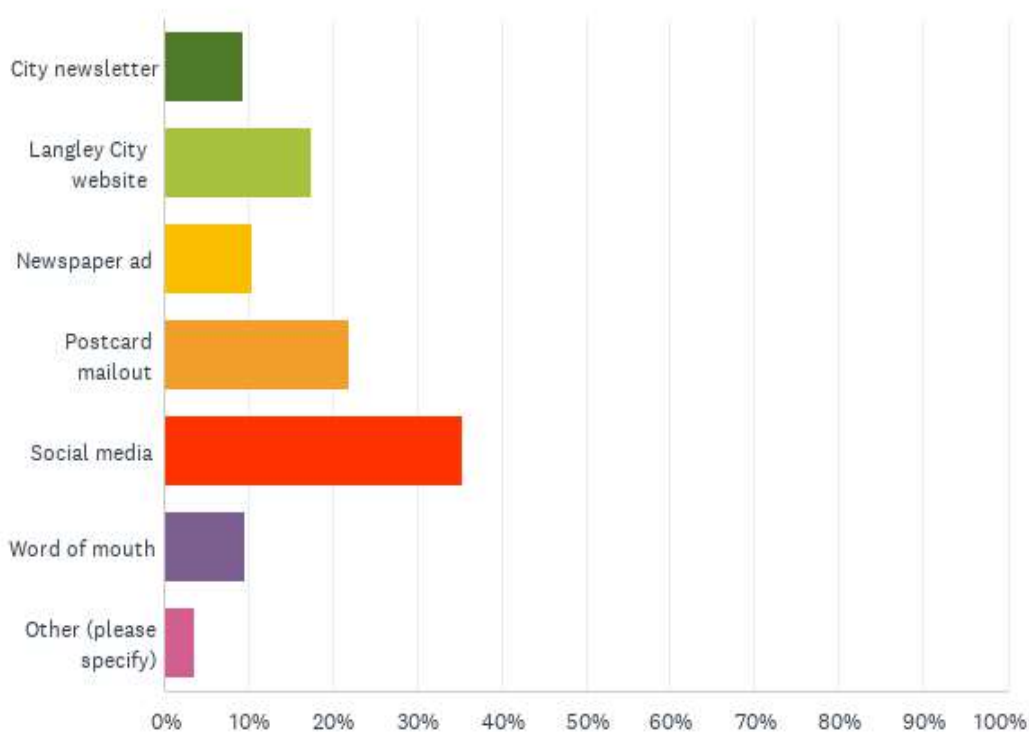
HOME HEIGHTS | The majority of respondents supported stepping down plex-home and townhome heights adjacent to single detached homes. Privacy, visual continuity, and prevention of overshadowing neighbouring properties were the most common reasons provided.

SETBACKS | A majority of respondents were in favour of larger backyard setbacks. Access to green space was a primary concern, with respondents emphasizing its importance for mental well-being, environmental health, and community. In addition, mitigating noise transfer and increasing privacy were also mentioned as benefits of increased distance between single-detached and multi-family properties.

GREEN SPACE | Considered an important aspect of neighbourhood design, green space is highly valued by residents. Ample green space is important and a desire to preserve and enhance it within residential developments was expressed.

Survey Results

1. How did you find out about the survey?



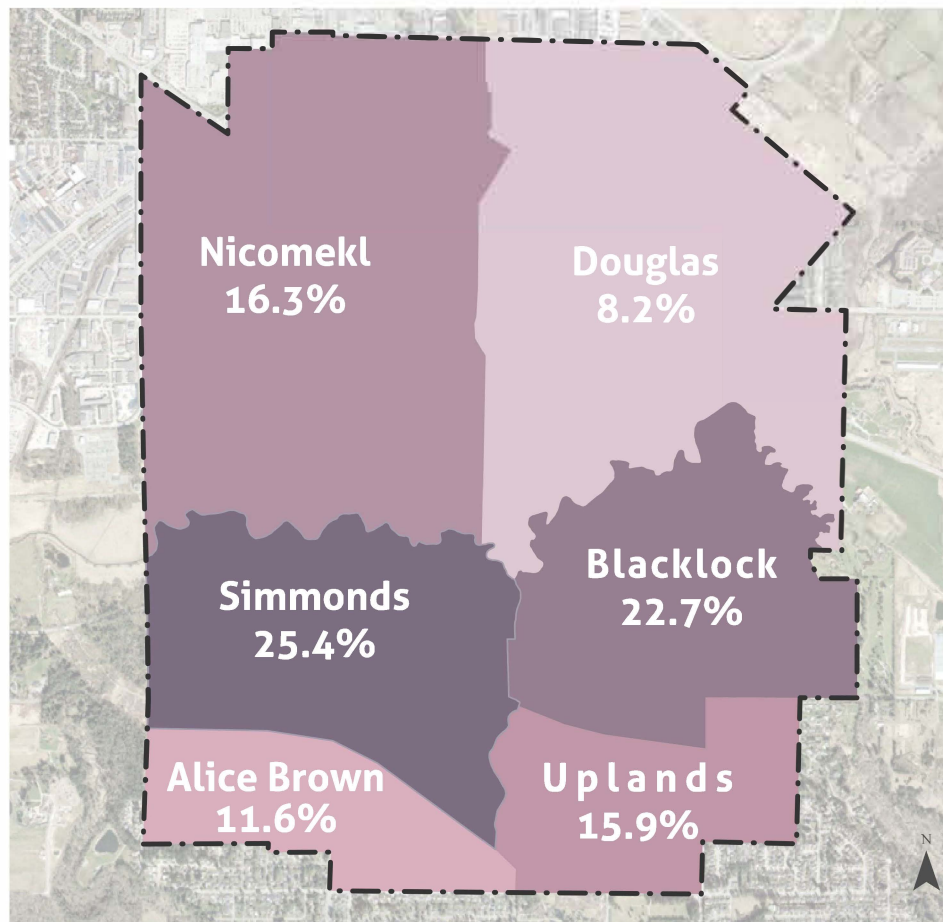
Of the survey respondents who selected 'Other' many heard about the survey through newspaper articles like Langley Advanced Times and the Fraser Valley Current. Others found out about it through City staff and the City website/e-newsletter.

2. What is your Postal Code?

We asked survey respondents to submit their postal code so that we could get a sense of where community responses were coming from. Of the 1,178 postal codes that exist in Langley City, we heard from 441 (37%) of them. Further, of those that sent in responses, 330 (75%) were from south of the Nicomekl River and 175 (40%) were within 100m of the Ground Oriented Residential land use designation south of the Nicomekl River. Below is a breakdown of the postal codes we received feedback from by neighbourhood:

- Simonds 112 (25.4%)
- Blacklock 100 (22.7%)
- Nicomekl 72 (16.3%)
- Uplands 70 (15.9%)
- Brown 51 (11.6%)
- Douglas 36 (8.2%)

Of the total 635 surveys submitted, 546 (86%) were from postal codes in Langley City. The remaining 89 (14%) were mostly from Langley Township except for 1 from the United States and 3 from Richmond.

