

From: [Aaron Bricault](#)
To: [Regular Council Meetings](#)
Subject: Bylaw no 3195- zoning no 184 RZ 10-21 DP13-21
Date: January 11, 2022 1:57:03 PM

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Good afternoon city of Langley council.

I have received a letter today in regards to a zoning bylaw change request for the proposed development property on 15675 55a Ave.

I request the change to these lots are denied to allow a 6 story structure on this street.

Reasons for this request are below.

- this street has entirely been developed as townhomes already and adding a large structure would not fit this particular section of the neighborhood.
- the street 55a or even the back alley way is already at capacity with vehicle traffic and could not accommodate 96 units with the potential of 2 cars per unit.
- long term effects may result in adjacent property values to decrease or slow grow with this large structure vs what townhomes could do for the area.
- safety concerns are 198th street is the main artery for this area. All streets and back alleyways connect to this road. It has occurred several times now in 2 years that emergencies or even minor issues can have these roads entirely shut down. Having a large building may cause further crumble to the existing infrastructure.
- as a personal witness to building 19774 fire that occurred many families have still not been able to return home due to a partially offtopic situation of this buildings restoration pause. That building had safety issues that lead to a much worse situation resulting in a total loss. Trust to a new condo development has not been built up, fire chiefs words were we couldn't attend to the building fire immediately due to traffic and train delays, and as mentioned already above in safety the area was in full street lockdown for 8 hours and detour routs for a couple days after.
- parking on the street is extremely limited and close to capacity adding a structure with inadequate parking would result in total chaos.

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If in the event this proposal passes then my recommendations are as follows.

- #1 the building needs to be fitted with attic sprinklers and firewalls.
- #2 55a Ave needs to connect onto 196st via a right turn only from 55a onto 196. This will allow an emergency escape for residents without adding unnecessary traffic to the street this can also be used as an emergency entrance for emergency services if and when an issue occurs again and it will be based on this street's 2 year reputation in my books.
- #3 the condo unit needs to have above average parking available for residents and guests. With 96 units I would recommend 196 parking stalls available that's 2 cars per unit and the offset handoff for the single car families would be the guest parking stalls. If the number mentioned is less than average then my statement is recanted and again I will go back to above average parking is added.

At this time these are my concerns and I state I am against the proposal.  
Thank you.

Aaron Bricault

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