



## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** DECEMBER 18, 2023 - REGULAR MEETING  
**FROM:** BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION  
**SUBJECT:** SMITH NEIGHBOURHOOD PLAN UPDATE

**REPORT:** 23-273  
**FILE:** LRP00010

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### RECOMMENDATIONS:

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973.

**That** Council consider the Smith Neighbourhood Plan Bylaw No. 5973 as consistent with the Township of Langley Financial Plan.

**That** Council consider and confirm that the Smith Neighbourhood Plan Bylaw No. 5973 as consistent with the Metro Vancouver Integrated Liquid Wastewater Resource Management Plan and Integrated Solid Waste and Resource Management Plan.

**That** Council direct staff to schedule a Public Open House and the required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973.

**That** Council consider and confirm the consultation process during preparation of the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973.

**That** Council acknowledge the First Nations may refer the Smith Neighbourhood Plan Bylaw No. 5973 via the People of the River Referrals Office to other Sto:lo Nations including the Katzie, Kwantlen, Matsqui and Semiahmoo Nations provided that the final date for receipt of submissions to the Township of Langley Council is 4:30pm on the date of the advertised Public Hearing for the subject bylaw.

**That** Council refer the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 as outlined in this report for comment.

### EXECUTIVE SUMMARY:

The Smith Neighbourhood Plan (SNP) has been updated in accordance with Council direction given November 14, 2022.

The updated SNP focuses on lands east of 208 Street as the area has key public interests in the Willoughby community and the Township as a whole, including sites for stormwater detention, major recreation facilities and amenities, widening of 208 Street and construction of 212 Street Connector (between 208 Street and the 216 Street Interchange).

The updated SNP includes a Special Study Area (SSA) designation with the intent of undertaking further studies and analyses to determine appropriate land uses and policies in the best public

interest to the acceptance of affected property owners. The SSA designation covers areas west of 208 Street, except for a small area at the northwest corner of 74B Avenue and 208 Street, which has a stormwater catchment to the east of 208 Street. Subject to Council direction, Staff will continue to work with stakeholders in the SSA and bring forward a plan amendment for the area in the future.

The SNP accommodates a range of row house/townhouse, low-density apartment, high-density apartment and medium-density mixed-use development forms. When it is fully built out, the East Smith area (excluding the SSA) will be home to 3,300 residents in 1,700 dwelling units.

Once the SSA designation is replaced with specific land use designations, the existing Smith Engineering Services Plan, the Willoughby Greenway Amenity Policy, and the Community Amenity Contributions Policy will be updated.

Immediate next steps would include a Public Open House in January/February 2024, a Public Hearing in March/April 2024 and Council's consideration of subsequent readings of the SNP in April/May 2024.

**PURPOSE:**

This report presents the updated Smith Neighbourhood Plan and related amendments to the Willoughby Community Plan.

### **BACKGROUND/HISTORY:**

The Smith Neighbourhood Plan (SNP) was adopted by Council on June 26, 2017.

At the Regular Meeting on November 14, 2022, Council directed staff to:

*“Complete an update to the Smith Neighbourhood Plan to ensure its economic viability, particularly as it relates to major roads and the provision of additional recreational and community amenities, with consideration of additional Community Amenity Contributions specific to the Smith Neighbourhood Plan.”*

In accordance with Council direction, the SNP has been updated for Council’s consideration.

### **DISCUSSION/ANALYSIS:**

The updated SNP will contribute to the Township’s ongoing effort in building Willoughby as a complete community that is walkable and supports a range of daily needs where residents and workers can live, work, learn, shop and play. It accommodates a broad range of housing from lower density, ground-oriented housing forms to higher density apartment and residential/commercial mixed-use. In addition, the updated plan provides for local convenience shopping and employment, amenities, housing affordability provisions, an integrated transportation and servicing network, along with forested areas and continuation of the Ecological Greenway to help maintain the cultural landscape and enhance the “treed” character of the Willoughby Escarpment.

The updated SNP focuses on lands east of 208 Street as the area has key public interests in the Willoughby community and the Township as a whole, including sites for stormwater detention, major recreation facilities and amenities, widening of 208 Street and the construction of 212 Street Connector (between 208 Street and the 216 Street Interchange). The East Smith area also abuts a joint middle-secondary school site to the east in the Northeast Gordon neighbourhood. A Special Study Area (SSA) has been designated for the area west of 208 Street to allow for further studies and analyses to determine appropriate land uses and policies in the best public interest and to the acceptance of affected property owners.