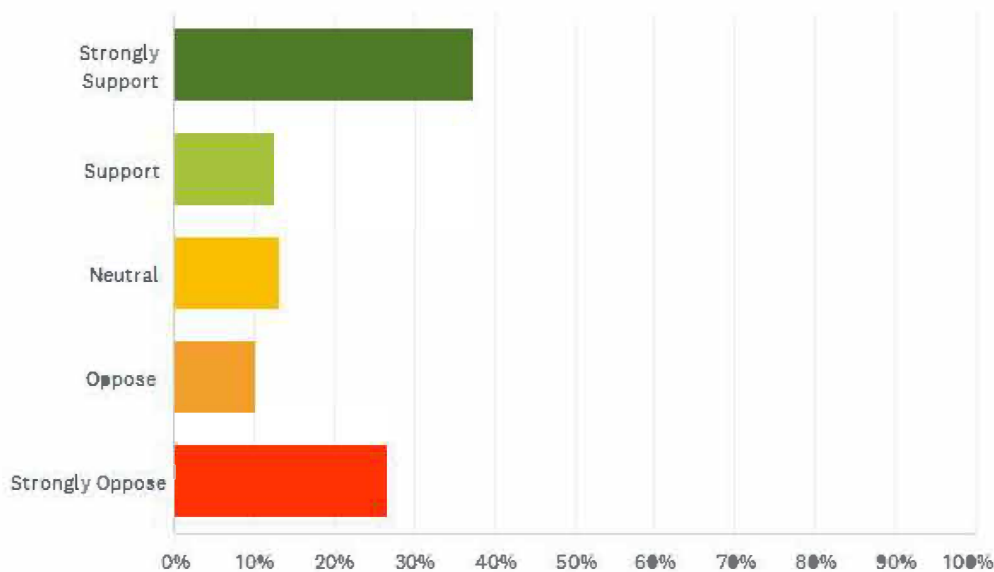


Townhomes & Plex-Homes

Rooftop Patios and Balconies

3. *Do you support prohibiting rooftop patios and balconies that overlook lots identified for single detached homes?*

Overall, 50% of respondents strongly supported or supported the prohibition of rooftop patios and balconies that overlook lots identified for single detached homes. 13% percent of respondents were neutral, while 37% were either in opposition or in strong opposition. The graph below illustrates the breakdown of the level of support and the following section outlines the key themes that respondents expressed.



4. Tell us why.

Privacy (273)

Many respondents supported the prohibition of rooftop patios and balconies as privacy is important to residents. Residents were concerned about their private outdoor space being visible from the rooftop patios and the balconies of adjacent developments. Some suggested incorporating creative architectural designs to maximize privacy while still allowing for outdoor spaces like these. Single detached homeowners see privacy as a fundamental concern that should be protected.

Outdoor Spaces (86)

The comments highlight the diverse perspectives on rooftop patios and balconies. Some argue that these amenities provide much-needed outdoor space, especially for those in multi-family homes and townhouses. Many residents advocated for the inclusion of more green spaces per home/residence, suggesting that if rooftop patios are not provided, alternative options, such as yard spaces, should be considered.

Noise Concerns (47)

Many respondents emphasized the importance of considering the potential noise pollution and congestion caused by higher density living. The impacts of amplified noise levels from rooftop activities were viewed as disruptive factors that could impact the peaceful atmosphere and quality of life in these neighbourhoods.

Densification (32)

Many participants raised concerns about increased density in their neighbourhoods, and worried about the need for greater parking and transit options. They also raised concerns about its impact on the character, privacy, and noise levels of existing neighbourhoods. While some residents were in favour of higher density and increased building heights, others stress the importance of respecting privacy, preserving green spaces, and maintaining the balance between single-detached homes and higher density housing.

Balanced Needs (21)

Many respondents suggested designing patios and balconies in a way that provides outdoor access while respecting the privacy of surrounding homes. Overall, it was deemed important to strike a balance between providing outdoor spaces for residents, regardless of the housing type, while considering the impact on existing neighbours.

Character and Feel (9)

Several respondents expressed concerns about changes to the character of neighbourhoods. Respondents believed that it is essential to strike a balance between preserving the original character of the neighbourhood and accommodating the growing population. Respondents emphasized the need to embrace the evolving nature of neighbourhoods while finding ways to integrate developments harmoniously. This approach would foster inclusive communities and accommodate different preferences and needs.

Quality of Life (8)

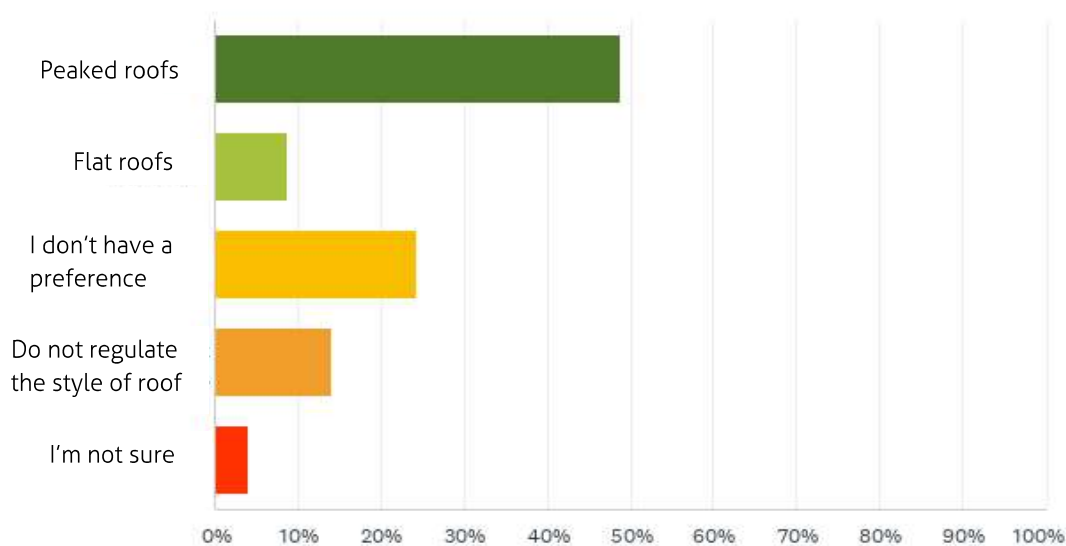
Some respondents emphasized the importance of outdoor living and the regenerative aspects of green spaces, including trees, grass, and area for their dogs. However, there was recognition that rooftop patios can offer utilization of otherwise unused roof space and create additional area for grass, plants, and other green features. Overall, residents believe that incorporating green spaces, whether through rooftop patios or alternative means, is essential for outdoor exposure, gardening opportunities, and enhancing the quality of life.

Roof Styles

Rooftop styles are an important consideration in townhome and plex-home designs. Peaked roofs are more traditional and reflect the design of most single detached homes in the City. Flat roofs present a more modern look and create opportunities for more outdoor space through rooftop patios. A survey question was asked to understand the community's preference for the roof styles.

