



Legislation Text

File #: ID-1593-19, **Version:** 1

Brookwood-Fernridge Arterial Road Completion Amenity Policy

Whereas:

1. There is an accelerated, simultaneous neighbourhood planning process underway for the Brookwood-Fernridge area without a policy to ensure arterial roads can be completed as they are needed, without any cost to the Township of Langley taxpayer;
2. Reviewing how arterial roads are provided for along with development is a strategic priority for Township of Langley Council; and
3. For the undeveloped areas of Brookwood-Fernridge, it is important to learn from and correct the mistakes of the Willoughby development process that have arisen the past 10+ years;

Therefore be it resolved that staff be directed to prepare and include a draft Brookwood-Fernridge Arterial Road Completion Amenity Policy to form part of the neighbourhood planning process for Booth, Rinn and Fernridge for future public and Council consideration:

1. Based on the Willoughby Arterial Road Completion Amenity Policy from November 18, 2019, Report to Council 19-181, maintaining the following key principles:
 - a. That all developers should share the land cost burden for the widening of the arterial road network, not just those with arterial road frontage; and
 - b. That, if and when arterial roads are widened by the Township of Langley, should that be deemed necessary, all adopted gross densities should remain achievable,
2. Ensuring interest and administrative costs are accounted for and included within the amenity policy to ensure no net cost to the Township of Langley.