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From: Lagemus 22 (1)
Sent: January 5, 2024 12:56 PM
To: Regular Council Meetings; Dev Services
Subject: DP 08-22 / RZ 05-22. 4503 and 4513 - 200th Street Townhouse proposal

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Re: DP 08-22 / RZ 05-22

14 unit Townhouse proposal at 4503 and 4513 - 200th Street.

3 days prior to Christmas we received a surprising letter from West Mann Developments advising us of the above development.

As long time homeowners (19 years on 45A and 33 in Langley city) that have property that is adjacent to this proposed complex, we have a lot of questions.

What is the complex layout?

Do they face north/south or east/west?

What are the size of the units? square feet? Number of bedrooms? Rooftop balconies?

Other balconies?

How close to the property line will they be?

Parking, and visitor parking?

The Increase in traffic accessing 200th street. Will make it harder to safely get out of 45A on to 200th.

As it is now, In talking to some neighbors recently , they have told me that they often end up turning right onto 200th and turning around elsewhere when they are needing to go left on 200th. That will only get worse with increased traffic so close to the corner of 45A.

Do we need to look into getting a light at 45A?

What type of "good neighbour" transitions are planned

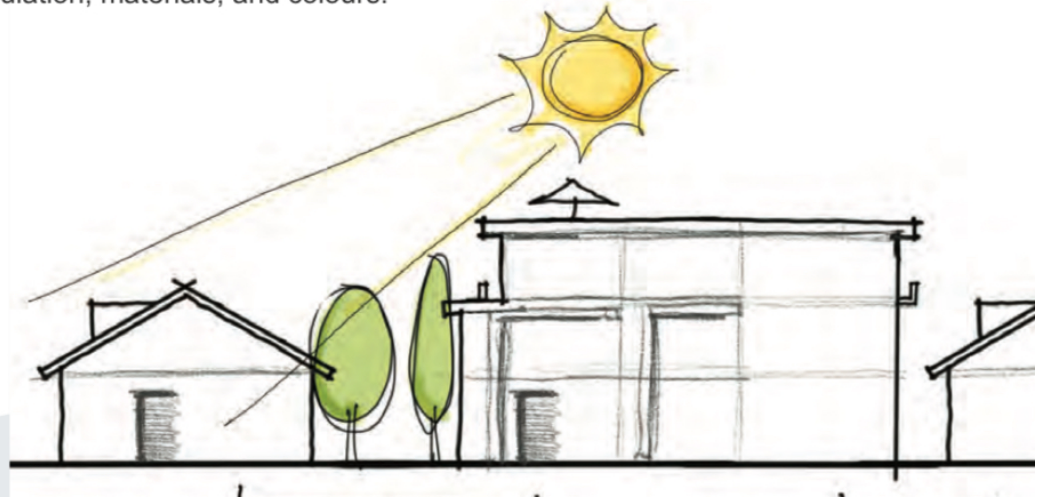
So that we can maintain the privacy of our backyards? (See below from the OCP)

If these townhouses are three stories tall, looking over our open backyards, are there transitions planned to maintain privacy and soften the height transition?

ARCHITECTURE

Massing + Articulation

29. Incorporate "good neighbour transitions" by stepping building heights and massing to relate to adjacent buildings and open spaces to soften height transitions, mitigate adverse microclimatic effects (wind tunnels, shadowing) and maintain view corridors.
30. Reduce the apparent mass of buildings through roof design and façade articulation, materials, and colours.



Is there going to be ample parking for residents and visitors?

We already have residents and visitors to houses on 200th street parking on 45A in front of our houses Or illegally parking on the north side of 45A in the Hunter Park no parking zone.
this is only going to increase without ample parking.

Other questions also: is the sidewalk going to be closed for peestrians while in construction? (As there are no safe places to cross the street there)

Where are the construction workers going to park? How about all the big trucks needing to access the site? Will there be traffic control to assist us in accessing 200th street when there are large trucks blocking traffic views?

Are the units owned or rentals?

We look forward to hearing back from you and receiving some further information on this proposed complex.

Lisa and Mike Gemus

22 (1) - 45A Ave

Langley BC

Sent from my iPhone