



COUNCIL POLICY

Subject: Willoughby Development Phasing

Policy No:

07-237

Approved by Council:

2023-12-18

Revised by Council:

2024-03-11

1. Purpose

- 1.1 To provide administrative guidelines for growth management in the Willoughby Community Plan.

2. Background

- 2.1 Council has the authority to endorse additional growth management policies for any area and is not limited to any existing boundaries of any plan area or sub area.
- 2.2 The Willoughby Community Plan provides for policies for phasing of development that are focused on the logical extension of the urban environment, servicing infrastructure (such as roads, water, and sewer), and development of complete communities by including requirements for community infrastructure and facilities (such as schools, parks, recreation centres, and community centres).

3. Related Policies

- 3.1 The Official Community Plan (OCP) and Willoughby Community Plan (including all Neighbourhood Plans).

4. Policy

- 4.1 Development within the area(s) listed in section 4.2 is subject to an annual review by Council and is further subject to consideration of the following:
 - 4.1.1 the commencement of construction of additional school(s) within the Willoughby Community Plan area(s) to the satisfaction of Council; and
 - 4.1.2 additional development and construction proceeding within the Latimer, Yorkson, Carvolth and Smith Neighbourhood Plans with progress towards the completion of arterial roads and sidewalk infrastructure within these areas and along with the consideration of additional school sites.

- 4.2 Development within the area(s) listed in this section is subject to additional area-specific considerations including:
 - 4.2.1 Williams Neighbourhood Plan:
 - a) Council consider the full provision of arterial roads, sidewalks and active transportation infrastructure connections between the Yorkson and Smith Neighborhood Plans prior to development applications proceeding for final adoption if located south of 80 Avenue for residential and/or mixed-use.
 - b) a known, potential timeline and funding commitment(s) for capacity upgrades for Provincial Highway 10 from the Langley Bypass to the 232 Street interchange and its connection to the 216 Street interchange.
 - 4.2.2 Latimer Neighbourhood Plan:
 - a) land area contained within the Detention Pond 6 catchment area generally bounded by 200 Street to 205 Street and 73 Avenue to 76 Avenue.
 - 4.2.3 Northeast Gordon Estate Neighbourhood Plan:
 - a) land area contained within the Detention Pond 9 catchment area generally bounded by 207 Street to 208 Street and 68 Avenue to 72 Avenue.
 - 4.2.4 Smith Neighbourhood Plan:
 - a) land area contained within the Detention Pond 6 catchment area generally bounded by 204 Street to 208 Street and 72 Avenue to 74 Avenue.
- 4.3 Nothing in this policy will fetter the discretion of the Council of the Township of Langley to exercise its legislative powers and functions.