



# **Corporate** NO: R242

# **Report** COUNCIL DATE: October 30, 2000

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: October 16, 2000**

**FROM: General Manager, Planning & Development**    **FILE: 2300-003**

**SUBJECT: Township of Langley Community Plan Amendments- Latimer Business Park Neighbourhood Plan**

## **RECOMMENDATION**

1. That Council receive this report as information; and,
2. That Council authorize the City Clerk to forward a letter to the Township of Langley advising that:
  - (a) The City of Surrey has no objection in principle to By-laws No. 3912, 3991, 3992 and 3993, subject to:
    - (i) the completion of the Latimer Creek Master Drainage Plan, and the Township of Langley entering into an inter-municipal agreement with the City of Surrey to implement the recommendations of that plan; and
    - (ii) the Latimer Business Park Plan being amended to acknowledge that 88 Avenue between 196 Street and Pacific Highway is not a designated truck route under the City of Surrey By-laws, and, as such, through truck traffic is not permitted on this street.

## **BACKGROUND**

On August 21, 2000 Langley Township Council gave first and second readings to By-laws No. 3990, 3991, 3992 and 3993. Bylaw No. 3990 amends the Township's Official Community Plan to increase the designated industrial growth areas south of the Trans Canada Highway in Willoughby. Bylaw No. 3991 proposes to add the Latimer Park Plan as an appendix to the Willoughby Community Plan. Bylaws No. 3992 and 3993 amend the Northwest Langley Community Plan and Walnut Grove Community Plan in conformity with the proposed Latimer Business Park Plan.

Pursuant to Section 882 (3) (d) of the Local Government Act, the Township of Langley is now referring the proposed By-laws to the City of Surrey (an adjacent municipality) for comment. Langley Township Council has no scheduled Public Hearing date for the above By-laws.

## DISCUSSION

The proposed By-law amendments are required to establish the Latimer Business Park Plan. Latimer Business Park is located immediately south of the Trans Canada Highway, abutting the Surrey / Langley boundary south to 84 avenue. The Plan provides a land use concept for a high quality business park and employment node in this area.



## Land Use

The Latimer Business Park Plan includes commercial, business/office park, residential, conservation and buffer/greenway components.

- Commercial uses include a range of retail, service and tourist commercial uses to serve the adjacent Business/Office Park and the travelling public.
- Business/Office Park uses are intended for corporate headquarters, business and professional offices, research and development labs, warehousing and distribution and light manufacturing. Big box retail uses are not permitted.
- Residential use is limited to ½ acre suburban properties and expansion of the existing mobile home park.
- Conservation areas identify significant watercourses and other environmentally sensitive areas.

- Buffer/Greenway networks follow stream corridors, wooded areas and other environmentally sensitive areas.

Abutting the Latimer Business Park, land within Surrey is designated by the OCP as Agricultural and the land is within the Agricultural Land Reserve. The Latimer Business Park plan adequately protects the interface with Surrey and the ALR lands by establishing a Development Permit (DP) area along the boundary with the Agricultural Land Reserve. The following guidelines will apply:

- In the case of land designated for business park development, buildings shall be located 15 meters from the ALR boundary.
- A 3 meter wide landscaped buffer between any development and the ALR boundary shall be provided by the developer. Where a buffer includes a trail, a minimum 6 meters is required. This buffer may be provided on municipal road right-of-way if the road is closed and consolidated with the adjacent properties.
- Existing trees within landscaped buffers should be preserved. Additional landscaping should be provided in conformity with ALR Landscaped Buffer Specifications. A fence shall be located along the ALR boundary to ALC specifications.
- Parking areas should be encouraged adjacent to the landscaped buffer.
- Surface drainage shall be directed away from lands in the ALR. A Stormwater Management Plan is required to minimize the impact of surface drainage on adjacent lands.

The proposed DP guidelines are compatible with Surrey's Agricultural DP guidelines for properties abutting the ALR.

### **Storm Water Drainage**

Currently, a significant amount of storm drainage in the area is directed to the Latimer Creek watercourse. Latimer Creek flows from the Township of Langley into the City of Surrey and discharges into the Serpentine River. The watershed supports highly valuable fish and wildlife habitat.

The plan recognizes the potential storm drainage impacts in Surrey stemming from the proposed development around the Latimer Creek watershed. To address this issue, the Township of Langley and the City of Surrey are currently engaged in a joint initiative to prepare the Latimer Creek Master Drainage Plan. The objective of the plan is to agree on a strategy and conceptual plan for managing storm water within the Latimer Creek watershed. The plan is currently at the draft stage. Therefore, Surrey's support for the proposed By-law amendments should be subject to an understanding that the Latimer Creek Master Drainage Plan will be completed, and that the Township of Langley and the City of Surrey will enter into an inter-municipal agreement based on that plan.

### **Transportation / Road Network**

The Latimer Business Park plan intends to utilize 88 Avenue as a major entry and exit route linking the Latimer area with the Pacific Highway in Surrey. Within Surrey, 88 Avenue between the Surrey boundary and Pacific Highway is an arterial road, but it is not a designated truck route. As the business park develops, there will be a substantial increase in traffic volumes and pressure for truck traffic through the Port Kells community along 88 Avenue. Surrey staff has informed Langley Township that trucks (as defined in the City of Surrey Highway and Traffic By-law) will not be allowed on that portion of 88 Avenue, and that Surrey fully intends to enforce the current by-law.

## CONCLUSION

The Township of Langley's proposed by-law amendments and land use plans for the Latimer Creek area are acceptable in principle. However, support for the by-law amendments assumes completion of the Latimer Creek Master Drainage Plan to the satisfaction of City of Surrey, and acknowledgment by the Township of Langley that trucks are not permitted on 88 Avenue between 196 Street and the Pacific Highway (176 Street).

It is recommended that Council authorize the City Clerk to forward a letter to the Township of Langley advising that:

The City of Surrey has no objection in principle to By-laws No. 3912, 3991, 3992 and 3993, subject to:

- (i) the completion of the Latimer Creek Master Drainage Plan, and the Township of Langley entering into an inter-municipal agreement with the City of Surrey to implement the recommendations of that plan; and
- (ii) the Latimer Business Park Plan being amended to acknowledge that 88 Avenue between 196 Street and Pacific Highway is not a designated truck route under the City of Surrey By-laws, and, as such, through truck traffic is not permitted on this street.

Murray D. Dinwoodie

General Manager

Planning & Development Department

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