



Legislation Text

File #: ID-1009-18, **Version:** 1

Williams Neighbourhood Plan Amendment

Whereas the current Business Park, Gateway and commercial
land use areas in the northeast corner of the recently adopted

Williams Neighbourhood Plan adjacent to the new

216 Street Interchange and Trinity Western University District currently contemplate auto-orientated development with strip mall designs, extensive surface parking lots, drive-thrus, a gas station, all with little meaningful mixed- use, innovative urban design;

Whereas the Sustainability Charter outlines that “Council will provide leadership for a sustainable future” (Page 2);

Whereas the Sustainability Charter outlines that as a community and Corporation we should “focus on compact urban form and mixed-use neighbourhoods,” “focus on high quality design,” and “encourage and facilitate transit orientated development” (Page 5);

Whereas Special Study Areas are currently in use within the

Latimer Neighbourhood Plan for defined, important locations with unique interest to the Township of Langley to ensure appropriate, quality development, such as adjacent to the Langley Events Centre;

Whereas in the Latimer Neighbourhood Plan, a Special Study Area is an effective tool for a “review of planning policies for these areas” to ensure we “determine appropriate future land uses” to “identify and preserve lands that require further study before development can take place” (Latimer Neighbourhood Plan 5.2.7); and

Whereas a Special Study Area for an important, strictly specified area within a neighbourhood plan does not prevent the remainder of a plan from moving forward;

Therefore be it resolved that staff be directed to bring forward a Williams Neighbourhood Plan amendment to declare its northeast corner with commercial use designations a Special Study Area to:

- 1) establish the optimal use of this land in the Township of Langley’s long-term interest;
- 2) facilitate improved, more innovative land-use planning; and

3) ensure Council input is considered as applications are received and processed.