

July 6, 2023

Dear Mayor, Council, and City Staff,

As a group of constituents, we request a change to the current City of Langley OCP, specifically to the Appendix that includes the Front Porch of the Nicomekl River District Neighbourhood Plan. Our properties comprise the plan's portion on the east side of 208th street and the north side of 52A Ave (see attached diagram).

As you know, seasonal flooding frequently impacts this area, dramatically impacting us financially, physically, and emotionally. Due to insurance not covering repairs from the last flooding, many houses remain flood damaged with uninhabitable basements. In speaking to neighbours with a long history in this area, the flooding gets worse with each successive development, whether upstream or downstream, on our site. Looking ahead to all the plans for growth in the area surrounding us, we hope you can appreciate our collective apprehension.

Several developers have examined the site's feasibility since the area was rezoned to allow for Ground Oriented housing at a 1.2 FAR. Each time they have determined that developing the area is not financially viable at this density due to the extensive site preparation required to mitigate the flooding issue.

We believe our site meets the criteria for general policy 6.8 Property Assembly in the official Neighbourhood Plan; it does include the entirety of a cul de sac which city staff have indicated is surplus land, and would not render any other properties orphaned or undevelopable. As such, we request consideration of allowing low-rise residential similar to that in the Front Porch Neighbourhood north of the Nicomekl River.

The area measures 3.075 acres and is directly adjacent to the 208 street transit corridor. We believe this area represents a win in terms of housing targets for the municipality and the province while at the same time helping taxpayers out of a bad situation.

We would welcome the opportunity to discuss this further and look forward to hearing your thoughts; please be in touch with us at your earliest convenience to discuss.

Sincerely, Your Constituents.

Neighbourhood Contact:
Mitch Bledsoe

22 (1)