Key planning components in the SNP are outlined below.

- **Land Use Concept:** Higher residential densities are located along major roads with lower density areas away from busy arterial roads. There are two mixed-use nodes at 72 Avenue and 208 Street and at 76 Avenue and 208 Street. Both nodes help in creating more “walkable” neighbourhoods by providing access to convenient commercial uses within walking distance of residents.
- **Parks, Open Space and Trails:** The updated SNP provides clearly defined size, numbers and locations of all parks and open spaces. A portion of the Major Park, as outlined in the Willoughby Community Plan, has been clearly defined in the Smith neighbourhood, north of the 212 Street Connector and east of 208A Street. This park will provide a major focus for the neighbourhood, the Willoughby community, and the Township. A pocket park has been relocated from its original location with the location firmly set. Another pocket park has been added to the east side of 208 Street, in recognition of the need for more active park space required for additional densities in the plan. A robust trail network remains intact with connections for pedestrians and cyclists, connecting throughout the neighbourhood and to adjacent areas.

- **Schools:** At full buildout it is estimated that the Smith neighbourhood, excluding the west side of 208 Street, will contribute approximately 100 elementary school students (Kindergarten to Grade 5), 50 middle school students (Grades 6 - 8) and 50 high school students (Grades 9 - 12). In the existing (2017) SNP, the provision of a combined neighbourhood park - elementary school site on the west side of 208 Street is a development prerequisite which has not been met.
- **Special Study Area (SSA):** Appropriate land use designations and policies will be added to the SNP in the future to replace the SSA designation to address:
  - land use and density
  - alignment of roads
  - protection of treed areas
  - provision of a combined neighbourhood park - elementary school site
  - continuity of wildlife corridors, greenways, trails, open space and parks
  - provision of stormwater management and water and sewer systems

Once the SSA designation is replaced with specific land use designations, the existing Smith Engineering Services Plan, the Willoughby Greenway Amenity Policy and the Community Amenity Contributions Policy will be updated.

**Willoughby Community Plan – Consequential Amendments (Bylaw No. 5973):**

Based on the proposed changes to the SNP, consequential amendments to the Willoughby Community Plan would be required. Bylaw No. 5973 includes amendments that update the policies to ensure consistency between the Willoughby Community Plan and the updated SNP.

**Township of Langley Financial Plan:**

Pursuant to Section 477 of the Local Government Act, Council must consider OCP amendments in conjunction with its financial plan (both operating and capital). This section contemplates the potential financial implications of the OCP amending bylaw for the SNP.

**Capital:**

The Township's 5-year capital plan, as reviewed and updated annually, provides for new infrastructure and capital projects. Any new infrastructure that is required as a result of growth including engineering services, park infrastructure and amenity features may be accommodated through one or a combination of the following funding mechanisms which will be reflected in the respective updated financial plans as they are quantified:

- Development Cost Charge (DCC) Program and related DCC revenue
- Neighbourhood Parkland Acquisition Fees
- amendments to the Willoughby Greenway Amenity Policy
- amendments to the Community Amenity Contributions Policy
- contributions by the Township of Langley, where deemed appropriate to support community development and address public needs

DCCs are the key source of funding for engineering infrastructure. This is consistent with the Township's position that it will not finance, nor assume a financial risk in the provision of engineering services required for development. Engineering services including roads, utilities, and park infrastructure will be constructed by development.

The SNP includes policies related to new developments at the time of rezoning to contribute to amenity reserves. Contributions then fund amenities. As part of Corporate Asset Management Policy 03-839, new infrastructure will require increases to operating and maintenance budgets to meet existing service levels and maximize the useful life of these assets. Requirements will be addressed in the preparation of the Township of Langley Financial Plan updated annually.

User Pay Utility Operating Plan:

It is expected that the proposed OCP amendments will impact the User Pay Utility Operating Plan. Specific impacts will be addressed in respective 5-year financial plans. In terms of water, sewer, and solid waste, user fees applied to each participating property would be used to fund ongoing operating, distribution, collection and disposal costs. The level of user fees is reviewed annually to ensure that such costs can be covered and to ensure that the fees contribute towards future capital infrastructure renewal and replacement.

