

Paula Kusack

From: Regular Council Meetings
Subject: FW: Comments on proposed development by the Pacific Nazarene Housing Society

From: Bernice Will <S. 22(1) >
Sent: March 31, 2025 8:46 AM
To: Regular Council Meetings <CouncilMeetings@langleycity.ca>
Subject: Comments on proposed development by the Pacific Nazarene Housing Society

Deputy Corporate Officer,

I am writing to you as a concerned resident of Langley City in regards to the proposed development by the Pacific Nazarene Housing Society ([19991 49 Ave](#), [19990 50 Ave](#), [4951-4975](#) & [4991 200 St](#)).

This development proposal does not align with the OCP regarding density in this location. I agree with the city's plans for gradual density increase as far as Ground Oriented Housing/Townhome Development in this area, however I absolutely do not agree with the proposed 6 storey condo development and the required amendment to the OCP.

Langley City worked hard to come up with the OCP, I attended many of the public information sessions over these past years and expect the city to follow the guidelines that were decided upon. That is the point of guidelines. These guidelines will allow for controlled growth in the city with the highest density closer to the sky train stations and downtown, while also allowing varying types of increased density in certain areas as you move further away from the downtown core. What makes Langley City a very livable city is it's ability to control the inevitable growth while maintaining the various neighbourhoods.

The single family neighbourhood close to this proposal will be negatively impacted due to this misplaced high density development. It belongs in the areas of the city that are zoned for it. If this proposal is approved, I am concerned for the resulting traffic congestion, transit implications and possible effects on the surrounding neighbourhood and schools including HD Stafford.

Thank you for your time.
Bernice Will