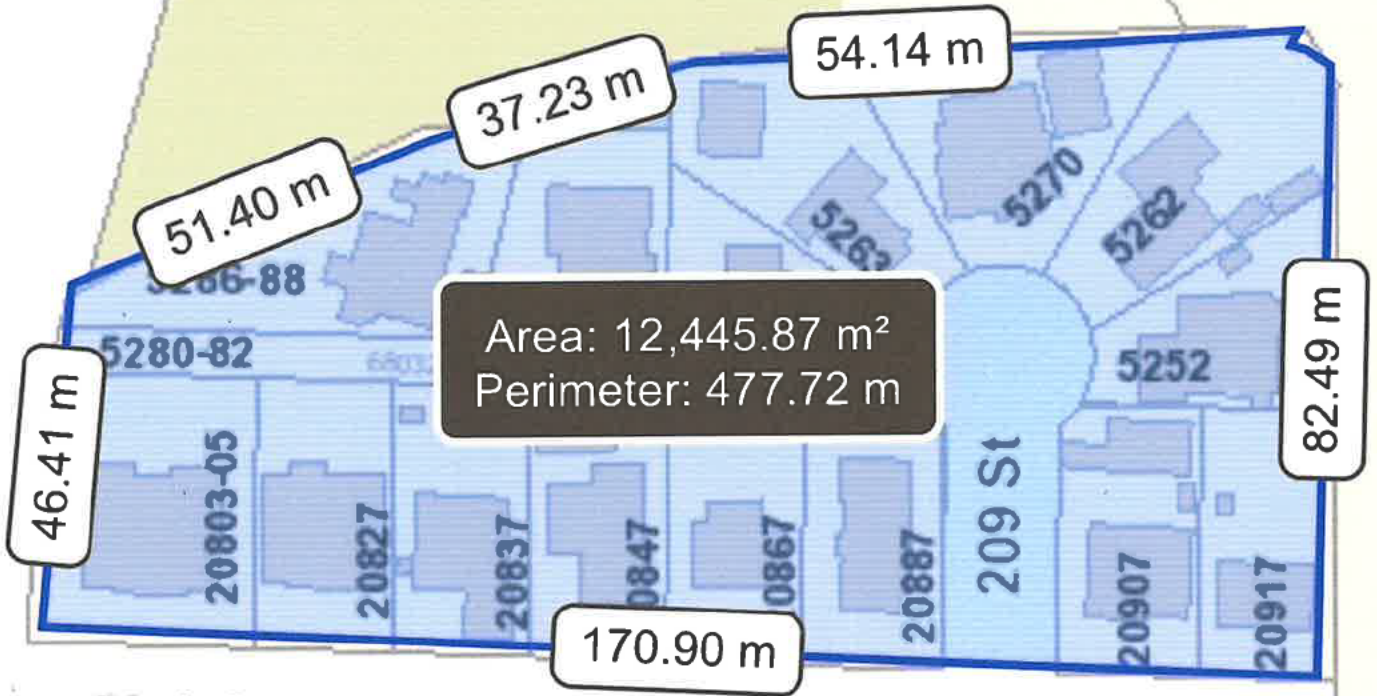


Nicomekl Park

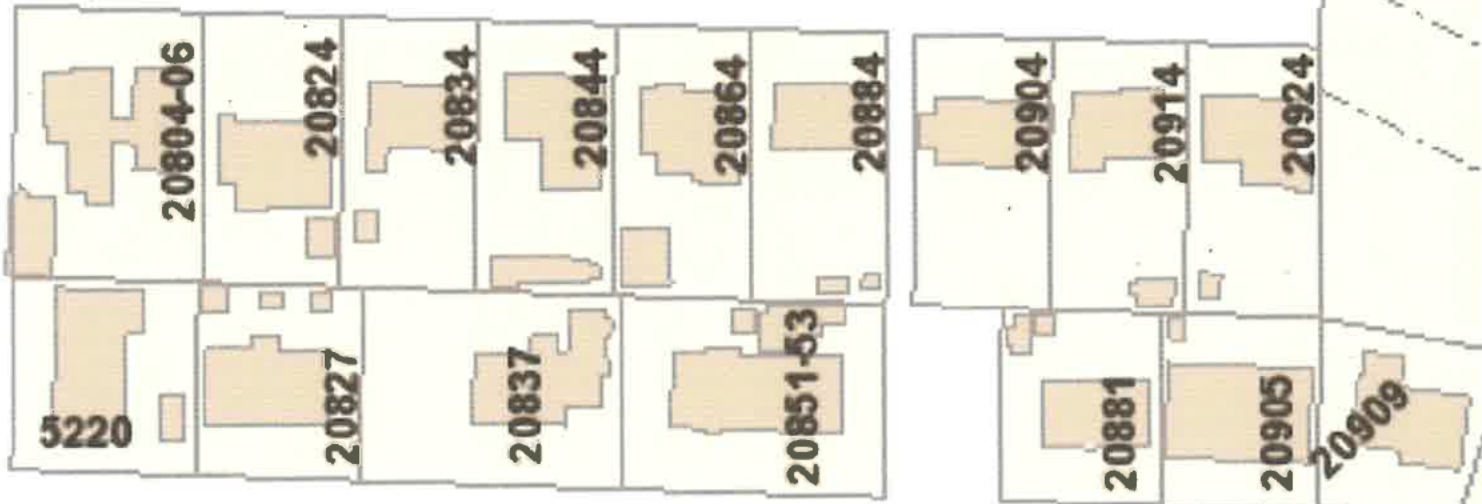
Newlands Golf Course

Nicomekl Floodplain

208 St

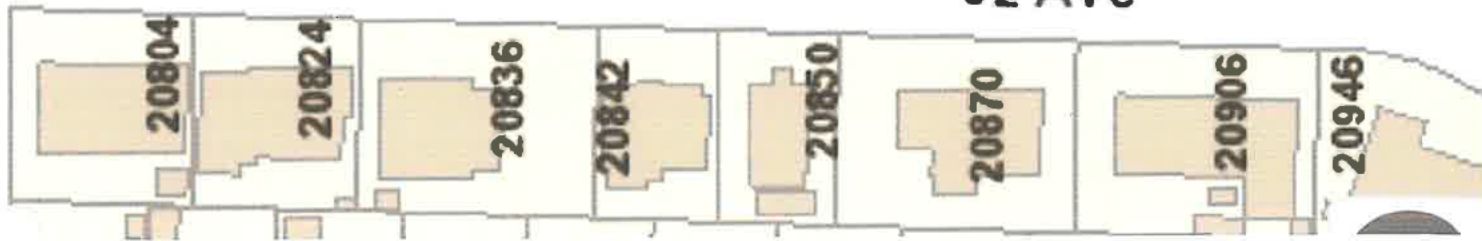


52 A Ave



52 Ave

208 St



PETITION FOR OCP AMENDMENT TO THE LANGLEY CITY PLAN

We the undersigned, petition mayor and council to amend the OCP (for the 18 properties listed below) from ground oriented residential to low rise residential.

We the under signee sign this petition as the owner of the property located at

22 (1)

_____ Langley, B.C. that is within the designated petition area.

22 (1)

Mailing Address

March 26/2023
Date

Mailing Address

March 26/2023
Date

- | | | |
|------------------|-------------------|-------------------|
| 1) 5253 209st | 7) 20917 52a Ave | 13) 20803 52a Ave |
| 2) 5263 209st | 8) 20887 52a Ave | 14) 20805 52a Ave |
| 3) 5270 209st | 9) 20867 52a Ave | 15) 5280 208st |
| 4) 5262 209st | 10) 20847 52a Ave | 16) 5282 208st |
| 5) 5252 209 st | 11) 20837 52a Ave | 17) 5286 208st |
| 6) 20907 52a Ave | 12) 20827 52a Ave | 18) 5288 208st |

Please note that the petition included 25 signatures from 18 properties supporting the noted concerns and requested action(s). The signature pages of the petition, which contain personal information, have been removed for publication on our website 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