

Township of  
**Langley**



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** MARCH 6, 2017 - REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** ZONING BYLAW AMENDMENT  
CHILD FRIENDLY AMENITY AREA REGULATIONS

**REPORT:** 17-21  
**FILE:** BA000012

### RECOMMENDATIONS:

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Child Friendly Amenity Area) Bylaw 2017 No. 5248 updating and clarifying the Child Friendly Amenity Area and related landscaping provisions; and further

**That** Council authorize staff to schedule the required public hearing.

### EXECUTIVE SUMMARY:

On November 2, 2015 Council passed a motion to update the “Child Friendly Amenity Area” provisions of the Township’s Zoning bylaw to better reflect historic context, current practice, and on-going needs of the aging population; to provide additional flexibility in application of the provisions; and to provide consistency with the Township’s Age Friendly Strategy.

This report recommends revisions to Sections 111.3 and 111.5 of the Zoning Bylaw to implement Council’s direction, and to reflect the Township’s Age Friendly Strategy, current administrative practice, and Council policy.

### PURPOSE:

This purpose of this report is to recommend to Council the changes necessary to the Township’s Zoning Bylaw to clarify and update the Child Friendly Amenity Area and associated landscape requirements to be consistent with current Council policy and administrative practice.

### **BACKGROUND/HISTORY:**

The Child Friendly Amenity provisions in the Township's Zoning Bylaw were developed in response to Council's desire (expressed at the May 5, 2003 Regular Evening Council meeting) to "make communities livable first for children if we want to make them livable for all". Staff subsequently worked with an outside consultant and stakeholders between May 2003 and June 2005, at which time Council received the consultant's report ("Child Friendly Impact Assessment and Development Approval Procedures"). The "Child Friendly Amenity Area" provisions were subsequently adopted by Council through an amendment to the Zoning Bylaw via Bylaw 4359 on August 29, 2005.

The initial application of the Child Friendly Amenity Area provisions reflected a very accessible child centric model. In the intervening years, the application of the provisions has evolved (in response to the scale, density, and complexity of multi-family residential development applications) to be more inclusive of play components which offer a variety of play opportunities, accessibility for all abilities, social gathering spaces for all ages, and natural play elements. In cases where applicants have had difficulty in meeting all of the provisions of Section 111 of the Zoning Bylaw, staff have had some success providing flexibility in how the various requirements (Landscape Screen, Landscape Area, and Child Friendly Amenity Area) have been organized to meet the objectives and intent of the Zoning Bylaw.

On September 8, 2014 Council approved the Age-Friendly Strategy. Age-friendly communities are built through a process of community development and collaboration between government, business, community organizations, and individuals working together as partners. Infrastructure related to social and physical environments is designed to meet the needs of all residents. The Age-Friendly Strategy provides a framework for healthy, livable communities that are welcoming to all ages.

In response to a resolution at the July 20, 2015 Regular Afternoon Council meeting (concerning possible changes to the Child Friendly Amenity Area provisions "to provide equipment suitable for a wider age group of users further to the Age-Friendly Strategy"), staff made a presentation to the October 26, 2015 Council Priorities Committee meeting detailing the history of the implementation of Child Friendly Amenity Area provisions of the Zoning Bylaw since 2005. Council subsequently passed the following motion at its November 2, 2015 Regular Afternoon meeting:

*That the Township of Langley Zoning Bylaw section 111.5 be amended as follows:*

- *The title of the section be changed from "Child Friendly Amenity Areas" to "Age Friendly Amenity Area"; and*
- *All children's play components be retained; and*
- *Additional age friendly components be included, consistent with current practice and the Township's 'Age Friendly Strategy'.*

### **DISCUSSION/ANALYSIS:**

In order to implement Council's November 2, 2015 motion, the following amendments to the Zoning Bylaw related to Child Friendly Amenity Area provisions are recommended:

- Replacing the words “Child Friendly” with “Age Friendly” in the title and text of Section 111.5, and in various Comprehensive Development (CD) zones;
- Amending wording of Section 111.5 2) c) to retain children’s play components and clarify the type of equipment permitted, as well as the administrative process to allow for inclusion of components to promote an intergenerational age mix, social gathering spaces, and natural play elements;
- Amending wording of Section 111.5 2) d) to reinforce the need for areas to be barrier free and accessible for people of all ages and abilities;
- Amending wording of Section 111.5 2) e) to emphasize the priority for sunlight penetration to the outdoor amenity area year round, rather than only on the winter solstice.

