



## EXPLANATORY MEMO

### OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 9, 2018, BYLAW No. 3088

The purpose of Bylaw No. 3088 is to amend the Official Community Plan in order to incorporate provisions for a new seniors care district on Old Yale Road. The provisions require the following amendments:

- Section 16.0 Land Use Designations – the addition of a new Old Yale Road Seniors District designation and related policies
- Section 17.0 Development Permit Area Guidelines – the addition of an Old Yale Road Seniors District Development Permit Area and guidelines
- Schedule “A” – Land Use Designation Map - revised map including Old Yale Road Seniors District land use designation

The proposed OCP amendments were prepared in response to an application for a 292-unit seniors-oriented institutional and housing development and follow the recommendations of an Old Yale Road area planning study by City Spaces Consulting.



## **OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 9**

### **BYLAW No. 3088**

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600.

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

#### **1. Title**

- (1) This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 9, 2018, No. 3088”.

#### **2. Amendment**

- (2) The City of Langley Official Community Plan Bylaw, 2005, No. 2600 is hereby amended:

- (a) by inserting after Section 16.4 Multiple Family Residential the following new section and by renumbering subsequent sections accordingly:

### **16.5 Old Yale Road Seniors District**



A 3.7 hectare (9.0 acre) urban area on either side of Old Yale Road near the City's eastern entrance is contained by park land, agricultural land and the Newlands Golf & Country Club. In 2018 the area was identified as the proposed site for a major seniors “campus of care” development. City Spaces Consulting prepared a planning study for the area to provide a comprehensive analysis of the proposal with recommended policies and design guidelines. The study recommended the creation of a new land use designation to guide the development of the area for seniors-oriented institutional and multifamily residential uses.

#### **Policy 16.5.1**

**Seniors-oriented institutional and housing uses shall be permitted including, senior citizens care facilities, congregate housing, seniors-oriented multiple unit residential and assembly halls.**

### Policy 16.5.2



⇒ **Maximum density and building height shall be as follows:**

**Residential density - 173 units/hectare  
Floor space ratio - 1.50  
Building height – 6 storeys**

### Policy 16.5.3

⇒ **Rezoning applications for Old Yale Road Seniors District developments shall consider and respect the character of adjacent land uses, heritage features, and environmentally sensitive areas.**

### Policy 16.5.4

⇒ **Development Permits shall be required for Old Yale Road Seniors District developments except as provided in Section 17.2.**

(b) by deleting the table in Section 16.11 Land Use Designations and Permitted Zones and substituting the following in its place:

OCP Land Use Designation	Zone													
	RS1	RS2	RM1	RM2	RM3	C1	C2	C3	I1	I2	P1	P2	A1	CD
Urban Residential	✓										✓	✓		✓
Estate Residential		✓									✓	✓		✓
Low Density Residential			✓								✓	✓		✓
Medium Density Residential			✓	✓							✓	✓		✓
High Density Residential			✓	✓	✓						✓	✓		✓
Old Yale Road Seniors District											✓	✓		✓
Downtown Commercial						✓					✓	✓		✓
Service Commercial							✓	✓			✓	✓		✓
Mixed Employment							✓		✓	✓	✓	✓		✓
Industrial									✓	✓	✓	✓		✓
Agricultural													✓	✓
Institutional											✓	✓		✓

(c) by inserting after 17.4 Multiple-Family Residential the following new Development Permit Area Guidelines and renumbering subsequent sections accordingly:

*Designation Criteria:*

- *Establishment of objectives for the form and character of multifamily residential development*

*Land Use Designation Map (Schedule "A"): Old Yale Road Seniors District*



**OLD YALE ROAD**

OCP Designation Planning Study for a Seniors' Precinct  
July 2018



## 17.5 Old Yale Road Seniors District

**Objective:**

**To provide for an integrated seniors care precinct providing opportunities for “aging in place” within a unique setting bounded by public and private open space, environmentally sensitive areas and farmland.**

### 17.5.1 General

- ⇒ Integrate new developments with surrounding land uses;
- ⇒ Design for connection and interaction between compatible uses in a “campus of care”
- ⇒ Respect existing agricultural land uses to the east;
- ⇒ Acknowledge historical role of Old Yale Road and Murrayville area heritage in planning and design;
- ⇒ Minimize conflicts with existing single family land uses in transitional areas;
- ⇒ Building design and site planning should be in harmony with natural features;
- ⇒ Access for the disabled should be provided for in building and site design;
- ⇒ Apply CPTED (Crime Prevention Through Environmental Design) principles.



## 17.5.2 Seniors Care & Housing Developments

### Site Planning

- ⇒ Orient building entrances to the fronting streets;
- ⇒ Provide drop-off areas at grade level near the main building entrance where possible;
- ⇒ Provide resident parking underground in a secured parkade;
- ⇒ In multiple building developments, site buildings to enclose courtyards and other landscaped spaces.

### Building Form

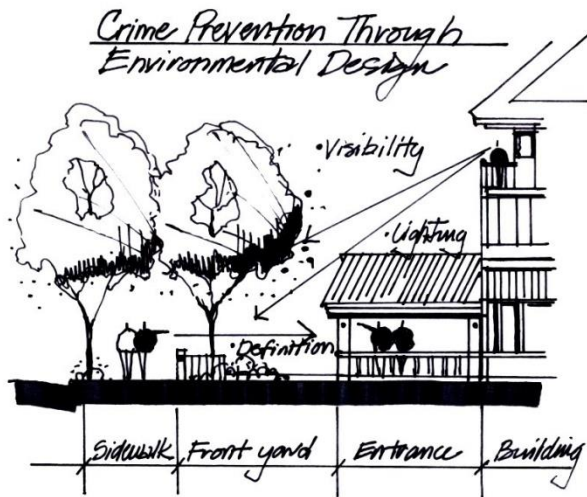
- ⇒ Avoid blank or undifferentiated facades;
- ⇒ Reduce the apparent mass of buildings through roof design, façade articulation and shadowing;
- ⇒ “Step” building heights to relate to adjacent buildings;
- ⇒ Scale building height and massing in proportion to open spaces;
- ⇒ Provide balconies and roof gardens as amenity space
- ⇒ Minimize above grade projection of parkade structures.

### Exterior Finishes and Building Envelope

- ⇒ High quality exterior finishes should be used to ensure the integrity of the building envelope and to present an attractive appearance;
- ⇒ Architectural designs should incorporate exterior finishes, colours and other features reflecting the area’s heritage;
- ⇒ RCABC certification is required for flat roofs.







### 17.5.3 Landscaping

- ⇒ Landscape plans shall be prepared by a registered BC Landscape Architect;
- ⇒ Landscaping shall be in accordance with BCNTA/BCSLA standards and equipped with an in-ground irrigation system;
- ⇒ All trees shall be a minimum 6.0 cm caliper;
- ⇒ Street trees shall comply with the City of Langley Street Tree Master Plan;
- ⇒ Parking and loading areas should be appropriately screened;
- ⇒ Retain mature trees and vegetation wherever possible;
- ⇒ Differentiate between public and private spaces;
- ⇒ Encourage private outdoor living space in patios and roof gardens;
- ⇒ Provide connections for pedestrians and the disabled to other sites within the seniors precinct
- ⇒ Encourage courtyards and trellis work;
- ⇒ All wood applications shall be pressure treated.

### 17.5.4 Crime Prevention Through Environmental Design (CPTED)

#### General

- ⇒ Development projects shall be designed in accordance with the City of Langley CPTED Development Checklist;
- ⇒ The City may require institutional and seniors' multifamily development projects to be reviewed by an independent CPTED consultant.

[illegible]