5. *What style of roof would you prefer new townhomes and plex-homes use?*

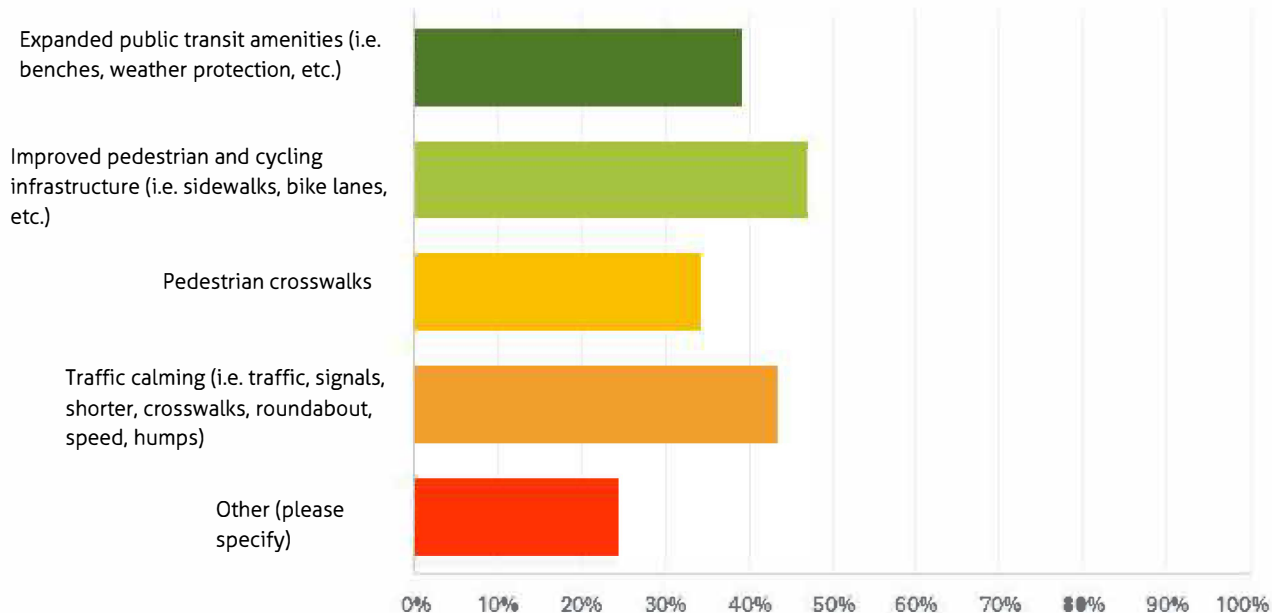
Overall, 49% of respondents preferred peaked roofs while only 9% of respondents preferred flat roofs. 24% of respondents didn't have any preference, while 4% were not sure and 14% preferred that style of the roof should not be regulated. The graph below illustrates the breakdown of the level of support.



Transportation Improvements

6. Which of the following transportation improvements do you think would improve your neighbourhood?

Overall, 47% of respondents preferred improved pedestrian and cycling infrastructure. 43% of respondents preferred traffic calming improvements, while 39% preferred improvements for expanded public transit amenities and 34% preferred improvements for pedestrian crosswalks. 24% focused on other transportation improvements such as streetscape, preserving trees, lighting for crosswalks, etc. The graph below illustrates the breakdown of the responses and the following section outlines the key themes that were expressed.



Wide Lanes and Sidewalks (45)

The respondents emphasized the need for wider roads, improved road infrastructure, and expanded roadways to accommodate the increasing population and alleviate congestion. Suggestions include creating wider sidewalks, separate safe bike lanes, and increasing the capacity of the road network to handle the growing traffic. Suggestions included implementing traffic signals, widening lanes, creating dedicated turn lanes, improving infrastructure like sidewalks and bus stations, and coordinating traffic lights, specifically on streets like 200 and 208 Streets. Overall, the comments reflect a strong desire for road improvements and expansion to ensure smoother traffic flow and better accommodate the growing community.

Parking (30)

The respondents expressed the need for increased parking provisions in the neighbourhood. They expressed concerns about the potential for additional parked vehicles on existing streets and emphasized the importance of providing sufficient parking. The comments noted a desire for more off-street parking, resident permit parking, and increased parking capacity in residential areas. Overall, the comments underscore the need to mitigate potential parking issues.

Public transportation (20)

The respondents expressed the importance of ensuring convenient and efficient public transportation, as well as promoting walking, cycling, and wheelchair accessibility. They cite the example of Willoughby facing similar concerns. The respondents suggested having additional public transportation, green spaces, and other public resources in their neighbourhood. However, other comments highlight specific suggestions for enhancing amenities, including bike share programs, more trains, improved skytrain systems, increased frequency of community buses, and better bus service. The comments reflect a desire for expanded amenities and transportation options to alleviate traffic congestion and provide greater accessibility to services in the community.

Traffic Calming (20)

Respondents expressed concerns about the heavy traffic on 208 St and suggested the need for measures to slow down the traffic. Some respondents suggested that traffic calming measures such as narrower vehicle lanes, lower speed limits on non-arterial roads etc. - especially on 208 Street, 48 Avenue, and school zones - would be a huge improvement while few believed that they do not need any more traffic calming measures to major roads as it affects the traffic flow and leads to congestion.

Streetscape (13)

Several respondents suggested valuable ideas other than the options provided in the survey. Participants highlighted the need for adequate lighting for safety during nighttime walks, advocating for more lamp posts at different heights. There were also requests for specific lighting improvements, such as on-demand lights at intersections and traffic lights at certain locations. Additionally, the preservation of existing trees and green spaces, as well as the incorporation of tree-lined streets, was mentioned as important considerations for maintaining a desirable environment. Overall, the comments emphasize the importance of streetscapes with appropriate lighting and the integration of greenery.

Bike Lanes (11)

Some respondents raised concerns around the existing bike lanes and suggested repurposing the existing bike lanes to be wider for more bikers to be able to use them. Suggestions were also made to separate the bike lanes from the existing traffic to make them more user-friendly, accessible, and functional.

Speed Enforcement (5)

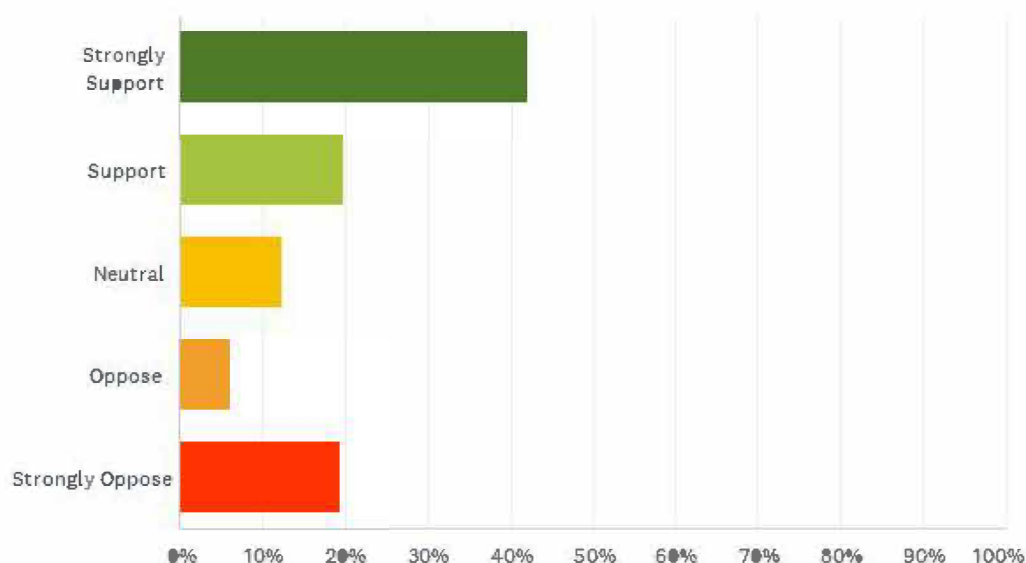
Other respondents raised concerns regarding speed enforcement and the volume of traffic on 203 Street. One comment specifically mentions the need for speed enforcement on a particular section of 203 Street, highlighting frequent instances of excessive speed despite narrower driving lanes. Another comment emphasizes the importance of enforcing speed limits and suggests removing unused bike lanes in relation to the issue. These comments reflect a desire for improved traffic regulation and safety measures addressing concerns related to speeding and traffic management.

