Paula Kusack

Subject: FW: Bylaw 3147

From: Phil 22 (1)
Sent: January 20, 2021 3:51 PM
To: Paula Kusack <pkusack@langleycity.ca>
Subject: Bylaw 3147

Langley City Mayor and Council

On August 12 I received a mailer from the Developer of this property about the proposed plan for this site.
I responded to it with my concerns but heard nothing back.

I do think the area needs more rental units and this would be a major upgrade to the area.

Living on 56th Avenue just across the way from this proposed development has brought many things forward that this development is missing.

I look at the original proposal and saw what appears to be a total of 121 parking places for 90 units. Of those proposed stalls, 35 of these stalls were designated as "small car" stalls.
I now see in the current proposal that we have the Parking Requirement and Parking Summary. I am not sure why there is a 5% deduction allowed between the two but in this Bylaw the higher figure of 127 should be used.
The Parking Summary has the same 121 parking places broken down into 45 Tenant and 4 Visitors for a total of 49 small car places. What I see is an increase 14 small car spaces.

Council has to be aware that all the Major Car companies have either ceased or will no longer be making small cars in 2021. The push is now to move this segment of the market into SUV's which means bigger vehicles both size and height wise. There is also a push to sell only electric vehicles by 2040 in BC.
I suggest you take a walk to the development across the street and look at the parking problem there that has been created since it's finish. Please don't look at this development with blinders on because what you do now affects the residents down the road. This building will be there 40 – 50 years at least.
Each new development compounds this problem. What about the properties on either side of this one? Is it better to sort this out before any more buildings are built or leave it alone and say I won't be around to deal with it.
I understand that this new development is not yet fully sold and there is already a parking problem. While there may be many open parking spots underground they are not suitable for the many pick-up trucks and SUV's that don't fit under/into the designed parking spots. A look shows the Visitor Parking full on weekends along with available Street Parking. There is no further available street parking on Eastleigh Crescent itself and there will be no extra street parking provided with this development. Much of the over flow parking now ends up on 208th south of 56th Ave. where there is no time limit for parking. There are many days which cars just park on the sidewalk with 4 way flashers on on the north side of Eastleigh Crescent.

The next problem will be during construction. What plans are in place for the construction workers

to park during the build up? The building across the street from this proposed site gave us as residents no end of problems. When Town and Country was built back in 1976 it was not required to have Visitor Parking. So when we have visitors they have to park on the street. So now we will have fighting once again over parking on 56th for another year. It was bad enough we had to endure 2 years of this during the sewer/street upgrade and the building on the condos on Eastleigh. Yes Bylaws tickets those beyond the current 3 hour limit but watch the circus every 3 hours when workers drive around the block to change spots.

To suggest that Skytrain is on the way to Langley and it will reduce the need for more parking is a farce. I heard that it was on the way to Langley in the early 1980's but was stopped first at Scott road and later extended to King George Blvd. I highly doubt that we will see it here before 2035 at the earliest if at all. I suspect it will be built at some point to 160th and Fraser Highway. That will be 50 years since Skytrain first went into service. I worked with past Councils on Transit in the 80's and 90's with some success for us but Skytain is some time off.
I am pleased to see EV charging now included in the plan with the ability to add more. Trying to retrofit a building later is a major problem. I have several Family members who have gone through the very early stages with Strata's wanting to upgrade only to find out they need to start with an upgrade of wire from the street at their cost, a very high cost.

What new safety measures will be used in the building of this block of units to stop the total loss due to fire. I ask this because my insurance costs have risen here in Langley due to the number of total losses despite having sprinkler systems or none at all as it appears to make no difference.

I thank Council for the time to read this email.

Philip Barnes
22 (1) 20740 – 56 Ave.
Langley BC