



Delegation Request To Appear Before Township Council

I/we would like to appear as a delegation at the Council meeting on

JAN 15 12018 at the ►
(Council meeting date requested)

☐ 4:00pm Regular Afternoon Meeting

☒ 7:00pm Regular Evening Meeting

Name of delegate or organization wishing to appear

MIKE Helle & ALAN KRAYEM

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Topic

The topic of discussion is (be specific, provide details, and attach additional information, if required)

TO BE EXEMPT FROM THE REQUIREMENTS OF THE SCHOOL & PARK SITE IN THE SMITH NCP TO BE ABLE TO MOVE AHEAD WITH A 4TH READING OF A REZONING APPLICATION

2

Additional Information

Purpose of presentation

☐ Information only ☒ Request letter of support ☐ Request funds ☐ Other

Desired resolution

ACKNOWLEDGEMENT OF OUR PARCELS TO BE EXEMPT FROM THE SCHOOL & PARK ACQUISITION

Activities to date relative to the matter

DISCUSSIONS WITH SCHOOL BOARD, TOWNSHIP STAFF, & ENGINEERS

3

Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 - 65 Avenue, Langley, BC V2Y 3J1

Office use only

☐ Approved ☐ Declined ☐ Other

Applicant informed

December 7, 2017

Township of Langley
20338 – 65 Avenue
Langley BC V2Y 3J1

Attention: Mr. Mark Bakken, Chief Administrative Officer

Smith Neighbourhood Development Prerequisites

I am writing on behalf of a group of land owners with properties within the newly approved Smith Neighbourhood Plan area, as shown on the attached map. Our lands are situated on the east side of 208 Street, south of 76 Avenue and, per the Smith Neighbourhood Plan (NP), are designated for future residential lots plus some local commercial uses.

As land owners, we concede the fact that development of our lands would generate additional school demand according to the consultants we've retained to handle our application. The Smith NP does address this need by identifying a combined school / park site at approximately 205 Street and 73B Avenue. We are also advised that the Smith NP stipulates, under Section 11.2.1, that any residential development must first provide lands for the combined school / park site as a prerequisite to development approval.

Therein lies our objection to Smith NP Policy 11.2.1. The new elementary school children generated by our development would be attending the existing Richard Bulpitt Elementary School at 20965 77A Avenue as the new Smith Neighbourhood elementary school site is located on the opposite side of 208 Street – a major arterial road. It is our understanding that elementary school catchment areas are defined by arterial road boundaries due to safety reasons.

It is our position that the policy of requiring development to secure a school site for a completely different school catchment area is ineffective as this policy does not, in fact, address school capacity issues at the catchment level.

In conclusion, our request is that the securing of a new elementary school site in the Smith neighbourhood be exempted as a prerequisite for development within the new school catchment area.

Sincerely,

Alan Krayem
Attachment- Land Owner map
cc: Mr. Kasel Yamashita, McElhanney Consulting Services Ltd. (via email)

December 8, 2017

Our File: 2111-03830-0

Alan Krayem
7518 208th Street
Langley, BC V2Y 1V9

Dear Mr. Krayem:

Re: Smith Neighbourhood Land Assembly Development Prerequisites

We have reviewed your land assembly (Study Area) in the Smith Neighbourhood located on the east side of 208 Street between 76 Ave and the future 212 Street Connector and understand you are seeking to:

