

My name is Eric Woodward, Township of Langley. To be clear, I support Coulter Berry.

First, I have Coulter Berry Statements of Support to present to Council as a submission for the public record. They read:

I support sustainability, walkability and a vibrant historic village core in Fort Langley.
I am in favour of the Coulter Berry Building proceeding.

A link to the Coulter Berry website. My email address and cell phone number if anyone wants to contact me. And that was it. No statements outlining that Fort Langley will be paradise if Coulter Berry is built. Everyone's property values will sky rocket, and so on. We did not go door-to-door so people would sign it to get us off the doorstep. A simple step: if you support Coulter Berry sign it and send it back to us. If not, don't. No pressure.

In total we received 1,141 in Langley, and 706 in Fort Langley, and did not count outside of Langley to go for a bigger sounding number. And they are still coming in every day, in the mail, email and to my cell phone. To me, without going door-to-door, for a proposal with so much negativity being spun about me and Coulter Berry everywhere possible, this is a phenomenal result.

I don't have a long speech. I think that everyone that cares to, knows everything there is know about Coulter Berry already: the inherent benefits of three mixed-uses, the need for the lane to be finished as a street for Lee's Market, underground parking, high-quality construction, environmental sustainability, and historic street design and appeal.

Now, I want to cover only a few key points:

From the previously approved version I changed the design. If I had to reapply to move forward beyond the Heritage Hole, with no other option than to wait a year or more, why not explore the possibility of making it better? I think we did just that.

When I look at Coulter Berry, I don't see big and bulky, I see a collection of individual buildings within traditional lot sizes, that we would experience as a collection of individual facades that have built up over time. We lowered the parapet heights on Glover Road and Mavis Avenue as much as we could. I increased the setback on the lane, and widened the breezeway. I scaled back the commercial floor area. I improved the interface to Beatniks.

And, I will now agree to lower the building height an additional 3' at the Glover Mavis corner if Council chooses to amend the proposed Heritage Alteration Permit in line with the previous

submission. I like the current proposed version, but I like the lower, alternative submission too, Coulter Berry 2.1. I had a lot of questions about the building height at the Glover Mavis corner at the open houses these past two weekends, and some good, constructive, critical feedback on it. So, let's lower it.

For almost 2 years now, all along – with open houses, community meeting, a website with endless information – I have done everything I possibly can to reach people and engage with anyone that wanted to on the details, the rationale, and reasons for the Coulter Berry proposal, 1.0 or 2.0: a third floor permitted by the OCP for underground parking.

Trust your neighbor, but verify what they say. The truth about Coulter Berry is out there. Find it, consider both sides, and form an opinion. That is all Shelly and I have ever asked.

Sadly, as evidenced here the past few nights the debate about Coulter Berry seems to have also become a debate about me, and consolidated ownership of some of the commercial real estate in Fort Langley. This is because there has been a systematic and organized campaign to make me into something I am not: an evil developer set out to pillage and ruin the town at the expense of the local townsfolk. Supporters did not personalize it, the lawsuit did, and the opposition's tactics have done that. I appreciate very much people defending me against of that, more than they will ever know.

And the storyline of evil developer is just not true. I am not a developer. I live here, I am focused on Fort Langley entirely, and only want to make it better. That's it. I am not out to maximize profit (even though I know few of those opposed will ever believe that). I am not out to sell it off, as some stated as fact, and head to Hawaii. If I was, there would be no underground parkade, no LEED Gold, no geothermal system, no solar panels, and certainly no ornate masonry. I am not building townhouses somewhere, and nor will I ever.

I want to build a building here, at this corner, that matters. I want us to build the smallest building that we can at this corner that will support the construction of underground parking, which Coulter Berry is. That last thing we should be advocating for here is building a surface parking lot for 40 vehicles. That is what a people opposed are de facto fighting for. I am not asking for a "favour", I proposed a 3rd floor permitted by the OCP for underground parking, which makes sense.

To so many of us, three story buildings are not big buildings. In 10-20 years, perhaps, actual high-rise development is going to start in Langley, and in Fort Langley we can have a truly remarkable, unique, walkable village: small buildings with great historic character, a wonderful streetscape, of a design and quality that no one else is building anywhere, with cars hidden underground.

There is no zoning precedent here: spot zoning is just that: zoning for a specific site. Coulter Berry sets a very high threshold of hiding almost 88% of the required parking underground. I have no idea if I can achieve that other sites, or if I would ever want to, given the cost. It is my hope that this means that Councils of the future would not consider additional three story buildings that do not hide a very significant majority of the required parking underground, and only if they are LEED certified, and of significant architectural quality and site design.

The combination of the current OCP, Façade Design Guidelines and C-2 zoning serves us well, in my opinion. Coulter Berry does not subvert these at all: it exists within them, and is permitted within them. The OCP permits three story building within the commercial core, very clearly. The C-2 zoning bylaw maintains maximum control for Council.

Again, the current regime – the OCP, Façade Design Guidelines and C-2 – ensure a significant level of control remains in the hands of this Council, and Councils of the future. The very last thing I would want to see is three story buildings that are only larger versions of the two story buildings we already have, that aren't built to last. We already have that. I think we should try to do better. Coulter Berry is a precedent that no other developer can or will ever meet.

We seem to have forgotten here the past few nights that this rezoning application and the OCP amendment is only to get past this truly ridiculous situation in a timely matter. We have no choice. The shoring walls for the underground parkade just cant sit there while the Township of Langley sorts that out, and wins its appeal, hopefully.

Despite what many of those opposed to Coulter Berry seem to think of me , I am not evil and I am not out to ruin anything. I want Fort Langley to be something special, and Coulter Berry is special. Let's say goodbye to lawsuits that achieve nothing (truly nothing), let's say goodbye to the pointless Heritage Hole that is costing us all very dearly, in more ways than one. Please reapprove Coulter Berry 2.0 or 2.1 so we can get back to work.

Questions?