

Paula Kusack

From: Nathan Zemp 22 (1)
Sent: June 22, 2021 10:55 AM
To: Regular Council Meetings
Subject: Official Community Plan Feedback

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Hello,

I am a Langley resident and I'd like to share my thoughts on the new Official Community Plan.

I like the emphasis on high density near transit stations, and the work on making Glover Road a complete street to KPU. As a young person entering the housing market, provision of adequate supply of housing is crucial for allowing me to remain living in my hometown of Langley. I also love to commute by bike, and Langley's visionary cycling network will help enable more sustainable lifestyles.

I would love to see the option of gradual and steadily higher density south of the Nicomekl River, to allow those neighbourhoods to be more affordable and walkable.

While the onus on changing this paradigm ultimately rests with the City of Vancouver and other dominant municipalities in Metro Vancouver, I am hoping Langley will eventually relax the contributions levied upon developers to pay for municipal services and amenities. With housing demand so inelastic at the moment, those costs end up mostly passed on to consumers, inflating housing prices and disproportionately affecting renters and new home buyers with expenses that could more equitably be borne by the community as a whole. Of course, with the rest of Metro Vancouver buying into these types of funding structures, Langley City is not out of line by following along, but I hope cooperation and advocacy with the other municipalities can cool this trend eventually.

That's all I want to say. I appreciate the work done by the City of Langley Planning Department and other workers in putting together this comprehensive and inspiring document! I look forward to seeing Langley's growth in the coming years.

Sincerely,

Nathan Zemp