



CITY OF LANGLEY

CITY HALL - 20399 DOUGLAS CRESCENT, LANGLEY, B.C. CANADA V3A 4B3
PHONE: 604-514-2800 FAX: 604-530-4371 www.city.langley.bc.ca

August 4, 2009

South Fraser OnTrax
203 - 20238 Fraser Highway
Langley, BC V3A 4E6

Attention: Nathan Pachal, CTech;
Joe Zaccaria, CPP

RE: WESTSTONE GROUP DOUGLAS CRESCENT PROPOSAL

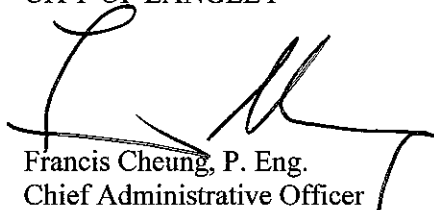
Thank you for your letter dated July 21, 2009 concerning the subject development proposal. The City of Langley shares your organization's interest in supporting a sustainable pedestrian- and transit-oriented downtown. To that end, the City is encouraging high density, mixed use development in Downtown Langley in accordance with the Downtown Master Plan and the C1 Downtown Commercial Zone.

The subject proposal is consistent with the high-quality residential character envisioned for the Park Avenue special design district. At the same time, the site's C1 zoning allows for a range of commercial land uses, some of which can be incorporated in a live-work configuration such as in *The Muse* development at 20238 Fraser Highway. While the integrity of the ground floor retail component is essential to the success of the Core Area on the north side of Douglas Crescent, the City believes that greater flexibility is appropriate in the Park Avenue area where the primary goal is to create a desirable residential district in close proximity to Douglas Park.

On the issue of crime prevention, the City does not believe that ground floor residential units will detract from security. On the contrary, experience elsewhere shows that the potential for around-the-clock surveillance and control of the adjacent public spaces is enhanced by the presence of such units.

Please note that detailed development plans for this site will be subject to a Development Permit application. As part of the application process, the public will have the opportunity to provide comments on the specific development proposal to City Council. Feel free to contact City staff for further information about the status of development applications and upcoming Council meetings. Thank you for your comments and your interest in Downtown Langley.

Yours truly,
CITY OF LANGLEY



Francis Cheung, P. Eng.
Chief Administrative Officer

cc: Mayor and Councillors
Gerald Minchuk, Director of Development Services & Economic Development
Roy Beddow, Deputy Director of Development Services & Economic Development

