



## Legislation Text

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**File #:** ID-1694-20, **Version:** 1

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### 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.

Clerk's Note: Notice of Motion was withdrawn at the  
December 2, 2019 Regular Evening Council meeting.