Plex-Homes

Building Heights

7. *Do you support stepping down plex-home heights that are adjacent to properties identified in the OCP for single detached homes (i.e. Suburban and Urban Residential land use designations)?*

Overall, 62% of respondents strongly supported or supported stepping down plex-home heights adjacent to lots identified in the OCP for single detached homes. Thirteen percent of respondents were neutral, while 35% were either in opposition or strong opposition. The graph below illustrates the breakdown of the level of support and the following section outlines the key themes that respondents expressed.



8. *Tell us why.*

Character and Feel (68)

Many respondents expressed a desire to maintain the character and feel of their neighbourhoods without tall or towering structures that may disrupt the existing aesthetic. They emphasize the importance of visual continuity, privacy, and the prevention of overshadowing neighbouring properties. The respondents preferred for plex-homes to blend in with the existing single-family homes and avoid creating an imbalance in the neighbourhood.

Restricted Heights (55)

The respondents indicated a strong preference for lower heights of plex-homes due to privacy concerns and to maintain the neighbourhood's character. Many respondents expressed that plex-homes should not exceed two or three storeys and should be in line with the height of existing buildings. The respondents preferred to maintain the character and feel of the neighbourhood while cautiously integrating more density and height in residential areas.

Integrated Urban Fabric (47)

Many respondents indicated that integrating plex-homes with existing homes is important for continuity and to maintain the character and privacy of the neighbourhood. They prefer a gradual transition and blending of new buildings with the existing single-detached homes. Overall, they emphasized that plex-homes should fit seamlessly into the neighbourhood and not overpower or overshadow existing homes.

Natural Light and Scenic Views (46)

Many respondents expressed concerns about blocking of sunlight, loss of natural light, overshadowing of existing homes, and the visual impact of taller buildings. They emphasize the need to access sunlight.

Some respondents raised concerns about obstructing views, losing visual clearance of the sky, and having buildings tower over single-detached homes. Privacy, natural light, and the integration of new builds with existing designs were emphasized. Some participants also acknowledged that the value for the site is directly dependent on the scenic views.

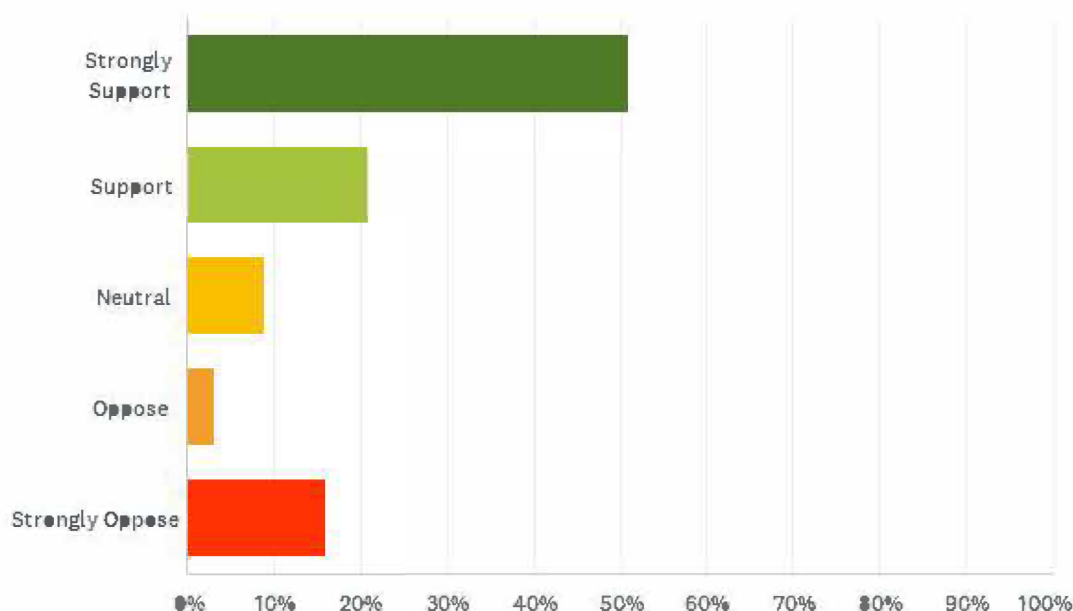
Need for More Housing (14)

Several respondents expressed the need for more housing. Citing the need for more housing, some participants acknowledged the need for densification and provision for homes for larger families.

Backyard Setbacks

9. Do you support larger backyard setbacks for plex-homes?

Overall, 72% of respondents strongly supported or supported the larger backyard setbacks for plex-homes. 9% of respondents were neutral, while 18% were in opposition or strong opposition. The graph below illustrates the breakdown of the level of support and the following section outlines the key themes that respondents expressed.



10. Tell us why.

Green Space and Quality of Life (132)

A significant number of respondents expressed support for larger backyard setbacks for townhomes due to their appreciation of green space. Many respondents emphasized that access to green space is crucial, especially for children, and it contributes to a sense of community. They noted that green space is crucial for mental well-being, environmental health, and fostering a sense of community. Flexibility, cooperation with neighbours, and the ability to enjoy one's own backyard were also emphasized.

Privacy (90)

Many respondents support larger setbacks and buffers between different types of homes to ensure privacy and create a sense of space. The desire for green space, mature trees, and well-maintained yards was also mentioned for their contribution to privacy and a pleasant living environment.

Space for Recreation (26)

The feedback received from many respondents suggested that the larger backyards would offer several benefits. These include providing more room for personal recreation, accommodating children's need for private play areas, allowing space for gardening, and creating opportunities for outdoor activities. Many respondents see larger yards as appealing to families, offering space for children to play, and supporting various family activities.

Mental Health & Well-Being (20)

Many respondents emphasized the importance of outdoor spaces in the form of larger backyards for overall well-being and mental health. They highlighted the benefits of outdoor spaces include providing opportunities for exploration, connecting with nature, and engaging in activities such as gardening. Participants suggested that outdoor spaces play a crucial role in calming and grounding individuals, particularly during times like the COVID-19 pandemic.

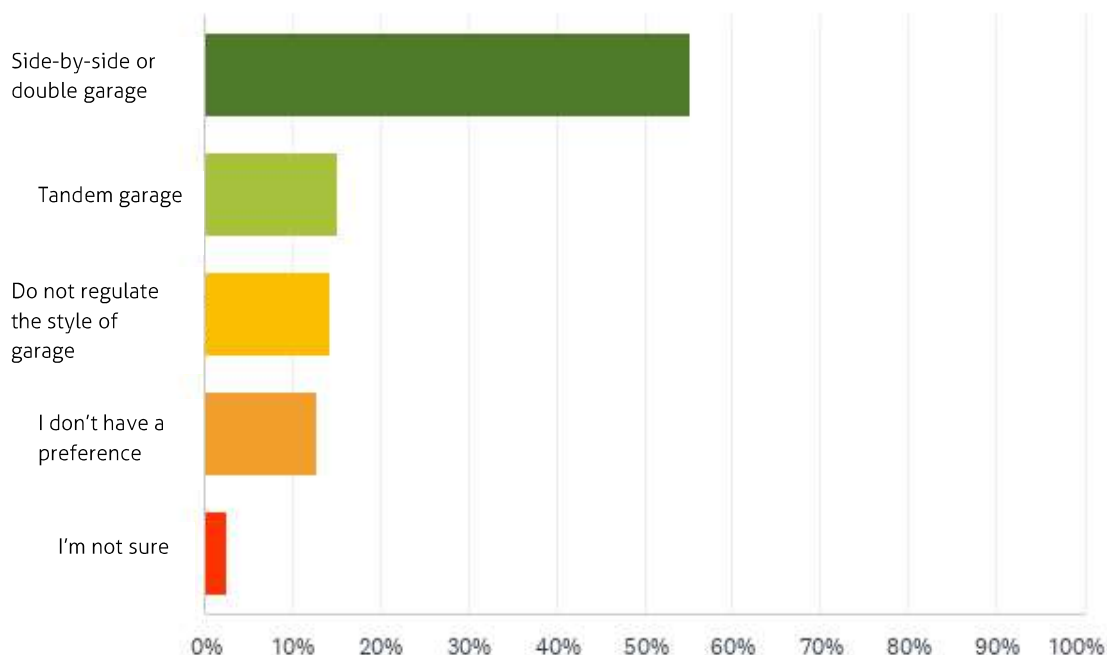
Noise Concerns (11)

Some respondents expressed the desire for larger setbacks and more space between properties to mitigate noise transfer and increase privacy. They suggest that increased distance between single-detached homes and multi-family properties would help reduce noise levels and create a more livable environment.