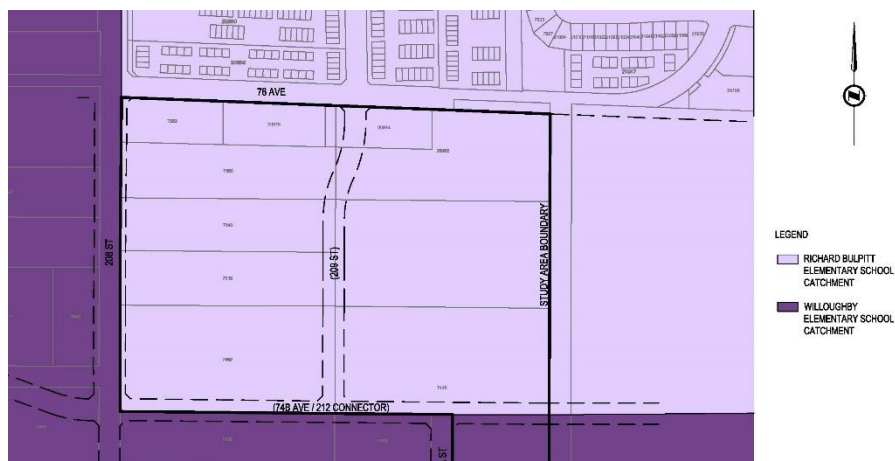
- Exempt lands within the Study Area from the Smith Neighbourhood Plan (NP) General Prerequisite 11.2.1 – joint elementary school and neighbourhood park site; and
- Confirm that the Study Area lands can achieve adequate servicing prior to development of the remainder of the Smith NP area.

We have conducted a preliminary review of the materials provided to us. Please note that this was not an engineering study, and that findings require detailed engineering assessment and review for confirmation.

School Site

The development of the Study Area lands would generate additional demand on local schools. The Smith NP addresses this need by identifying a combined school / park site at approximately 205 Street and 73B Avenue. Further, the Smith NP stipulates, under Section 11.2.1, that any residential development must first provide lands for the combined school / park site as a prerequisite to development approval.

According to the September 2017 Elementary School Catchment Areas plan (attached for reference), the Study Area clearly lies within the catchment area for Richard Bulpitt Elementary School, while the rest of the Smith Neighbourhood is within the current Willoughby Elementary School Catchment area.



Since the new Smith Neighbourhood elementary school site is located on the opposite side of 208 Street – a major arterial road – the new elementary school children generated by your development would attend the existing Richard Bulpitt Elementary School at 20965 77A Avenue, should catchment boundaries remain defined by arterial road boundaries due to safety reasons.

Servicing

The Smith NP and Engineering Services Plan (ESP) establish conceptual water, sanitary sewer, road, and drainage servicing strategies. Plan phasing boundaries are based on drainage catchments, with Section 11.2.2 of the Smith NP stipulating that a community stormwater detention pond must be secured and located to serve the entire storm catchment area as a prerequisite to development approval of a phase. The Smith NP stipulates, under section 11.2.3, that major engineering services must be provided and extended to accommodate the proposed development prior to the adoption of a zoning bylaw.

Drainage – Section 9.3.2 requires a detention pond to be located at 74B Avenue and 210 Street, which lies within the Study Area. This policy requires that all works be confirmed through detailed design as part of the subdivision process. Conceptually, a community storm water detention pond could be located south of 74B Avenue, with downstream upgrades -determined through discussions with staff during the detailed design process.

Water - Section 9.1 stipulates that all works will need to be confirmed through detailed design as part of the subdivision process. Water lines would be designed within the

road network, with specific population and fire flow demands -that are to be confirmed through the detailed design process.

Sanitary – Section 9.2.2 stipulates that sanitary sewers should follow based on the actual road layout and servicing should follow the catchment areas shown in the ESP. Conceptually, sanitary services could be extended up from 72 Ave to 208 Street and/or 209A Street to service this development provided that capacity requirements are met. This will need confirmation with staff during the detailed design process.

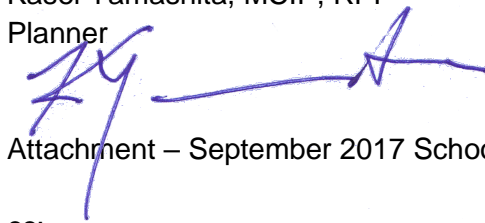
Conclusion

Should the School / Park Site prerequisite to development approvals be removed for the Study Area, we believe that adequate services could be designed and installed to support this development, provided all rights-of-way and land acquisitions were secured by the developer.

Sincerely,

McElhanney Consulting Services Ltd.

Kasel Yamashita, MCIP, RPP
Planner



Attachment – September 2017 School Catchment Map

cc: