

Paula Kusack

From: Regular Council Meetings
Subject: FW: DP 13-24/RZ 09-24/OCP 01-24 - OPPOSITION

From: Simi Sharma **S. 22(1)**
Sent: April 1, 2025 7:27 PM
To: 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>; Regular Council Meetings <CouncilMeetings@langleycity.ca>
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Good evening Mayor and Council members,

I'm a resident directly affected by the proposed development plan DP 13-24/RZ 09-24/OCP 01-24. While I understand and appreciate the intention to provide more housing and community facilities, I'm here today to express serious concerns — both personal and on behalf of many of my neighbors.

Currently, the area is designated as 'Ground Oriented Residential', which aligns well with the character and needs of our neighborhood. The proposed amendment to allow a **6-storey mixed-use building** represents a significant departure from that character. This raises a number of issues: overcrowding, increased traffic, loss of privacy, noise, and additional strain on already stretched local infrastructure.

Please note that **we are not anti-development**. We recognize that our city is growing and that growth requires change. But we believe in **thoughtful, balanced progress**—and what's being proposed here is not balanced. A 6-storey building containing **302 rental apartment units**, along with commercial space, a church, and a childcare centre, is not a modest change. It's a substantial intensification that risks overwhelming our community. Many of us chose to live here because of the peace, the space, and the strong sense of community — all of which are preserved under the current zoning. This proposal would radically alter that, replacing a quiet residential area with a high-density development that will bring **hundreds of new residents** into a very small, low-rise neighborhood.

Although the shift in designation to "Low Rise Residential" may sound moderate, the actual scale of what's proposed — in height, density, and function — is anything but. It will bring **significant increases in traffic, parking pressure, noise, and demand on infrastructure**. Have thorough impact assessments been conducted on traffic flow along 200 Street and 50 Avenue? On the capacity of our utilities, schools, and green spaces? We are also deeply concerned about **devaluation of our properties**, the disruption of our daily lives, and the erosion of the community spirit we've nurtured over the years. Once again, we are not opposing development — we are advocating for **the right kind of development**. We ask Council to either **deny this proposal** or **scale the project back** to a design that better reflects the current zoning — perhaps **2- to 3-storey buildings** that still include affordable housing and community facilities, while respecting the existing neighborhood character.

Please do not let short-term growth come at the cost of long-term community well-being.

Warm Regards,
SIMI SHARMA