Garage Style

11. Do you have a preference of garage style for plex-homes?

Overall, 55% of respondents preferred side-by-side or double garage while 15% of respondents preferred tandem garages. 13% of respondents didn't have any preference, while 3% were not sure and 14% preferred that style of the garage should not be regulated. The graph below illustrates the breakdown of the level of support.



12. Tell us why.

Convenience (107)

Many residents preferred side-by-side garages for their convenience, allowing residents to easily park their vehicles without the need to shuffle cars. Residents expressed their concerns for tandem garages, due to their inconvenience and lack of functionality for parking vehicles. Participants mentioned that this leads to increased street parking, causing congestion and parking issues.

Efficient use of Space (77)

The opinions regarding the type of garages in multi-car homes are divided. Many respondents consider that side-by-side garages are easier to use and less likely to be used for storage, providing more living space and a house-like appearance. On the other hand respondents expressed concern that tandem garages are often used for storage, leading to challenges in parking for residents.

Increased Street Parking (63)

Many residents argue that tandem garages are not practical as they are often used for storage rather than parking two vehicles, resulting in increased street parking. Others suggest that side-by-side or double garages would be more convenient and would free up street parking. Many residents emphasize the need for efficient parking solutions to alleviate parking issues and maintain the livability of their neighbourhoods.

Visitor's Parking (43)

Many respondents expressed concerns regarding the lack of parking space for visitors, especially for large families and bigger vehicles. There were concerns that people tend to use visitor parking instead of their own garages, leading to congestion on the streets and limited access for emergency vehicles. Participants expressed the need for regulating adequate parking for themselves and visitors acknowledging the gradual increasing number of parked vehicles.

Wider Driveway (28)

Respondents expressed a desire for wider driveways, providing ample parking space for multiple vehicles as they accommodate larger vehicles, such as trucks and SUVs. Residents acknowledged that wider driveways associated with side-by-side garages also offer additional parking options for visitors.

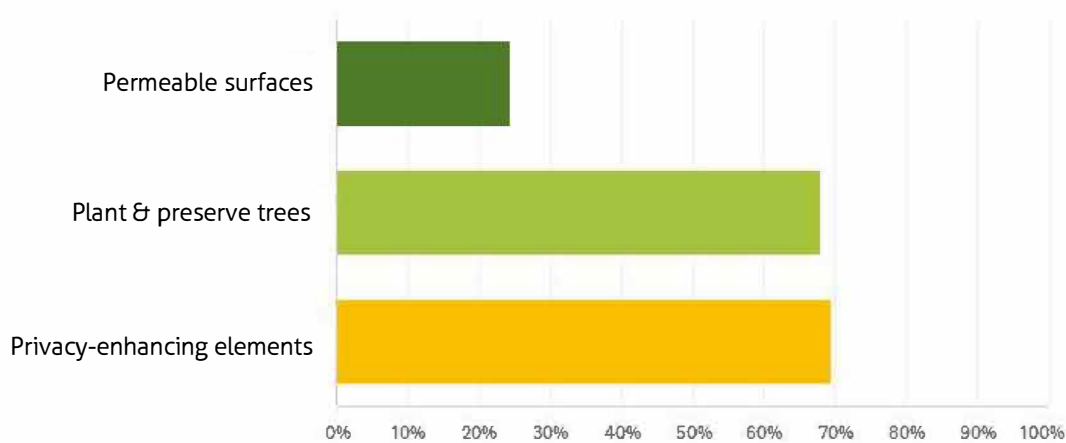
Flexibility in Options (27)

There was a preference for flexibility and options in garage styles, with some advocating for the free market to decide. Respondents acknowledged that tandem garages may be seen as more affordable, while side-by-side garages offer convenience. Many respondents called for diverse options that cater to people's preferences and financial situations, with consideration for location, design, and needs. The market, builders, and purchasers should have a say in determining the suitable garage style, and a mixture of both styles can provide variety and choice. The size and design of the lot and structure are also factors to consider in deciding the garage system.

Landscape Features

13. What type of landscape features would you like to see in new plex-homes?

Overall, 70% of respondents preferred privacy-enhancing elements. 68% of respondents preferred to plant and preserve trees, while 24% preferred to see permeable surfaces in new plex-homes. The graph below illustrates the breakdown of the preferences and the following section mentions ideas for additional landscape features from the respondents.



14. Tell us why.

Privacy Enhancing Elements (266)

Many respondents acknowledged privacy concerns and suggested solutions like privacy barriers such as, shrubs, trees, high fences and other neighbour-friendly designs to prevent overlooking into the private yards.

Preserving and Planting Trees (240)

Feedback from respondents emphasized the importance of tree preservation, native plants, and green spaces in the design and development of the area. The community expressed value for mature trees in relation to their environmental benefits, such as shade, privacy, and wildlife habitat, and expressed concerns about the removal of large trees. The suggestions include incorporating trees in boulevards and public spaces, creating wildlife corridors, and promoting sustainable gardening through community gardens.

Green Space (153)

Many respondents emphasized the importance of green spaces, play areas, parks, and vegetation in the neighbourhood. Suggestions include promoting personal gardens, grass yards instead of concrete, privacy, wider lots, native vegetation, and tree planting. Many respondents expressed a desire for incorporating green features while limiting concrete and artificial grass.

Kids Play Areas (76)

Many respondents highlighted the importance of providing suitable play areas for children within the complex, small yards for children and pets, and prioritizing walkable and bike-friendly spaces away from busy roads.

