

April 6, 2021

To: Mayor, Council, and Planning Department:

WE HAVE CONCERNS

about the Proposal for 3-story Townhouses named Brydon Landing at 5324- 5336 198th St.

- The size of the property is too small for 13 units.
- 3 story townhouses are too tall for this corner property. The design of these buildings does not “blend into” the neighborhood which is a combination of Single-Family Homes & Duplexes. “The Step Progression” in the new OCP is preferred: where lower housing is near the road and then progresses to taller building structures as you go further away. The current zoning designation of “Low-Density Residential” is preferred.
- There are tandem garages which means more people will be using the street for parking which is already full for overnight parking and daytime use at Brydon Lagoon and Brydon Park.
- The exit plan for the townhouses onto 53rd Ave from the property seems too close to the corner with the amount of traffic we have in this area now, pedestrian & cars. This is not safe, especially with Brydon Park at the corner. Cars coast around the corner without stopping. This 4-way stop is heavily used by pedestrians, families with children.
- Lack of green space. Too many building units, too much impermeable ground, too much concrete. (See the large townhouse development near 198 St & 54-55 Ave that is about 90%+ paved.)

WE WOULD LIKE:

2 story Du-Tri-Quadplexes, Townhouses, or Rowhomes built on this property with more green space and less density so it blends in well with the Single-Family and Duplexes that surround this area.

Please sign below on Signature Page if you agree.

Please note that the petition included 103 signatures supporting the noted concerns and requested action(s). The signature pages of the petition, which contains personal information, have been removed for publication over the Internet so as to comply with privacy provisions prescribed in the Freedom of Information and Protection of Privacy Act. If you wish to view the petition please make your request to councilmeetings@langleycity.ca