



South Fraser OnTrax
20728 91A Avenue
Langley, BC V1M 2P6
Canada

March 18th, 2010

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 that Anthem Properties is planning to develop an office/retail complex at the corner of Glover Road and the Langley Bypass. While we certainly support development in the City, we have some concerns.

The Downtown Langley Master Plan – Phase III states that Glover Road is a Gateway Street into Downtown Langley, and we believe that this development is the perfect opportunity to put the plan into practice. As it currently stands, this development does not have any pedestrian access from Glover Road and essentially “turns its back to the road.” A current example of this is on 208th Street and Fraser Highway. It creates a hostile pedestrian environment and goes against CPTED standards. We believe that the retail units should have pedestrian access on Glover Road in order to create a safe, welcoming, and pedestrian friendly entrance to the City and this development. We also believe that the Glover Road facing part of this development should get the full “Gateway Street” treatment as outlined in the Downtown Langley Master Plan. Given the proximity of Kwantlen University and major residential developments on Duncan Way, we believe this will be worthwhile.

Also, we request that mayor and council ensure that safe bike parking is provided in the development and that safe cycling access is provided in this development.

South Fraser OnTrax is a strong supporter of Downtown Langley and we are excited to see the transformation of the City of Langley. Thank you for your attention to this important issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan Pachal". The signature is fluid and cursive, with a horizontal line extending from the end.

Nathan Pachal, CTech

A handwritten signature in black ink, appearing to read "Joe Zaccaria". The signature is very stylized and cursive, with a long horizontal line extending from the end.

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