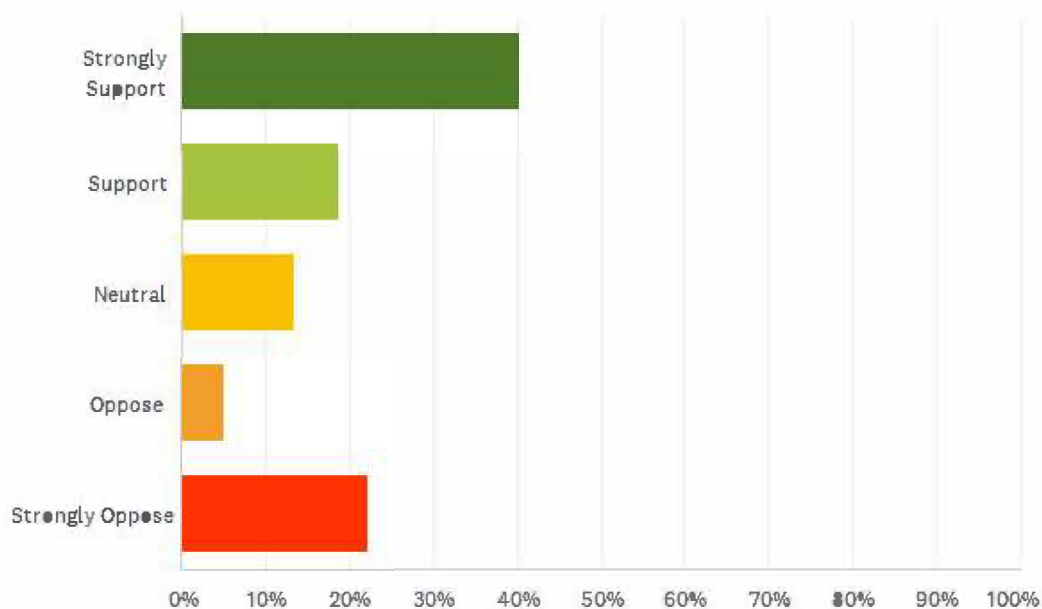
Community Gardens (68)

The feedback from respondents highlighted the importance of community gardens in residential developments. Suggestions included incorporating vegetable gardens, flower beds, walkways for shared use, micro parks for residents, and rooftop gardens. Respondents believe that community gardens offer environmental benefits, cooling effects, and the opportunity for residents to grow their own food.

Townhomes

15. Do you support stepping down townhome heights that are adjacent to properties identified in the OCP for single detached homes (i.e. Suburban and Urban Residential land use designations)?

58% of respondents strongly supported or supported stepping down townhome heights adjacent to single detached homes. 13% of respondents were neutral, while 27% were in opposition or strong opposition. The graph below contains a breakdown of the level of support and the following section outlines the key themes that respondents expressed.



16. Tell us why.

Privacy Considerations (58)

Respondents primarily cited the protection of privacy for single detached home owners. Many who supported this notion were concerned that 11m townhomes would block existing views and would cause occupants to look into adjacent properties. However, a few participants noted that from a two storey single detached home, they are already able to see into their neighbour's property.

Good Neighbour Design (36)

Many respondents voiced their support for this idea as they felt it used good neighbour design principles. They appreciated that this approach would make townhomes integrate well with the existing neighbourhood structures.

More Housing Options (32)

Participants who opposed this option did so because they want to see denser forms permitted and a variety of housing options built. Citing the need for more housing, some participants want less regulations on townhome heights (allowing all to be 11m) to permit more density and homes for larger families.

Shadowing and Views (31)

Many participants supported stepping down townhomes because it would help to preserve existing views and limit the shadows cast onto one and two storey single detached homes. However, it was noted that many of the mature trees and other natural elements in existing single detached neighbourhoods already shadow properties more than new development would.

Preserve the existing neighbourhood character (25)

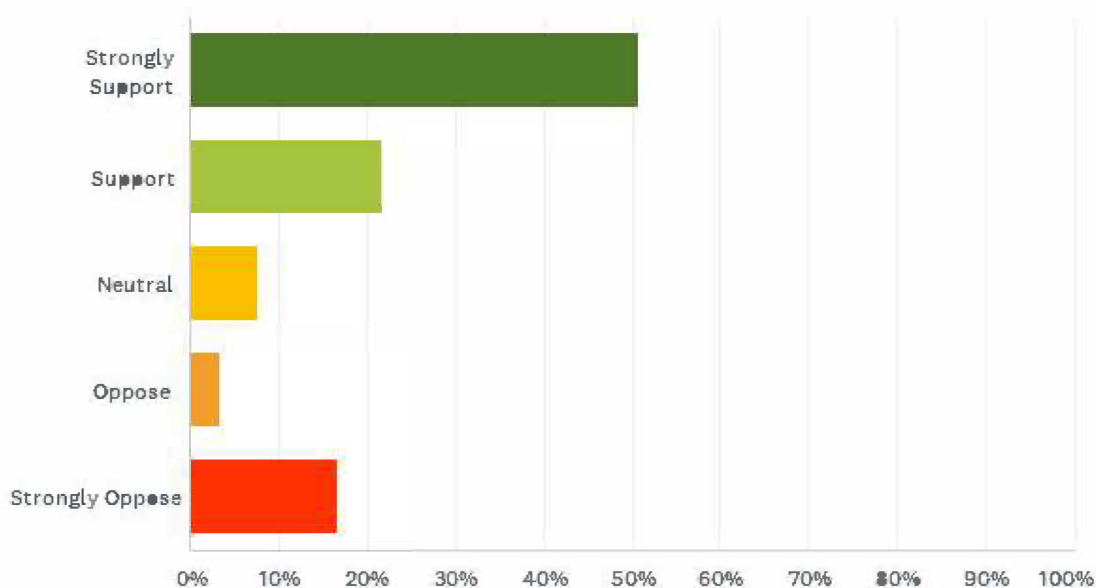
Some participants noted that stepping down townhomes would make the neighbourhood feel more cohesive. Others felt that all townhomes should be limited to 2 storeys / 9m to preserve the existing neighbourhood character. Many want the design to reflect the existing aesthetic of the neighbourhood.

Do not support townhomes (18)

Some participants do not support the construction of townhomes in their neighbourhood, in particular those south of the Nicomekl River. Some cited traffic concerns, visual appeal, and overcrowded neighbourhoods as key reasons.

17. Do you support larger backyard setbacks for townhomes?

Overall, 71% of respondents strongly supported or supported larger setbacks for townhomes. 8% of respondents were neutral, while 20% were in opposition or strong opposition. The graph below contains a breakdown of the level of support and the following section outlines the key themes that respondents expressed.



18. Tell us why.

Green Space (52)

Most participants felt that larger yards are important for social and ecological health. They were in favour of yards big enough for families and increased amounts of green space and natural elements in the community. Some participants feel that there is sufficient parkland and green space in Langley City and that density should be prioritized.

Privacy (51)

Many respondents supported larger backyard setbacks as they felt it would provide more privacy between neighbouring properties.

Good Size Backyard (31)

For the sake of pets, children, and families having sufficient space to enjoy the yard, many respondents were in favour of larger setbacks.

Do Not Support Townhomes (25)

Some respondents, while they support larger backyard setbacks, do not support townhomes being built in their neighbourhoods.

More Distance (23)

