

Paula Kusack

Subject: FW: Proposed 6 Story Building on 200th and 49th

From: Andrea Menary <S. 22(1)>

Sent: April 2, 2025 8:47 PM

To: Planning <planning@langleycity.ca>

Cc: pnhs@pacnaz.ca; Mayor Nathan Pachal <npachal@langleycity.ca>; Councillor Paul Albrecht <palbrecht@langleycity.ca>; Councillor Delaney Mack <dmack@langleycity.ca>; Councillor Teri James <tjames@langleycity.ca>; Councillor Mike Solyom <msolyom@langleycity.ca>; Councillor Rosemary Wallace <rwallace@langleycity.ca>; Councillor Leith White <lwhite@langleycity.ca>

Subject: Proposed 6 Story Building on 200th and 49th

Dear Members of Langley City Council,

I am writing to express my concerns regarding the proposed BC Builds project at the corner of 49th Avenue and 200th Street. While I fully support the need for additional housing, especially affordable housing, I believe this particular development raises several serious issues that must be addressed before moving forward.

One of my primary concerns is the impact on traffic in an area that is already heavily congested. Turning left from 49th Avenue onto 200th Street often requires long periods of waiting due to the current traffic flow, especially during peak traffic times. Additionally, this left turn is particularly dangerous given the high volume of traffic and the excessive speed at which most cars travel on 200th Street. Adding a six-story building with over 300 residents—many of whom will likely own vehicles—will only exacerbate the situation. Given that the area lacks street parking, sidewalks, and adequate lighting, this development also raises significant safety concerns for both pedestrians and drivers.

Furthermore, I question whether the proposed project truly qualifies as "affordable housing." The income levels required for subsidized units appear to be out of reach for most people who genuinely need affordable housing, making the branding of this project misleading. Additionally, the unit sizes are alarmingly small, seemingly designed for transitional housing rather than long-term, livable accommodations for middle-income residents.

As homeownership moves further out of reach for many people, we should be prioritizing affordable housing that is not just attainable but also livable. Housing should offer space to work from home, space to entertain, and space for multi-generational living. Especially in light of the ongoing mental health crisis affecting so many of us, our homes should serve as places of refuge and stability. I recognize the challenges of balancing affordability with quality, but I believe we should strive for housing that is both attainable and genuinely livable. Unfortunately, the proposed development does not appear to meet these essential needs.

I also want to address the aesthetic concerns regarding new developments in Langley. While I understand that creating visually appealing buildings can add to construction costs, many recent developments have lacked architectural character. Other communities such as Willoughby, South Surrey, Port Moody, Burnaby, and Chilliwack have incorporated beautiful architecture into their urban planning. Can we not strive to make Langley City more visually appealing as well? Thoughtful and attractive building design contributes to a community's identity and desirability.

Lastly, I am deeply concerned about the environmental impact of ongoing development in this part of the city. We are fortunate to have a diverse range of wildlife—including deer, raccoons, opossums, frogs, and various bird species—but as we continue to cut down our tree canopy and eliminate green spaces, these animals are losing their habitats. I live in this area and it is not at all uncommon to see groups of deer making their way through Condor Park, or along the roads and especially in the empty lots where this building is proposed. While parkland exists, it is not enough to counterbalance the rapid urbanization. Additionally, as we face the challenges of global warming, we need to prioritize preserving trees and green spaces to maintain biodiversity and mitigate climate change. A truly forward-thinking development plan would balance new housing with the protection of our natural environment, creating walkable communities that support both people and wildlife. I have read the report by EBB Consulting and I am not confident that these concerns are being adequately addressed.

I want to make it clear that I am not opposed to building more housing, nor am I against affordable housing initiatives. However, this project does not appear to provide sustainable, practical housing for middle-income individuals and families. Instead, it seems to offer undersized units that do not meet the needs of working residents while simultaneously failing to address affordability concerns effectively.

I urge the Council to reconsider this project's design, scale, and impact on the community. Thoughtful planning is essential to ensure that new developments enhance, rather than hinder, the livability of our city. I appreciate your time and consideration of these concerns and look forward to hearing how the Council plans to address them.

Sincerely,

Andrea Menary