



Fort Langley Community Association

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To: Mr. Klassen,

As per your request for feedback from the Fort Langley Community Association, we emailed our membership on May 28th asking for responses/reactions to your proposal presentation.

This request for feedback was accompanied by the inclusion of the presentation slides.

Since the FLCA does not comment as a Board, we have tried to gather some information that can be summarized from the input we received. We hope this information will be useful to you.

We received sixteen written responses including four on the Site lines form. Here are some highlights. The compiled responses are also included.

Site Line forms:

Four Responses:

Question 1:

Three responded they would prefer "the current location of the Bedford Haldi House and waterfront".

One response "believed the concept presented for the waterfront development, community benefit and community access are headed in the right direction".

Question 2:

Three respondents said they preferred the Haldi House to be "relocated across Church Street to Marina Park"

One respondent responded with it being "relocated to the west end of Billy Brown Road" with the comment that there is "too much congestion" at Marina Park.

Comments:

"The placement of the Haldi house should remain as is or be moved slight to be near other historic feature (such as replication of the Fort) to promote historical education. It would becompletely out of place on Billy Brown Road."

"I am not in favour of the Bedford Landing location for the Haldi House."

"Haldi House should be in the village. Proposed commercial building is too massive, too modern for the heritage village and if anything it should be mixed commercial, residential, office and retail or no one will have access unless they are office employees - share the view."
"I am not in favour of the Bedford Landing location for the Haldi House."

"We prefer Haldi House be relocated to the west end of Billy Brown Road - leaving the space open for public park/marine activities. We are seniors, have lived here forty years and have a very small boat. Our elderly lifestyle would be greatly disrupted were we not able to launch our small boat from this marina. Fort Langley has other areas more conducive to "commercial development" leave the area for public/park activities. "

Written Responses:

Response 1,

Thanks for gathering input on the waterfront proposal. I would like to provide the following input on the proposal mentioned below:

I would like to strongly oppose the relocation of the Haldi House to the west end of Billy Brown Road. This seems like a terrible idea, as it will get little to no use out there. This development is an opportunity to revitalize that building and have it enhance the waterfront. The house can and should be re-integrated into a functional part of the community in the 'alternate' location shown on the proposal drawings.

I would also like to see more amenities for the community in the park fronting the water. The developer has gone to great lengths to design a wonderful building that it will benefit from, but shows little regard for providing the community with anything more than some trails. I would urge the Township and developer to incorporate a public outdoor pool, playground and/or amphitheatre. The Township has done a poor job of engaging the community on such a major development of public land. They should take the time to make sure this is not rushed and done correctly.

Response 2,

We are not in favour of the commercial development of this natural area.

Fort Langley is losing its small town country vibe with the over saturation from greedy developers, but I guess that's what's it's all about.....making money, and at great cost to the nature beauty of the area, and residents of the Fort Langley community.

Response 3,

I do not agree with the building plan it is not a suitable design for the village of Fort Langley riverside

Response 4,

I don't think there is ANY real value achieved for Fort Langley by putting in a commercial building on the waterfront. This area is a cornerstone of life in Fort Langley and a national treasure. It should remain as a parkland, tourist area and centre for paddling and watersport use. Leave the Haldi House and restore it, Build a repro of the Hudson Bay Store from the late 1800s on the waterfront and build an overpass to link it to the National Historic Site and the Museums. This is a focal point on the trans-Canada trail which runs across Canada ... The Birthplace of BC.....why would we turn it into a Commercial area. This would be a great loss for Fort Langley, British Columbia, and Canada.

Response 5,

I wanted to comment on the water front proposal. I think the pedestrian over pass is a nice idea. I would enjoy using that regularly.

I would like to see some mention of restoring the Haldi house interior as well as the exterior. I think it would be better to stay in the vicinity of where it is now over looking the Haldi Bridge as it was originally built to do.

I think the commercial building is not very attractive and not very public orientated. Will it just be the highest bidder that gets the special water front offices? I think it would be lovely to see a community focused design. I would like there to be freedom to continue to stroll or jog down to the water. I would like there to continue to be access for boaters and paddlers. I would love for it to be outdoor recreational space for all to enjoy. I do not like the design of the office building- except the steps that go into the water. Although that seemed rather small in the drawings.

Response 6,

Thank you for organizing a response to the Waterfront Proposal.

Question 1 -

Box 1 - I prefer keeping the house within the current environs. I do not understand how it can become a "gateway entry" to Bedford landing. It makes a mockery of history and is a poor attempt to artificially age the community of Bedford Landing., and it will only be seen by residents entering Bedford Landing.

Box 2 - I think the trails are a great idea, but the architecture for the new building is cheap and poorly executed. There is poor detailing and no demonstration or recognition of scale in respect to its location. The material palette is basic at best (Coulter Berry and other buildings have a much richer palette). and the architecture is oversized for the location. It will take away from the waterfront and not enhance it, as it acts as a barrier between Glover Road and the

waterfront (physically and visually). The architecture appears to be chasing maximum density at the expense of quality, scale and a sense of place.

Question 2 -

Box 1 - I think relocating to the end of Church Street is the ONLY option - but what happens to the parking?

Box 2 - Absolutely zero support for this proposal.

Comments:

Oh dear - it appears as though someone is chasing maximum density, with cheap architecture to recoup the cost of the offer put forward in the bid to the Township. The reason no other developers submitted an offer is because this is flood plain and an at risk area, and a sensitive development site in terms of what the community feels about the space. The design does not reflect the architecture of Fort Langley.

Will all this extra retail work? Lelam is closed and other stores get by but will we be over-capacity for the retail demands of the village? Has anyone studied the retail capacity before agreeing to additional retail spaces?