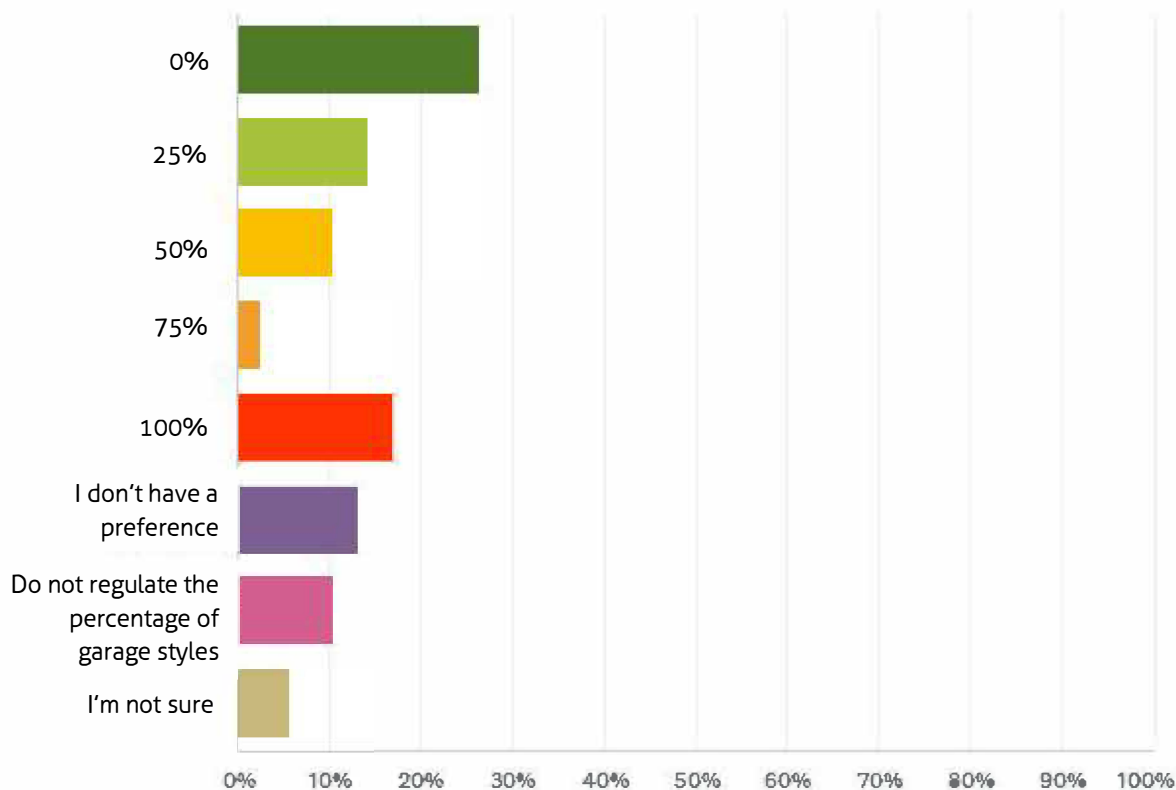
Several respondents felt that the proposed 6m setback was not enough. They shared that this was not enough space to accommodate adequate use of a backyard.

Less Distance Needed (20)

Some participants mentioned that density should be prioritized and therefore available land should be utilized for housing developments.

19. What maximum percentage of townhomes with tandem parking do you think should be permitted in new complexes?

Similar to the responses observed for tandem parking in plex-homes, 26% of respondents expressed a preference against tandem parking garages by selecting 0%. By adding up the results for 100%, those who have no preference and those who don't want this regulated, we see nearly 40% of respondents don't see a need for a maximum percentage of tandem parking spots. A further breakdown of each option selected is below.



20. Tell us why.

Street Parking (58)

The primary reason shared by respondents for their opposition to tandem parking is the concern that it would result in increased street parking. They pointed out that the more convenient and accessible parking is within the garage, the less likely residents are to park their vehicles on the street.

Underutilized and Inconvenient (47)

Many respondents highlighted the potential challenges associated with tandem garages, particularly for homeowners who own multiple vehicles. They noted that the organization and coordination associated with having 2 regularly used vehicles in a tandem garage can pose a big inconvenience for some occupants. A number of other respondents noted that the interior-most space in tandem garages can often not be used for parking. Some commonly mentioned alternatives were storage space, additional living space, and a guest bedroom. Many commented that while this is beneficial for those who only have one car, residents who own two cars would then be relying on their driveway or the street to park their additional vehicle.

Visual Appeal (22)

There was some division amongst respondents in terms of the visual impact of tandem garages. While some appreciated the diminished appearance of the garage on the facade of a townhome, others felt that it looked more crowded and therefore less likely to blend in with the existing homes.

Housing Diversity (21)

Respondents voiced their support for a variety of styles being permitted in pursuit of greater housing diversity. Many felt that developers should be allowed to decide what garage style is built in a particular development based on what the market dictates. They commented that there will be different buyers with varied needs/preferences and the housing availability should reflect that.

Do Not Support Townhomes (15)

Some respondents feel that townhomes should not be permitted in their neighbourhoods.

Cost Concerns (13)

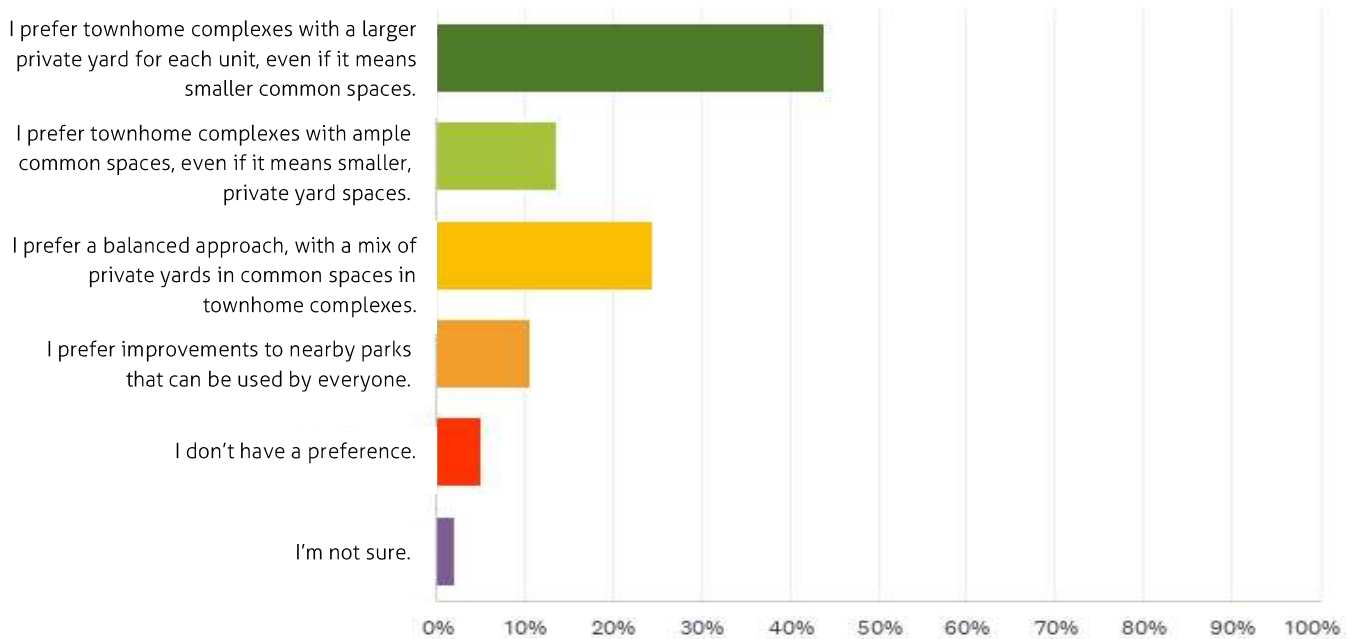
Affordable housing was commonly associated with tandem garages. Several respondents commented that tandem garages allow for a reduction in the minimum width of townhomes, which in turn can result in greater density within a parcel. They favoured the option to build this style as it can contribute to the availability of more affordable housing options within the community.

Size of Units (8)

A few respondents voiced their frustration with narrow homes and linked this design with tandem garages. They added that with the reduced frontage, some units become difficult to park larger cars in and begin to feel more cramped.

