



South Fraser OnTrax
203 - 20238 Fraser Hwy.
Langley, BC V3A 4E6
Canada

July 21th, 2009

His Worship the Mayor and Members of City Council
City of Langley
20399 Douglas Crescent
Langley, BC V3A 4B3

Dear Mayor Fassbender and Members of City Council,

We are writing to you today representing South Fraser OnTrax, a community group supporting sustainable communities. Many of our members are also residents or property owners in the City of Langley.

It has come to our attention the City of Langley and WestStone Properties Douglas Ltd. have reached an agreement to redevelop several properties located along the 20400 block of Douglas Crescent into a residential complex. While we certainly support redevelopment in the City, and most especially a complex that will support a sustainable pedestrian and transit oriented downtown, we have some concerns.

The Downtown Langley Master Plan states that development in this area will have "retail commercial or office fronting on Douglas Crescent." We understand that this development currently is not being designed for any mixed-use or commercial component use. While storefront commercial may not currently be feasible, live/work units are, as evident by the sales at The Muse on Fraser Highway. With the exception of commercial units that were over-priced by the developer, many of The Muse units are home to people and local businesses. We hope that council will strongly consider requesting at the very least, some live/work options in this development, and most especially at the ground level. We believe that by ignoring the commercial and mixed-use intention of the zoning, you will be causing the street scene to appear significantly disjointed and limit future growth.

Live/work suites will attract professionals to downtown Langley. These businesses will contribute to the City economy and create local jobs.

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The City of Langley currently suffers from a number of residential only complexes that sometimes attract undesirable tenants, many of whom put a significant strain on police services. By encouraging mixed-use in this complex, the City of Langley would be attracting business owners that would occupy their suites and demand a clear level of civility and decorum within the Strata. This perspective should be added to the list of the crime prevention strategies that the City is in the process of implementing. We understand that some home-based businesses will be the compromise here in this complex, but a watered-down usage like this is simply not acceptable to us. This option was to be possible in the Paddington Station development, but never made it to paper.

South Fraser OnTrax respectfully urges mayor and council to include a significant portion of live/work units to this development. We support the Master Plan wholeheartedly and we have great concern for how our City of Langley develops.

Thank you for attention to this important issue.

Sincerely,

Nathan Pachal, CTech

Joe Zaccaria, CPP
For South Fraser OnTrax
www.sfot.info