

WHAT IS A COMMUNITY

PLAN?

WILLOWBROOK COMMUNITY PLANNING TEAM PRESENTATION

Township  
of Langley



Est. 1873

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# INTRODUCTION

- ▶ A Community Plan is a planning document that lays out the long-term vision for future development of an area.
- ▶ It defines municipal strategies, goals, objectives, and policies for implementing the local government's vision.
- ▶ It also provides strategic guidance on a variety of themes, including land use, housing, transportation, parks and open spaces, natural and built environment, infrastructure, cultural resources, and community amenities, for each community within the Township.



# CONTENTS OF A COMMUNITY PLAN

#1 INTRODUCTION

#2 EXECUTIVE SUMMARY

#3 COMMUNITY CONTEXT

#4 PLANNING PRINCIPLES  
& PROCESS

#5 DESIGN GUIDELINES –  
BUILT FORM

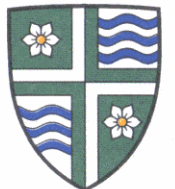
#6 PLANNING TOPICS (E.G.,  
HOUSING, ECONOMY,  
TRANSPORTATION, ETC.)

#7 INFRASTRUCTURE

#8 IMPLEMENTATION  
& MONITORING

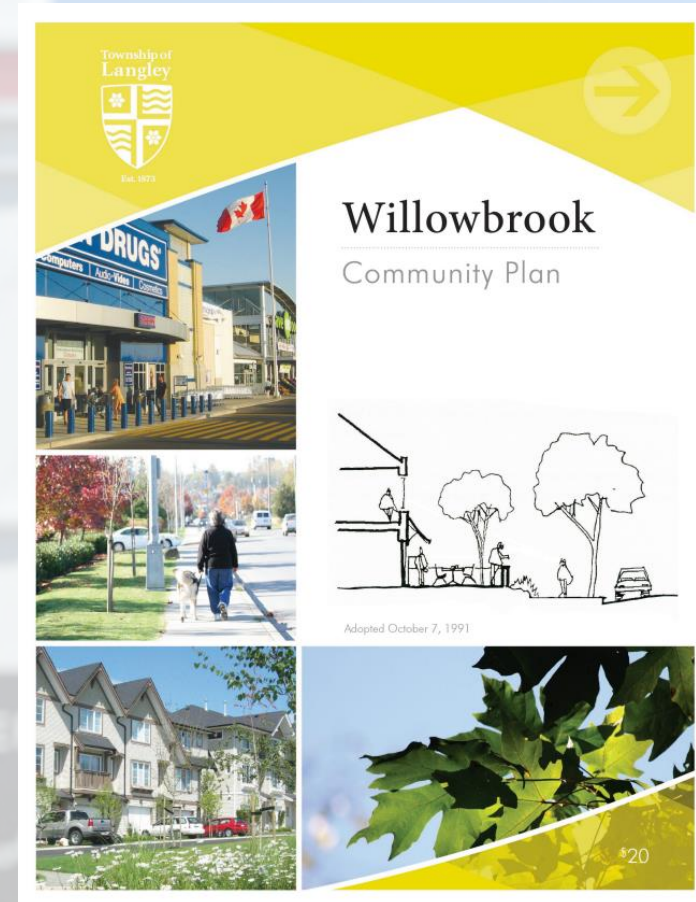
- ▶ This is an example; contents of a community plan may vary slightly depending on the planning context and community needs and aspirations.

# PLANNING FRAMEWORK



# EXISTING WILLOWBROOK COMMUNITY PLAN

- ▶ Adopted in 1991.
- ▶ The Plan recognizes the need to accommodate future growth in a form of high-density multi-family development.
- ▶ Traditional separation of land uses is evident in the existing Plan (no mixed-use areas).





# IMPORTANCE OF UPDATING EXISTING PLANS

- ▶ Community plans reflect the values, needs, and aspiration of a community.
- ▶ Community plans help translate the community vision into reality.
- ▶ Existing plans need to be updated regularly due to:

## CHANGING CIRCUMSTANCES

E.g., population growth, changes in local economy, urban transformation, increased investments, etc.

## SHIFT IN COMMUNITY PRIORITIES

E.g., emphasis on housing, active transportation, more public and green spaces, community health and wellbeing, etc.

## ALIGNMENT WITH OTHER PLANS & STRATEGIES

All municipal plans must be aligned with the current Official Community Plan and all regional planning documents.

# PROCESS OF ADOPTING A COMMUNITY PLAN

- ▶ Community plans, like all local government plans and bylaws, must receive three readings before final adoption.
- ▶ According to the BC legislative requirements, all plans and bylaws must be read and adopted in a public meeting.
- ▶ In addition, the new Willowbrook Community Plan requires a public hearing after the first and before the third reading.
- ▶ There must be at least one clear day between the third reading and final adoption of the Plan.





# DISCUSSION

Do you have any questions, comments, or points of clarification about the content of the presentation?

How clear is the process of developing the new Willowbrook Community Plan to you?

Do you have anything else that you would like to share with us?



THANK YOU!

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of Langley



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