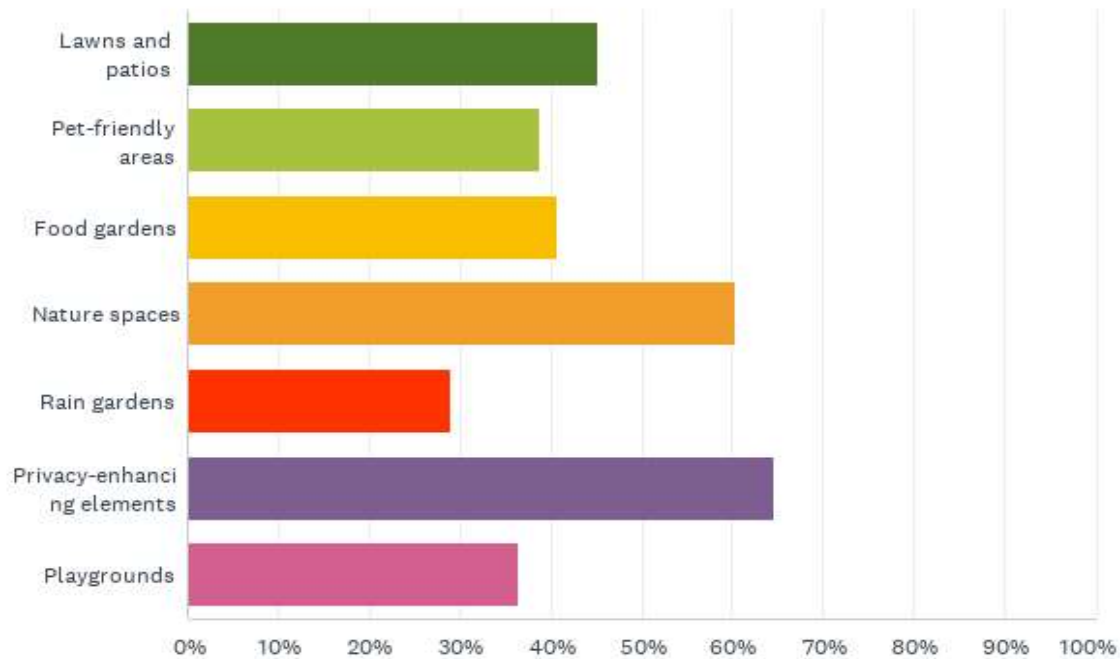
21. When considering the amenity spaces in townhome complexes, which tradeoff do you prioritize between private and common/shared space?

44% of respondents preferred townhome complexes with a larger private yard, even if it comes at the expense of common spaces. Comparatively, 14% of respondents prefer larger common spaces, even if it means smaller private yard space and 24% prefer a balanced approach. The graph below demonstrates the ratio of all responses.



22. What types of common spaces and landscape features would you like to see?

The most popular landscape feature amongst respondents was privacy enhancing elements (65%), with nature spaces as a close second (60%). Food gardens, pet-friendly areas and playgrounds were selected almost the same amount as lawns and patios. A complete breakdown of the preferred landscape features is captured in the graph below.



23. Are there any additional common spaces and landscape features you would like to see?

Green Space (29)

A significant number of respondents expressed a strong desire to see ample green space integrated into townhome developments. Their suggestions included various elements such as gardens, forested buffers, large trees, and low-maintenance plants. These suggestions aimed to enhance the overall aesthetic appeal, environmental sustainability, and well-being of the community. Respondents emphasized the importance of creating a harmonious balance between built spaces and natural elements, fostering a sense of tranquility, ecological health, and connection to nature within their neighbourhoods.

Gathering Space (17)

Many respondents would like to see common areas be used as gathering space. Some suggestions for the programming of this space were:

- Fire pits
- Barbeques
- Space for strata meetings and resident events
- Accessible spaces for seniors and those with disabilities
- Covered spaces like gazebos
- Craft/woodworking rooms

Maintenance (11)

Some respondents cautioned about the maintenance of these common spaces. They said that whichever common spaces are present, the responsibility for maintaining common spaces must be clearly established from the moment they are being considered. As a result, there were several comments that requested guidelines in favour of low maintenance, native, and water-wise plants.

Improved Parks (5)

A few respondents mentioned that they would like existing neighbourhood parks and green spaces to be enhanced rather than having individual development amenities that are disconnected and small.

Do Not Support Townhomes (5)

Several respondents shared that they do not support townhomes being permitted in their neighbourhoods.

Parking (5)

A few respondents would like to see sufficient space dedicated to parking, in particular for visitors.

Playgrounds (5)

A few respondents expressed a desire to see playgrounds incorporated into townhome developments. They emphasized the importance of creating family-friendly environments and providing recreational spaces for children within these communities.

Other Ideas

24. Do you have any other ideas on how to best integrate townhomes and plex-homes in your neighbourhood?

Do Not Support Denser Forms (84)

Many respondents expressed their concerns regarding the introduction or increase of townhomes and plex-homes in their neighbourhoods. They emphasized the desire to preserve the existing character and aesthetic appeal of their communities. They raised concerns about potential issues such as increased traffic congestion, reduced privacy, and changes in the overall neighbourhood dynamics.

Housing Diversity (62)

Many respondents shared their desire to see greater housing diversity in and around their neighbourhoods. The importance of accommodating various demographic groups and addressing specific housing needs was emphasized. One aspect highlighted was the need for one-level housing options to support seniors and individuals with mobility challenges. Additionally, some respondents advocated for the inclusion of social and co-op housing to foster inclusive communities and provide support for vulnerable populations. Some respondents mentioned a need for larger, family-friendly units to meet the needs of growing families. Overall, the significance of affordable housing was emphasized, as respondents recognized the importance of ensuring a varied housing market to support residents from all walks of life.

Parking and Traffic Concerns (54)

Parking and traffic emerged as significant concerns raised by many respondents. They expressed that parking availability is already a challenge in their neighbourhoods and emphasized the importance of introducing on-site parking across all developments to alleviate the strain on street parking. Additionally, respondents voiced concerns about traffic congestion and highlighted the need for upgrades to road infrastructure to support the anticipated population growth. Respondents also recommended the introduction of permit parking systems to prioritize parking for residents and the inclusion of electric vehicle (EV) parking and charging infrastructure to encourage sustainable transportation options.

Infrastructure Upgrades (51)

A number of respondents emphasized the need for infrastructure improvements to accommodate the increased density resulting from new developments in the neighbourhood. They expressed concerns about the capacity of basic services such as schools, emergency services, and public transportation. They also mentioned the desire to see more public amenities created or enhanced. Respondents stressed the importance of expanding these services to ensure they can adequately serve the growing population.

Guidelines and Good Neighbour Design (42)

Respondents emphasized the desire for new developments to be integrated sensitively, blending well with existing homes. They called for clear guidelines that are consistently enforced to mitigate style and use differences. Some emphasized that the usability of the new homes and the comfort of residents should not be sacrificed in denser forms.

Green Buffers and Green Space (29)

Some respondents placed particular emphasis on the importance of green space. They highlighted the need for usable green areas, landscaping, the presence of trees, and the inclusion of green buffers. The suggestions were in pursuit of creating livable, inviting and beautiful communities that prioritize ecological health.

Phase Development (10)

A few respondents mentioned that development should be introduced in phases so that existing neighbourhoods, residents and schools can gradually adjust to increases in population.

Next Steps

We would like to extend our sincere gratitude to all participants for their input and insights. Your thoughtful responses have provided valuable perspectives that will contribute to the creation of the Best Practices Guide. By sharing your views and concerns, you have played a vital role in shaping the future of neighbourhoods across Langley City. The results will be carefully considered, to ensure that the Best Practices Guide reflects the collective aspirations and needs of residents.