

Subject: FW: Pacific Nazarene Housing Society Development Application / Bylaw 3305 Amendment

On Thu, Mar 27, 2025 at 5:50 PM Carly Robertson <S. 22(1)> wrote:

To: Mayor Pachal and Councillors Albrecht, Mack, James, Solyom, Wallace, and White

"We, the undersigned residents, including myself as a lifelong member of this community, are writing to express our profound concerns regarding the proposed development and its significant potential impact on our neighborhood. We urge you to reconsider this project and explore solutions that prioritize the existing community's needs.

Our concerns include, but are not limited to:

• **General Lack of Infrastructure:**

- The city is already struggling with growing pains, and this development will exacerbate existing strains on infrastructure.
- Adding 600-800 residents without addressing these deficiencies is irresponsible.

• **Traffic Congestion:**

- The area is already heavily congested, with three traffic lights within two blocks.
- Safe northbound turns are limited, contributing to hazardous conditions, as I have personally experienced in an accident at 49th Avenue due to someone speeding up 200th.

• **School Overcrowding:**

- Simonds Elementary is near capacity, HD Stafford Middle School is near its limit, and Langley Secondary School is 5 kilometers away with no school bus service.
- The lack of new school planning is alarming. Where will these new students be accommodated?

Limited Transit Access:

- Public transit is severely limited, with buses running only every half hour on 200th Street.
- Consistency is also a problem with the current bus system.

• **Lack of Childcare:**

- The proposed childcare facility will only serve residents of the development, failing to address the broader community's needs.

• **Property Values:**

- The six-story building will negatively impact property values, as confirmed by realtors who have assessed the area.
- This will cause financial hardship to many residents, some of whom have lived here for decades and are mortgage-free.

• **Hospital Strain:**

- Hospital wait times are exceeding 18 hours for basic medical care, adding to the stress of an overpopulated area.

• **Ethical Concerns Regarding the Church's Involvement:**

- The church's limited ties to the community and its American-based operations raise concerns about its understanding of local needs and potential ideological conflicts.
- The church spokesperson's statement that the land sale is contingent on city-issued building permits raises significant ethical questions.
- The institutions' **N/A to bylaws** messaging is also a large concern.
- Why did the city reach out to this institution?

- **Construction Disruption:**

- Given the delays common in BC Housing projects and tariff uncertainties, residents face 3-4 years of construction chaos.
- What is the city's contingency plan if the builder goes bankrupt?
- Larger builds cause larger problems.

- **Lack of Public Consultation:**

- The absence of an open house and genuine engagement with residents demonstrates a disregard for our concerns.
- We, who have lived here for decades, paid taxes, and contributed to the community, feel ignored.
- A petition with OVER 500 signatures stands opposed to this development.

Community Online Petition Currently sitting at 416 signatures <https://chnq.it/9TbXX9SgGX>

- This was also a written Petition that was handed to the city on March 24th with 86 Signatures

We urge you to acknowledge our concerns, answer our questions, and reconsider this project in light of the significant negative impacts it will have on our established community. We expect our elected officials to listen and respond to the residents they represent.

Specifically, we require answers to the following:

- Why did the city allegedly initiate contact with PNHS? As this was overheard by the Churches spokesperson in December .
- Why did the church's spokesperson state in December that the property sale is contingent on bylaw changes and permit issuance, raising potential conflicts of interest?
- What is the Current price of the land in question ?
- Why is the city supporting an institution with no local ties **N/A to bylaws** [REDACTED], based in the United States? In the Current Economic and Political climate this is very problematic .
- Given the delays common in BC Housing projects and tariff uncertainties, are you prepared for 3-4 years of construction disruption? What is the city's contingency plan if the builder goes bankrupt? I am in the Building Industry, and I have personally been working on BC Housing projects that as of right now are 1.5 – 2 years behind .
- Why are you not listening to the concerns of residents, many of whom have lived here for decades, paid taxes, and contributed to the community? Why have you not simply talked to your constituents ? Especially when you are going out of your way to change the OCP that they are ok with ?
- Where will the influx of new students be accommodated, given the existing school overcrowding and lack of new school planning? I see no future schools in the new school list that will help this area as is. The Addition Planned for LSS is the bare minimum .. I would like school districts report on the School population levels.
- What steps are being taken to increase the Daycare spots in the area?
- Where will all the tradespeople be parking during construction, given the current lack of parking and the unsuitability of 49th Avenue for such a high volume of vehicles?

- Aesthetically, the building appears institutional, cold, uninviting, and an eyesore. What measures will the developer take to ensure the building integrates more harmoniously with the surrounding single-family home community?

On a Personal Note , Watching that Council meeting and seeing the utter disrespect of fellow council members and Disregard for the 70+ people that showed up to that meeting was very disappointing .. As the Elected Mayor of the City you should not be rolling your eyes at council members during live streamed meetings , to whom are doing their job and listening to the residents voice that pay your salary and Elected you in . Maybe the rest of the Council Members should be doing the same!

This is people's forever homes .. Where their Children and Grandchildren come home to visit . This is what makes the Community so great ..

Please rethink the Rezoning of the area to go against the OCP .. the same plan that you at some point thought was a good balance between Family homes and Modernizing the Community

A Six story building is simply too much for the area

Thanks,
Carly