

Fort Langley Business Improvement Association
Box 198, Fort Langley, B.C. V1M 2R5
fortlangley.com

March 24, 2017

Township of Langley
20448 65th Avenue
Langley, BC

ATTN: Teresa Hanson

RE: COMMENTS ON HERITAGE ALTERATION PERMIT NO. 100826, "LILY TERRACE"

Dear Teresa,

I am responding to your letter dated February 27, 2017, requesting feedback from the Fort Langley BIA regarding the above referenced application, if we have any.

During a presentation to the Fort Langley Community Association on March 21, 2017, the configuration of the boulevard at the corner of Francis Avenue and Church Street was discussed. The proposed design contemplates a generous pedestrian "bumpout" at this intersection, which we support. These corner configurations provide an excellent improvement to the pedestrian realm there, and slow vehicles using that intersection.

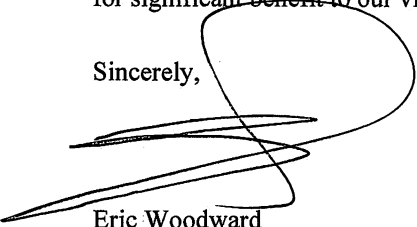
However, it was discussed that the corner area's proposed size prevents the provision of an additional two on-street parking stalls by a mere "few feet", one additional stall on Francis Avenue and one on Church Street. It was outlined that, specifically, the length of the "bumpout" from the corner to where it returns to the sidewalk prevents two additional parking stalls. Can you please confirm if this is the case? If it is, can you please reduce the corner's size slightly by what was indicated to be a relatively small amount, from what it is quite ample and generous already, to allow for additional on-street parking?

I understand there may be defined lengths, but a small adjustment here would have tremendous values to us. We have a tight street grid without the space available in other areas, such as Willoughby.

As you know, Fort Langley needs to maximize its on-street parking wherever possible, while, of course, continuing with pedestrian-orientated improvements. A small reduction of a large pedestrian area would seem reasonable and easily justifiable (even to Council if that is required) if it allows for additional on-street parking. We would support it, as would the developer as well (as I confirmed with him). As a commercial area, we must maximize on-street parking wherever we can, especially where it is a matter of inches, if it is. Any increase on our on-street parking supply is extremely valuable, an opportunity we have very few opportunities to realize.

Thank you for considering this request. Of course, please follow-up with me if needed, or if the information I was provided with is incorrect or incomplete. Hopefully, you are able to proceed with this small, reasonable adjustment for significant benefit to our village area.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Eric Woodward
President