



## OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

### 4.0 GROWTH MANAGEMENT

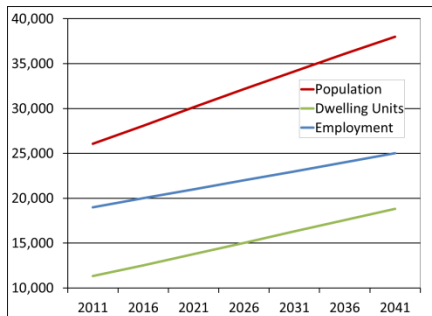
#### 4.1 Background

Under the *Local Government Act*, the City must provide for its anticipated housing needs for at least the next five years in the Official Community Plan. In practice, the City prefers to plan for much longer time horizons than the minimum requirements established in the legislation. Thus this plan is designed to accommodate population, housing and employment growth to 2041 generally as anticipated in *Metro Vancouver 2040 – Shaping Our Future*.

#### 4.2 Growth Projections

##### Policy 4.2.1

- ⇒ **Assume population, housing and employment growth generally consistent with the projections contained in Appendix A of *Metro Vancouver 2040 – Shaping Our Future*.**



*City of Langley growth projections were developed in collaboration with Metro Vancouver and the Regional Growth Strategy.*

In consultation with the City of Langley and its other member municipalities, Metro Vancouver developed the population, housing and employment projections for the Regional Growth Strategy, *Metro Vancouver 2040 – Shaping Our Future*. The Metro Vancouver projections envision continued population, housing and employment growth for the City through 2041 reflecting the region's growth and the favoured status of Langley Regional City Centre within the regional planning framework.

This plan follows the general line of Metro Vancouver's projections while incorporating some modifications in response to the most recent Census results.

##### Policy 4.2.2

- ⇒ **Utilize the growth projections in Table 1 as the basis for land use and infrastructure planning to 2041.**



**OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600**

**Table 1 – Growth Projections**

<u>Year</u>	<u>Population<sup>1</sup></u>	<u>Dwellings<sup>2</sup></u>	<u>Employment</u>
2011	26,085	11,320	19,000
2016	28,085	12,525	20,000
2021	30,140	13,775	21,000
2026	32,175	15,030	22,000
2031	34,150	16,305	23,000
2036	36,095	17,555	24,000
2041	38,005	18,810	25,000

<sup>1</sup>Population figures include an estimate of Census undercount (4%)

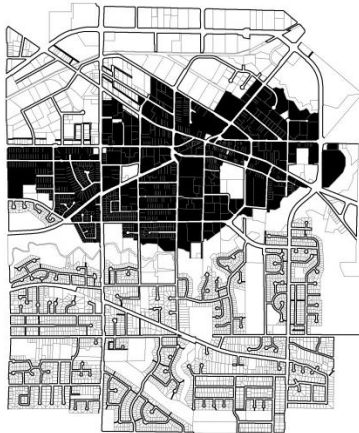
<sup>2</sup>Occupied by households

Source: City of Langley, Metro Vancouver

### 4.3 Assignment of Growth

#### Policy 4.3.1

- ⇒ **Allocate anticipated growth through the Land Use Designation Map (Schedule “A”) and the related land use classifications and densities.**



*Residential Growth Areas*

This plan maintains the historical direction of City land use planning whereby the highest intensity of development is focused on the downtown core. Lower intensity land uses generally radiate outwards from the core. Since the City is already fully urbanized and lacks raw land for development, growth must occur through the redevelopment of underutilized land.

Under this plan residential growth is directed primarily to the area around the downtown core, north of the Nicomekl River. A secondary area for the allocation of residential growth is the downtown core itself with the remaining growth going to single family residential areas south of the Nicomekl River where very limited subdivision potential remains under current zoning.



**OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600**

**Table 2 - Population by Land Use Designation<sup>1</sup>**

<b><u>OCP Land Use</u></b>	<b><u>2011</u></b>	<b><u>2016</u></b>	<b><u>2021</u></b>	<b><u>2026</u></b>	<b><u>2031</u></b>	<b><u>2036</u></b>	<b><u>2041</u></b>
Downtown Commercial	2,150	3,035	3,940	4,835	5,710	6,570	7,415
High Density Residential	7,910	8,550	9,205	9,855	10,485	11,110	11,720
Medium Density Residential	4,740	5,250	5,775	6,300	6,810	7,310	7,800
Low Density Residential	2,510	2,525	2,540	2,555	2,570	2,585	2,595
Urban Residential	8,530	8,475	8,420	8,365	8,305	8,250	8,190
Estate Residential	120	125	125	130	135	135	140
Service Commercial	-	-	5	5	5	5	10
Mixed Employment	-	-	5	5	5	5	10
<b><u>Industrial</u></b>	<b><u>125</u></b>	<b><u>125</u></b>	<b><u>125</u></b>	<b><u>125</u></b>	<b><u>125</u></b>	<b><u>125</u></b>	<b><u>125</u></b>
<b>Total</b>	<b>26,085</b>	<b>28,085</b>	<b>30,140</b>	<b>32,175</b>	<b>34,150</b>	<b>36,095</b>	<b>38,005</b>

<sup>1</sup>City of Langley estimates

The planned population growth will be accommodated through housing stock additions in the designated land use areas as follows.

