

How do you see the future of Fort Langley?



The Coulter Berry Building is a proposed three story building which will overwhelm our Village streetscape in height and sheer scale. It does not conform to our building by-laws for height, lot coverage or set back to the neighbouring properties and will set a precedent for all future developments irreversibly, changing our Village.

Just how **BIG** is **BIG**?

The proposed Coulter Berry Building is 5 x the size compared to:

5x

8,594 sq. feet 9184/9190 Glover Road (Siteline building)

7,234 sq. feet 23242 Mavis Ave (My Kitchen Window building)

6,800 sq feet 9233 Glover Road (Wendel's Building)

11,450 sq feet New IGA (4 x) the size

43,736
square feet of retail,
office and residential

The maximum allowable height for any building within the heritage alteration permit area **shall not exceed two storeys or 9 metres (29.5 ft.)**. This height will preserve the existing scale of development in the downtown area.

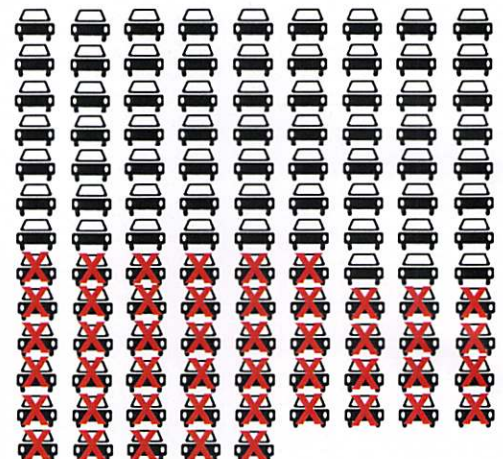
- Langley Township Heritage Building Guideline By-laws

Have trouble finding a parking place in Fort Langley?

Fort Langley's by-laws only require half of what parking is required to normally service a building. These rules were based on Fort Langley being a pedestrian orientated, two storey commercial core. The fact is our commercial core is supported primarily with destination visitors driving here in their cars. We only have 1,200 households, (not all within walking distance) which will not alone support a development of this size. This building actually needs **113 stalls** to service its' size.

-47
short fall in
parking spaces

67 Proposed
Spots



This development is not bringing more parking to Fort Langley. It will compound our parking deficit.

"I am definitely pro-development, but I think all development should follow the heritage guidelines, especially since Fort Langley is the "Birthplace of BC". - Jasmina

"I moved to Fort Langley because I wanted to be a part of it's small village charm – if I wanted large developments I would have moved to Walnut Grove."
- Maryann

"How can our Council even consider passing this? It is the polar opposite of our community and heritage plan. I am sick of fighting for what has already been decided. STICK TO THE PLAN IN PLACE!"
- Don

"It is so refreshing to visit a bustling small town, you just don't see that anymore, why would you supersize it?"
- Ruth

"I really thought this building would have extra parking for the town. Now I understand the numbers. This will make it worse." - Greg

"Build yes – but just build within the rules, is it really that hard? The other newer buildings did it and they are great." - Sam

Why are the Heritage By-Laws in Place?

Our community plan, heritage guidelines, and height requirements were not created lightly; they were put in place by our community to ensure future developments protected a long term vision heritage and design of our village atmosphere.

As recent as May 2012, our Township council endorsed this plan again in the Heritage Strategy Study which is strongly supported by the public. It is confusing that our same Council would consider a project that strays so far from the long term plan to protect our heritage culture in Fort Langley.

"Our historic places, early communities and rural lands contribute significantly to Langley's unique sense of place by maintaining historic context and providing a framework for new development."

-Township of Langley
Heritage Strategy 2012

What will the future of Fort Langley look like if this building is approved?

Development will happen and is welcomed. There are other properties in our commercial core that are prime pieces ready for development. If our guidelines are broken, it will be a gateway for these properties to follow a three or more story, high density model. Fort Langley is a unique community and a living community, with a working plan to develop with sustainability. This project does not retain the unique simplicity, small scale buildings and mixed forms that are the essence of Fort Langley and will lead other developments to follow this large scale model.

Why is this project jumping the normal process?

On May 31, the developer held a "developers presentation" by invite. This was not facilitated by the Township. The developer gathered information from the 250 people that attended, and this has been used as a platform to show a "favourable community reaction" of a "well attended" event. The attendance represented only 0.7 % of Fort Langley residents. The Developer then presented plans to Township Staff., The Staff returned the plans with recommendations to follow the Township building guidelines. This is rejected by the developer.

On July 23, the developer asked Council for direct consideration of the plans – Council moved for staff to bring forward the application for the Coulter Berry Building to Council for direct consideration.

On September 17th, Township staff will present the requested report and application to Council for consideration. How Council moves forth with this information is unknown. This is not the normal procedure for development applications. Council can give approval to proceed as the project stands, send it to the community for input or send it back to the developer for changes.

So what can you do about this?

Take a minute to e-mail our Council. If you are unsure if this is right for Fort Langley and need more information - ask for it. If you are tired of fighting for what is already in our community and heritage plan – say so. Development is welcomed in Fort Langley. Keeping the current community approved vision of Fort Langley on course is the goal. Let's not lose what is so special about our community. Let's use our history as a blueprint for the future.

Please e-mail the Mayor and Council before September 17th. 604.533.6000 ■ mayorcouncil@tol.ca ■ www.tol.ca

This information is brought to you by Fort Langley Residents for Sustainable Development.
For more information contact: Andy Schildhorn ■ 778-835-8957 ■ andy@andytherealtor.com