



July 5, 2017

Project: 11-33-0120

Statewood Properties Ltd.
Mr. Eric Woodward
205 – 280 Nelson Street
Vancouver, BC V6B 2E2

Re: Heritage Alteration Permit No. 100845

To assist with advancement of the subject development application, staff is able to share the following site development related information. The Township reiterates and advises you that a lane is desired to service the proposed development in accordance with the vision, pedestrian realm and commercial core objectives of the Fort Langley Community Plan. The Township further confirms that a laneway alternative may be acceptable, if you confirm and demonstrate conformance with the following criteria for the laneway alternative:

1. Enhances the pedestrian realm by:
 - a. Supporting a compact pedestrian shopping area;
 - b. Minimizing driveway crossings of sidewalks;
 - c. Maximizing on-street parking opportunities; and,
 - d. Providing a less visible location for garbage, recycling facilities and delivery vehicles.
2. Provides safe and efficient vehicle access by:
 - a. Providing alternative access where the site fronts an arterial road;
 - b. Supporting safe sight-lines, turning movements and access for emergency, delivery and service vehicles (including over height); and,
 - c. Providing off-street location for delivery and service vehicles (including over height) to provide service without blocking adjacent roads;
3. Creates direct connectivity between adjacent sites while supporting full development potential of the block; and,
4. Is consistent with historic and recent development patterns in the area.

Please provide revised application information and drawings addressing the above items. Thank you for the opportunity to clarify information shared as part of our previous communications. We look forward to working with you and your consultants to further progress your application and meeting your objectives in the context of the Fort Langley Community Plan.

Yours truly,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER

TH/ba

copy: Ramin Seifi, General Manager, Engineering & Community Development
Mayor and Council

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