

Paula Kusack

From: Regular Council Meetings
Subject: FW: Call to Action: City of Langley Proposed Development on 200th and 50th/49th Street

From: emily tsui **S. 22(1)** >
Sent: March 28, 2025 5:33 PM
To: Regular Council Meetings <CouncilMeetings@langleycity.ca>
Cc: globalbc.nestips@globaltv.com; editor@langleyadvancetimes.com; jody.toor@conservativebc.ca; tamara.jansen@parl.gc.ca; premier@gov.bc.ca; hmunro@postmedia.com
Subject: Call to Action: City of Langley Proposed Development on 200th and 50th/49th Street

We, the undersigned residents, including myself and my family who has lived in Langley for over 20 years, are writing to express our extreme 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
- **School Overcrowding:**
 - Simonds Elementary is near capacity, HD Stafford Middle School is at 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 institution's **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 and contributed to the community, feel ignored and disrespected.
 - A petition with over 500 signatures stands opposed to this development.

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

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

We urge you to acknowledge our concerns, answer our questions, and reconsider this project in light of the significant impacts it will have on our established community. It is evident in the last City of Langley Council meeting that not all council members have respected this repeated request from the community. We expect ALL 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 spokes person 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?
- Why is the city supporting an institution with no local ties **N/A to bylaws**, based in the United States?
- 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? Some BC Housing projects as of right now are 1.5 – 2 years behind in some cases.
- Why is there an immediate need to build mid/high-density homes in an existing low-rise single residential neighbourhood now, considering there are multiple apartment buildings already

planned that are only 2 blocks away? To add, there are planned proposals for multiple high-rise apartments across from the City Hall where the new SkyTrain station will be close by. The city is busting at the seams.

- 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?
- 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 enrolment levels to be shared.
- 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?

Looking forward to your detailed reply to the questions prior or at the next public consultation meeting on Monday, April 7th.

City of Langley Residents