



DOWNTOWN  
LANGLEY  
BUSINESS  
ASSOCIATION

April 19, 2023

Mayor Pachal and Members of City Council  
20399 Douglas Crescent  
Langley, BC  
V3A 4B3

RE: Proliferation of Esthetic Services in Downtown Langley

Dear Mayor and Council:

Further to our letter dated February 24, 2023, please accept this letter to further clarify more clearly why we are looking for the City's assistance in mitigating the proliferation of the following businesses:

Esthetic/beauty/nail salon services including lashes, permanent makeup, facial/skin/body treatments and therapy, nails, hair removal/waxing, non-registered massage spas, hair salons and barbers.

We recognize that these businesses are essential, and we are not opposed to their existing legal operations, but we feel that there are enough of these spas and personal services to satisfy the needs of the community for the following reasons.

1. There are too many vacant commercial spaces in the Historic Downtown core that are being backfilled by spas and personal services uses
2. We have reviewed the City's OCP and Downtown Master Plan and understand that it is important to the vision to maintain a variety of commercial businesses in the Historic Downtown, including a range of restaurants, retail outlets, services and office use
3. The Zoning Bylaw has previously been amended to apply 400 m separation distances between certain commercial uses, such as thrift stores, cheque cashing, vape stores and tattoo parlours to maintain a variety of commercial businesses in the Historic Downtown. This has prevented the over-concentration of specific uses, which we feel may detract from the vibrancy, range of economic activity and pedestrian friendly environment of the Downtown

We also understand that the existing businesses are grandfathered and that this will only impact the backfilling of these businesses going forward. As we all know, a healthy business community thrives when there is a balance of retail, restaurant/food and service businesses.

Sincerely,

Carole Ward, Chair  
Downtown Langley Business Association

info@downtownlangley.com | T 604.539.0133 | downtownlangley.com

@discoverdowntownlangley

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