What is with the oversized roof on L2?

I don't see how this project is viable. The lowest level of parking will need to be tanked to prevent flooding and water ingress and this is also not cheap - looking at the vertical elements one wonders if the intent is to switch from offices to residential to achieve a better return - the indents will allow for balconies.

Parking - we are already short on parking - can we see how the parking space ratios meet the needs of an office (there are no stats pages) - and what happens to the parking that is currently used by the dragon boaters etc? I assume the parking will be secured like Coulter Berry and if so how does this benefit the community?

Overall the main building is a poor submission and represents a double standard of acceptability at planning level in the Township. If a private developer had submitted this for a private project would the planning department have moved ahead with a public open house?

Response 7,

This proposal is completely wrong.

To use precious waterfront land for an office building is unacceptable.

Moving the Haldi House to the location proposed does not make sense....it should be kept close or stay at the present location close to the Haldi Bridge to enhance the historic value.

The waterfront is used by many boating groups and they should not be displaced.

An office building brings no value to a small village like Fort Langley. This waterfront MUST be protected to be enjoyed and used by all ratepayers.

My husband and I along with many of our neighbours will definitely oppose this proposal.

Response 8,

I feel the proposal is a solution in search of a problem. While some of the proposed amenities are nice (like the pedestrian bridge) they are not worth the destruction of public space for a private benefit that this proposal is looking for. It impacts 2 open green spaces and orphans Haldi House in an area devoid of other services. The alternate location for Haldi house is better but still literally shunts the heritage element to the back.

We already have 2 restaurants in the vicinity (River and Rail and the Fort pub) plus the potential of a 3rd at the former Lelam site. We already have parking in the park and now we have the added amenity of a boat launch. Office space can be added elsewhere in the village on private land. As well, amenities such as 'public accessible outdoor deck event space' have a habit of disappearing after approval.

Not every inch of waterfront needs to have more intensive development. It is not the proponent's site and the township is not looking for proposals that I am aware of.

The revitalization that is envisioned is only needed due to the utter lack of vision from the Township in regards to its stewardship of the Haldi House.

I would oppose this project as presented unless it shows how the township (and therefore taxpayers) benefit from the proposal beyond a few amenities that would likely be a requirement regardless.

Response 9,

I have some concerns regarding the proposal.

1. It is too tall. This will cause the train sounds to echo back towards the village.
2. I don't think there's a need for so much office space in Fort Langley. I'm concerned many units will sit empty.
3. I think the steps down to the river are unsafe. The river runs fast, especially during freshet and a child could easily fall in and drift downstream.
4. I don't see the FLCC docks or access to the docks. Hundreds of paddlers use those docks.
5. There isn't enough parking for people who want to access the waterfront and docks.
6. The Jacob Haldi house should definitely stay near to its current location and not on Billy Brown Road.

Response 10,

I wish to address the issue of the Waterfront proposal that is going before the council.

My husband and I have been residents of Fort Langley for 43 years now and have seen many changes so we are aware that things do change. We believe however that this proposal presents a number of serious concerns that could have a major impact on the community..

1. Fort Langley is presently experiencing huge amounts of traffic residents, Langley locals and visitors to the area. Parking and traffic have become huge issues. This proposal includes 134 parking stalls but this simply adds a tremendous amount of traffic headed to what is already a very congested area. Just trying to get into the marine park on any day is a real challenge with the amount of foot traffic, trucks coming to and from River Road and any other traffic. Do we really need to be inviting yet more cars and people to an already crowded corner of town, not to mention the trains.
2. This idea of a pedestrian bridge has been brought forward before but the reality that people will walk that long distance to access it is not realistic. Yes people visiting the museums might park there and walk across but thinking of all those who come to the campground and walk into town for meals or groceries or browsing, they simply will not. Not to mention the foot traffic heading to the river.
3. Moving the Haldi House seems to take it totally out of context. From its historic place beside the bridge and within the village centre it seems inappropriate to move it into a newer subdivision.
4. The waterfront parking lot, as it stands, provides an area that is constantly in use for both parking and the activities of the many boating groups that use this valuable waterfront. The municipality provides so many areas of land use for sporting fields, swimming pools, children's playgrounds that it seems reasonable that they would take an interest in valuing this other demographic of citizens who engage in a healthy regimen of exercise and well being. Teams meet, warm up and gather for support and exercise, in this space and they are just as deserving as all the other interest groups in the community.
5. The last comment is that the proposed building is not at all in keeping with the framework of the character of the Village..

Response 11,

I prefer that the Haldy House be left where it is currently and be given to the community to use as a Neighborhood House.

I think the proposal is too big for the area. Even with the underground parking, the traffic will be unmanageable.

Response 12,

This proposed design for the waterfront of Fort Langley, a registered BC Heritage Zone within the Township of Langley, has been created without any consultation or any apparent concerns for residents of the Fort, the Township, First Nations or the Province. Or anyone in the rest of Canada for that matter.

This is an iconic, historic site on the Fraser River, an historic landscape & streetscape, and we should not have to put up with another attempt to ruin said cultural & historic site!

To put it mildly, we are flabbergasted and outraged that anything like this development can be proposed within our community with ZERO consultation whatsoever.

After consultation with friends and colleagues, we reject this proposed design or development as completely unacceptable to us all.

Moving forwards, - given our experiences with past proposed & actual developments in the Village, we will continue our discussions with friends, neighbours, and colleagues to decide on how we can best start a new dialogue with the Township, and with others concerned about this and other developments here in Fort Langley.

Thank you for your request for feedback....

On behalf of the Board



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Fort Langley Community Association
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