

**From:** [Paul F](#)  
**To:** [Regular Council Meetings](#)  
**Subject:** Bylaw 3195 Zoning Amendment No. 184 (RZ 10-21) Development Permit DP 13-21  
**Date:** January 15, 2022 3:23:23 PM

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From : Paul Fitzgerald, 22 (1) 55A Ave, Langley BC V3A3X2  
Cell: 22 (1)

This is a comprehensive list of issues with this development proposal.

ATTENTION : Paula Kusack

Hi, Can you please let me know if you have received the list of discussion points I hope to be bringing to the attention of Langley City Council and Langley City Building Department. Do I need to mail a copy of these very important issues to be discussed at the January 24,th 2022 meeting to you at Langley City Hall or will you be sharing to all council members and the Langley City Planning and Building Department?

I look forward to hearing back from you.  
Best Regards

Paul Fitzgerald

Langley City Bylaw 3195 Amendment and Development Permit  
Zoning Bylaw Amendments 184 (RZ 10-21) and Development Permit  
The application and 35 page building and drawing renderings cannot be  
accepted

List of major Deficiencies and Questionable information

1. 55A Avenue is already built with new medium density (not low density) Townhome developments, The whole neighbourhood rebuilding phase has all been townhomes and to add this "Apartment" at the end of all the developments here is unconscionable. An Apartment/Condo development now ? It should have been built first before any other. The whole community here will be adversely affected not only during the long construction phase but overcrowding after its completed.
2. The size of this development is too large for the neighbourhood that is

already established as a townhome community

3. No Construction Impact study is done for the Street/access loss and noise impact to the hundreds of existing residents during the construction phase.
4. The “apartment” “L” shape style chosen is not designed to be built East to West on the North side of 55A Avenue, it is the best to be installed on a North –South to best use natural sunlight that will evenly be exposed to all sides of the building by the Southern sun exposure.
5. The “shade study” done is completely questionable and does not accurately portray true sun/shade of the daily and yearly exposure to the building. The back (North) side of the “apartment” will be in shade continuously during the day and will also cast a deep shadow on all buildings directly north across the laneway to 56th Avenue. The Playground and greenspace shown in the rendering will not get sufficient sunlight at all during the day because the 6 storey building and “L” eastern section will keep the whole rear of the building in shade for 80% or more of the day until sunset in the west.
6. Forcing tenants in the rear of the building to be without sufficient sunlight will not be acceptable for the mental wellbeing of the people all across the rear in all floors in units facing North. This choice of building is completely unacceptable built in this East-West configuration.
7. The architectural drawings submitted are not showing the height of the “P1” Parking Structure above ground and the builder/developer cannot pick a fictitious point above ground , mark it “0” to create a new “grade “ level to build above. Grade level is equal to and not higher than the newly finished Townhomes directly on the East property line -19753 55Ave and across 55A Avenue at the new Townhomes 19752 and 19704 55A Avenue.
8. The overall size of the building is too big for the land it is to be built on and the “P1” parking structure cannot encroach and a reasonable setback from properties bordering the East and West Property Lines. The Frontage of “P1” cannot be on the Property line to allow for proper setback of the “P1” and the necessary trees to be planted along the 55A Ave. Frontage.
9. ‘P1” Parking structure cannot be above “grade” and the “grade” of the finished new townhomes all around the proposed building site and be above grade at the property lines without proper setback from the existing property lines both East and West. This is totally illegal and unacceptable and construction at the property lines will damage land and

structures existing in neighbouring properties.

10. 55A Avenue cannot be “bottlenecked” and needs to be the same width from 198<sup>th</sup> St to the Dead-end at 196<sup>th</sup> St.
11. 55A Avenue is a dead end at 196<sup>th</sup> St. and is already at a maximum density for road activity and parking. It should be opened to 196<sup>th</sup> St. for emergencies as a “right turn only” as there have been many incidents of fires and car accidents (3) at the bottleneck already in a 9 month period between 2020-2021. Fires and emergencies completely shuts down all access to 55A Ave. and lanes. This bottleneck needs to be removed.
12. So we have questionable and missing information, incorrect building chosen and too big for the property with no construction impact study.
13. The existing and established owners in the ten (so far) Townhome developments that have spent \$Hundreds of Thousands of dollars on their homes will be adversely affected by this proposed and bad development. Their property values and quality of life will also be adversely affected by this incompetent Apartment proposal. It cannot be passed and should either be scrapped for townhomes or a smaller Apartment of 60 units be built with a smaller acceptable “footprint” that does not encroach on the East and West properties endangering those properties and structures.
14. While Rental homes do need to be built this development proposal is completely inappropriate for 55A Avenue dead end as its too big, the building is completely wrong for this application, The data in the 35 page proposal is containing questionable and misleading information –and/or incomplete information and the “P1” structure cannot encroach on 55A Avenue and the East and West Property lines. A Minimum setback at ground level must be maintained away from the East, West and 55A Avenue property lines.
15. Langley City Council and The Building Department of Langley City Can Not approve this application or any of its requested “Variances” and this Developer cannot be approved for a Building or demolition Permit at this time. A new proposal for development must address these major issues.

Paul Fitzgerald <sup>22 (1)</sup> 55A Ave Langley BC V3A3X2  
Red Seal Plumber, Pipefitter, Sprinkler Fitter, Class A Technician with  
Technical Safety BC , HVAC and DDC Specialist, Boiler Mechanic  
I have worked in Construction since the Late 1970's ,  
I proudly served Canada in the RCN in Engineering on 3 Destroyers,  
I Have graduated BCIT earning the Dean's Letter upon Graduation in

1992, worked on over 30 Condominium and Townhome developments from Whistler BC to Chilliwack BC, working in Construction of over 40 schools, commercial and residential projects in BC and have interpreted thousands of architectural drawings and blueprints working in Mechanical trades and designing to installation of mechanical systems, DDC Controls systems specialist.

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