Universal Services Operating Plan:

In terms of the Universal Services Operating Plan which provides for ongoing transportation, stormwater, fire, police, recreation and general government services, all development incrementally adds to the need for increased services. Specific impacts will be addressed in respective 5-year financial plans.

Property tax revenue is expected to pay for the majority of ongoing general costs/services and Council ultimately controls and sets property tax levels. The proposed OCP changes would result in new assessed property values and related additional property tax revenue which could be allocated to any associated increased operating costs to minimize any overall property tax impact.

Cumulative Impact of OCP Changes and Related Development:

Successive OCP changes have a cumulative impact on the Township's financial plans. For example, when growth reaches a certain point new facilities and staff resources are required. Needs brought on by the cumulative impact of growth are addressed through the annual financial planning processes including departmental spending requests reviewed and approved by Council.

Summary:

Once determined, the capital costs of the infrastructure needed to support growth in the Smith area will mostly be secured through DCCs and other contributions through development. It is expected the proposed OCP amendments will impact the Township's long-term operating and maintenance plans and related financial budgets. Such impacts will be addressed as part of future engineering and financial studies to accompany the land use plan, prior to final adoption of related bylaws. In addition, specific financial impacts will be addressed in future 5-year financial plans, as developments take place over time.

**Metro Vancouver Integrated Liquid Wastewater and Solid Waste Management Plans:**

In accordance with the Local Government Act, after first reading of an OCP bylaw, Council must consider the Plan in conjunction with any waste management plan that is applicable in the municipality. Metro Vancouver approved the Integrated Liquid Waste and Resource Management Plan in 2010 to manage wastewater and rainwater runoff and snowmelt. The plan is designed to protect the region's livability and environmental quality and outlines steps needed to enhance the current system as population increases. The goals of the plan are to:

- protect public health and the environment by managing sanitary sewage and stormwater at their sources and providing wastewater collection and treatment services protective of the environment
- use liquid waste as a resource for recovery of energy and materials which have nutrient value
- encourage effective, affordable and collaborative management including innovative, alternative approaches to traditional treatment systems

As Smith develops, it will be serviced with municipal sanitary and stormwater systems in conformity with the Integrated Liquid Waste and Resource Management Plan.

In 2010, Metro Vancouver also approved the Integrated Solid Waste and Resource Management Plan. This plan was based on the avoidance of waste through a waste reduction campaign and recovery of materials and energy from the waste that remains. The Integrated Solid Waste and Resource Management Plan has four goals:

- minimize waste generation
- maximize reuse, recycling and material recovery
- recover energy from the waste stream after material recycling
- dispose of all remaining waste in landfill, after material recycling and energy recovery

The Plan's goal is to achieve a regional diversion rate of 70%, through waste reduction and recycling. Waste and recyclables from Smith will be collected and disposed of or recycled in accordance with the Township of Langley Solid Waste Management Bylaw 2016 No. 5200.

**Consultation with External Organizations and Agencies:**

To meet the requirements of the Local Government Act and to comply with the Council Consultation – Official Community Plan Policy 07-160, the proposed SNP will be referred to the School District, TransLink, Metro Vancouver, Ministry of Transportation and Infrastructure, Agricultural Land Commission, Ministry of Agriculture, Fraser Health Authority and First Nations, as well as utility companies, prior to the conclusion of the required Public Hearing. Any submissions to Council will need to be received by 4:30pm on the date of the advertised public hearing for the subject bylaws.

**Next Steps:**

Subject to Council consideration and first and second reading of the updated SNP, the following steps and timeline are proposed:

1. Public Open House (January/February 2024)
2. Public Hearing (March/April 2024)
3. Council Meeting (April/May 2024)

Respectfully submitted,

Jason Chu  
MANAGER, COMMUNITY AND POLICY PLANNING  
for  
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

This report has been prepared in consultation with the following listed departments.

<b>CONCURRENCES</b>	
<b>Division / Department</b>	<b>Name</b>
ENGINEERING DEPARTMENT	R. Zwaag
FINANCE DIVISION	S. Ruff