

# ELECT ALEX JOEHL

## Q & A with Alex:

Higher density in Langley is suggested as a means to increase housing affordability, pay for amenities/infrastructure and protect ALR land. Agree or disagree? Explain.

Agree. I do not believe we need to deify the Agricultural Land Reserve or canonize those that claim to be “protectors” of the ALR. Having said that, I agree that we can do better with the existing land already approved for residential development.

Higher density reduces the physical footprint, which lowers the housing costs because real estate prices are an input cost for the developer. Without urban sprawl our police, fire, and EMS services can serve the residents better, for less cost, and that also would help drive down municipal operating budget. It also has the benefit of having a smaller effect on our environment, but that wasn't part of the question.

Yes, high density is a goal, and while I'm not opposed to a mix of housing that would still include plenty of 0.5-1.0 acre lots, the future of the ToL is heading towards higher-density neighbourhoods.