**Table 3 - Housing Units by Land Use Designation<sup>1</sup>**

<b><u>OCP Land Use</u></b>	<b><u>2011</u></b>	<b><u>2016</u></b>	<b><u>2021</u></b>	<b><u>2026</u></b>	<b><u>2031</u></b>	<b><u>2036</u></b>	<b><u>2041</u></b>
Downtown Commercial	1,100	1,610	2,140	2,675	3,205	3,740	4,275
High Density Residential	3,995	4,375	4,770	5,165	5,560	5,950	6,345
Medium Density Residential	2,300	2,590	2,890	3,190	3,495	3,795	4,100
Low Density Residential	1,000	1,015	1,025	1,040	1,055	1,065	1,080
Urban Residential	2,830	2,840	2,850	2,860	2,875	2,885	2,890
Estate Residential	40	40	45	45	45	50	50
Service Commercial	-	-	-	-	5	5	5
Mixed Employment	-	-	-	-	5	5	5
<b><u>Industrial</u></b>	<b><u>55</u></b>	<b><u>55</u></b>	<b><u>55</u></b>	<b><u>55</u></b>	<b><u>60</u></b>	<b><u>60</u></b>	<b><u>60</u></b>
<b>Total</b>	<b>11,320</b>	<b>12,525</b>	<b>13,775</b>	<b>15,030</b>	<b>16,305</b>	<b>17,555</b>	<b>18,810</b>

<sup>1</sup>City of Langley estimates



**OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600**

Employment growth is directed in this plan primarily to the commercial areas including the downtown core and the Willowbrook area and to the mixed-employment and industrial districts in between. A smaller portion of employment growth will occur in residential areas in the form of home-based businesses and in institutional areas.

**Table 4 - Employment Growth by Land Use Designation<sup>1</sup>**

<b><u>OCP Land Use</u></b>	<b><u>2011</u></b>	<b><u>2016</u></b>	<b><u>2021</u></b>	<b><u>2026</u></b>	<b><u>2031</u></b>	<b><u>2036</u></b>	<b><u>2041</u></b>
Downtown Commercial	4,465	4,700	4,935	5,170	5,405	5,640	5,875
Service Commercial	6,175	6,500	6,825	7,150	7,475	7,800	8,125
Mixed Employment	1,065	1,120	1,175	1,230	1,290	1,345	1,400
Industrial	2,735	2,880	3,025	3,170	3,310	3,455	3,600
<b><u>Other Land Use Areas*</u></b>	<b><u>4,560</u></b>	<b><u>4,800</u></b>	<b><u>5,040</u></b>	<b><u>5,280</u></b>	<b><u>5,520</u></b>	<b><u>5,765</u></b>	<b><u>6,005</u></b>
<b>Total</b>	<b>19,000</b>	<b>20,000</b>	<b>21,000</b>	<b>22,000</b>	<b>23,000</b>	<b>24,005</b>	<b>25,005</b>

\*Includes Institutional areas (employment in schools, colleges, recreation facilities) and Residential areas (employment in home occupations)

<sup>1</sup>City of Langley estimates

The substantial addition of jobs anticipated under this plan will further strengthen the City's position as a major employment centre in the region. The City is already a net importer of workers (i.e. the number of jobs exceeds the size of the resident labour force) and has one of the highest ratios of jobs to population amongst Metro Vancouver municipalities. As the table below indicates, the City is projected to maintain a high employment to population ratio in relation to the regional average.

**Table 5 - Employment/Population Ratio**

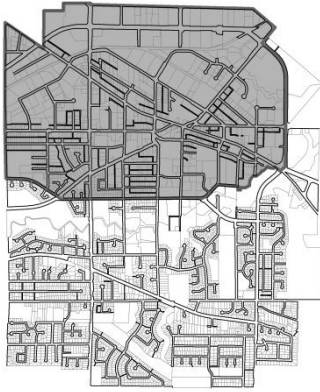
<b><u>City/Region</u></b>	<b><u>2021</u></b>	<b><u>2031</u></b>	<b><u>2041</u></b>
City of Langley	0.697	0.673	0.658
Metro Vancouver Average	0.521	0.518	0.516

Source: City of Langley, Metro Vancouver



**OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600**

**Policy 4.3.2**



*Langley Regional City Centre  
in City of Langley*

⇒ **Concentrate growth in Langley Regional City Centre.**

Most of the City’s projected growth is assigned in this plan to the area designated as Langley Regional City Centre in Appendix II - Regional Context Map. By focusing growth in a Regional City Centre served by TransLink’s Frequent Transit Network and a proposed rapid transit line, this plan supports the regional planning policies contained in *Metro Vancouver 2040 – Shaping Our Future*.

**Table 6 - Growth Projections – Langley Regional City Centre<sup>1</sup>**

<u>Year</u>	<u>Population<sup>1</sup></u>	<u>Dwellings<sup>2</sup></u>	<u>Employment</u>
2011	15,010	7,360	17,115
2016	16,900	8,460	18,090
2021	18,840	9,610	19,070
2026	20,765	10,760	20,050
2031	22,635	11,905	21,030
2036	24,490	13,055	22,005
2041	26,295	14,210	22,985

<sup>1</sup>City of Langley estimates

<sup>2</sup>Occupied by households