Staff also note that each of the Landscape Screen, Landscape Area, and “Child Friendly” landscape areas in Section 111 have separate administrative requirements which are currently applied individually. An amendment to Section 111.3 is included in Bylaw 5248 to allow equivalency and flexibility to allow all three requirements to work in concert to assist in developing a successful landscape design.

#### **POLICY CONSIDERATIONS:**

The Child Friendly Amenity Area provisions introduced into the Zoning Bylaw in 2005 were intended to make communities livable for children, and therefore livable for all. Although the amenity areas were initially focused on children, application of the provisions has evolved over time to allow for natural play elements (rocks and logs), shared community garden spaces, and social gathering spaces (for teens and adults) to be incorporated, in addition to child focused play equipment.

The amendments to the Zoning Bylaw proposed in Bylaw 5248 reflect Council’s November 2, 2015 motion to reflect an “Age-Friendly” focus. The proposed amendments will update the Zoning Bylaw to be consistent with current practice and the Township’s Age-Friendly Strategy. The amendments will also provide for flexibility and equivalency to be considered to allow more effective design solutions.

It is recommended that Council give first and second reading to Bylaw No. 5248 and that staff be authorized to schedule the required public hearing.

Respectfully submitted,

Dave Cocking  
MANAGER, GREEN INFRASTRUCTURE SERVICES  
for  
COMMUNITY DEVELOPMENT DIVISION

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY****TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500****AMENDMENT (CHILD FRIENDLY AMENITY AREA)****BYLAW 2017 NO. 5248****EXPLANATORY NOTE**

Bylaw 2017 No. 5248 updates Township of Langley Zoning Bylaw 1987 No. 2500 by revising terminology in Section 111 (Landscaping, Screening and Fencing) to improve clarity, to make the provisions consistent with current Council policy and administrative practice, and to provide for flexibility and equivalency to allow more effective landscape design solutions. Revisions to terminology in various Comprehensive Development (CD) zones are proposed to reflect a change in terminology from "Child Friendly Amenity Area" to "Age Friendly Amenity Area".

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**  
**AMENDMENT (CHILD FRIENDLY AMENITY AREA)**  
**BYLAW 2017 NO. 5248**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend “Township of Langley Zoning Bylaw 1987 No. 2500” as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Child Friendly Amenity Area) Bylaw 2017 No. 5248”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:

(1) By amending Section 111.3 by adding the following as subsection b)

- a) Where site conditions demand, an equivalent Landscape Screen and Landscape Area may be provided to the acceptance of the Manager of Green Infrastructure Services.

(2) By amending Section 111.5:

- a) by replacing the word “Child” with the word “Age” in the section heading of Section 111.5
- b) by replacing the word “Child” with the word “Age” in Sections 111.5 1), 111.5 1) c), and 111.5 2).
- c) by replacing Section 111.5 2) c) with the following:
  - c) “be equipped with children’s play components which might include swings, slides, spring toys, climbing structures, seating, lighting, a mixture of hard and soft surfaces, and landscaping suitable to withstand the rigours of a children’s play area, and may also include components such as various seating and informal gathering spaces to foster intergenerational interaction; natural play materials (rocks, logs, and water); and garden plots to the acceptance of the Manager of Green Infrastructure Services;”

d) by replacing Section 111.5 2) d) with the following:

d) "be barrier free, with materials and equipment that provide a variety of safe and interesting play and social environments including accessible components for people of all ages and abilities; and"

e) by replacing Section 111.5 2) e) with the following:

e) "be located so that sunlight penetration is maximized in all outdoor amenity areas all year round."

(3) By replacing the word "Child" with the word "Age" in section headings and text in Sections 918.2, 960.8, 965.3, 966.4, 975.11, 977.9, 978.9, 983.9, 984.9, 987.10, 989.11, 990.9, 992.9, 993.10, 994.9, 997.9, 998.10, 999.10, 1001.9, 1002.9, 1005.10, 1009.10 and 1010.11.

READ A FIRST TIME the	day of	, 2017.
READ A SECOND TIME the	day of	, 2017.
PUBLIC HEARING HELD the	day of	, 2017.
READ A THIRD TIME the	day of	, 2017.
RECONSIDERED AND ADOPTED the	day of	, 2017.

_____	Mayor	_____	Township Clerk
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