

Paula Kusack

From: Regular Council Meetings
Subject: FW: Bylaw No 3305 and 3306 Zonibg Bylaw Amendment No.1 and No. 218

From: brucewilkby <S. 22(1)>
Sent: March 27, 2025 6:36 PM
To: Regular Council Meetings <CouncilMeetings@langleycity.ca>
Subject: Bylaw No 3305 and 3306 Zonibg Bylaw Amendment No.1 and No. 218

Council Members

I am writing this letter to express my extreme disappointment at the proposed Bylaw Amendments No 3305 and NO 3306. I am also disappointed at the urban creep tactics being used by council and/or the staff planning departments.

I have been present at many of the OCP proposals over the last few years. I even ran for council and studied the various plans the city has proposed. First, in preparation for Skytrain, was the 'densification' of the downtown areas. The plan outlined that we would lose some small businesses, small apartment blocks changed into larger ones, and lose single family homes in some areas changing to Multi family. We were assured that amenities such as parks, recreation and schools would be addressed. We were assured that the apartments would accommodate families with two and three three bedrooms and dens with onsite green spaces for children's play areas. Patios would be more than just postage stamp size and the elderly would be looked after. Of course this has not happened. Without improved amenities, the downtown core is becoming a crowded tenement where people have nothing to do or go. I say to council, you have lost your imagination and community spirit you were elected on.

We have become an unrecognizable urban sprawl. Nothing to identify Langley as anything special. Just the same old, same old like any other nearby community. We have lost heritage buildings like the old ice house (Gabby's) and the Langley Hotel. It is all well and good that developers want to maximize their units per square foot, but its council's job not to lose the special identity we once had in the city, All that's been created are tiny apartments, town houses with too many stairs and even roof top patios creating more climbing obstacles just to squeeze in a couple of more units. Before the re-build, there was not enough parking. Now there's even less. In fact, eliminating it in some areas but we sure have a lot of unused bike lanes It begs the question, are you people there for the developers or the citizens of Langley? Where are the new parks , tree revitalization and entertainment areas?

One of the main reasons for these early plans were accepted was, that all this would only occur North of the Nickomekl River. I inch forward a couple of years.

Next, we got proposed some smaller multi family and small business opportunities down the main corridors. People were concerned because they didn't want their multi-million dollar single family homes overshadowed by high rises. They were promised again only two story Townhouses, they were told, small shops they were told, only down the two main corridors running North and South (200 and 208th Streets)

We come to the new proposed bylaw changes and once again, the word of council and their staff is strained once again. Is it townhouse? No, a small shop? No. But a six story 302 apartment building!! This is not part of the plan! Commercial units! Not part of the understood plan. The entire neighborhood will be overshadowed, parking will be insane and pedestrian safety compromised on 200th street. After this, I'm sure it will be expanded to include other areas as people move out after selling their dream homes.

I don't know if this is part of an extended plan being slowly eked out and council is complicit, or they are completely unaware and being kept in the dark, but this urban creep has to stop. Developers have to be told no, and the citizens of Langley served for their needs and not being squished into a congested unsightly urban city.

Thank you

Bruce Kilby

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