

From: [Leah Stohmann](#) on behalf of [Langford Planning General Mailbox](#)
To: [Trina Cruikshank](#); [Agendas](#)
Subject: FW: Official Community Plan and Zoning Amendment
Date: June 11, 2021 12:17:01 PM

Late correspondence for Z21-0009 to add to the agenda please. I'll add it to the file on sharepoint.

Thanks,

Leah Stohmann, MCIP, RPP

Deputy Director of Planning and Subdivision, Approving Officer

250.478.7882 x4409

From: [REDACTED]
Sent: June 10, 2021 5:56 PM
To: Langford Planning General Mailbox <planning@langford.ca>
Subject: Official Community Plan and Zoning Amendment

[REDACTED]
[REDACTED]
[REDACTED]

10 June 2021

Planning, Zoning and Affordable Housing Committee
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8

Dear Committee Members:

Re: OCP21-0001 and 221-0009

I am writing to express my opposition to amending the text within the C1 Zone of 3553 & 3559 Happy Valley Road to allow for additional uses. These properties are [REDACTED]
[REDACTED]. I have lived at this address since [REDACTED], and was pleased to acquire this rental within a more semi-rural area. I did not want to reside in a higher density, cookie-cutter neighbourhood, or in the downtown area.

During the past four years, there have been many residential developments constructed in this area, resulting in the demise of lovely forested property that gave this area a more rural feel. The reason I loved moving here in the first place. With these developments have come a

very noticeable increase in daily traffic, and a steady parade of large dump trucks and construction supply delivery trucks. As we are [REDACTED], the congestion during morning and late afternoon commute times has grown exponentially. There are now times of the day that I don't leave the house, because I know I won't be able to get out of my driveway, or back across one lane of traffic to turn into my driveway without holding up a line of traffic behind me while I wait for the other line of traffic to clear. There are disgruntled drivers honking their horns as they try and turn left from Latoria onto Happy Valley. There are vehicles revving their engines and squealing their tires as they access the straight stretches of both roads at excess speeds, believing they are entering a race track. These conditions have been hard enough to tolerate, but the idea of more traffic pressure in this area is hard to fathom.

As well, I am concerned about the actual construction phases that would be taking place. There would be substantial noise [REDACTED] for an extended period of time, from early morning until the evening. The preparation of the lots alone for construction would result in even more large trucks coming and going, traffic pattern interruptions as they access and leave the properties, and substantial inconvenience for residents in this area as they try to come and go themselves. In short, it would be a nightmare of greater proportions than we already have happening.

Then, once construction is finished and the new businesses move in, there will be more traffic from customers and employees. There are only two lanes on each of these roads, and only so much traffic that can be accommodated. It is already a nerve-wracking experience to [REDACTED] along the side of the road. And I have to consider what time of day it is before taking my [REDACTED] for a walk.

I know it would be easy to tell me, "If you don't like it, you are free to move". First of all, I don't want to move. Secondly, with housing in its current state, [REDACTED] and suitable rentals for a [REDACTED], [REDACTED], at a reasonable price, are also almost impossible to come by in this area. We cannot move too far from this general area, as the requirements of [REDACTED] job mean that we cannot go farther north.

In short, I am sad that things have already changed so much in four years from the area I originally chose as my home. Now, the prospect of further development saddens me even more. But, worse than this are my genuine concerns for the safety of, not only my [REDACTED], but others who have lived here for extended periods. I can't imagine that anyone ever moved to the Happy Valley area in order to live in congestion and noise.

Thank you for your consideration.

[REDACTED]

[REDACTED]

Categories: [SharePoint] This message was saved in 'Rezoning > Projects > Z21-0009'

Since [REDACTED] we have lived at [REDACTED] [REDACTED]
[REDACTED]

1- Privacy.... Along the

Also, we would like to know how high this proposed development will be. With that height in mind, we would want [REDACTED]

2- Water.... We trust that you have already or will consider the water [REDACTED] [REDACTED]
[REDACTED] Recently some adjustments to drainage were made. Will more be made
to take away any increased water likely because of this proposal?

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Thank you for your attention to these concerns. As more information is set out, we do hope we'll be part of any pertinent decision-making process.

Sincerely.....

A black rectangular redaction box covering the signature and name of the sender.

Trina Cruikshank

From: [REDACTED]
Sent: June 14, 2021 2:50 PM
To: Denise Blackwell; Roger Wade; Braden Hutchins; Langford Planning General Mailbox
Subject: Resident feedback for June 14 Planning, Zoning and Affordable Housing Committee meeting

Hello

I own and live in Langford [REDACTED] and had significant concerns when reviewing the latest package for the PZAH meeting tonight. Specifically, the caveat in **4.c) 3553 and 3559 Happy Valley Road** that "all separated boulevards under 3m. must have artificial turf". As noted in the report these properties were part of ALR and the developer has been encouraged to "enhance the existing agricultural character of the surrounding area". I do not see any way that artificial turf can enhance agricultural character and sincerely request that the City of Langford stops using or requiring the use of this product for the below evidence-based reasons:

- Artificial turf blocks access to soil for beneficial burrowing insects, such as bees and worms. This decreases ecosystem variety, reduces food for at risk species such as local songbirds, and reduces habitat for critical pollinators.
- Artificial turf increases stormwater runoff and increases risk of road and storm drain flooding.
- Artificial turf increases soil and surrounding temperatures by measurable amounts, further compounding the stress on trees and surrounding environments secondary to climate change.
- Production and distribution of artificial turf uses fossil fuels and emits carbon.
- Disposal of artificial turf is difficult and even "recyclable" varieties result in excess and unusable waste products.

Instead of further contributing to climate change and species extinction, I would love for Langford to experiment with creative and carbon negative solutions to boulevards, including xeriscaping and use of low maintenance native species. These can be maintained with as much time as it takes to complete routine cleaning and vacuuming of artificial turf, but will provide benefit to the entire ecosystem. Langford can be a local leader in demonstrating how traditional agriculture, development and climate conscience and would help to meet the commitments in the 2015 city Declaration of the Right to a Healthy Environment.

I look forward to a discussion about ways to move away from artificial turf in Langford at tonight's committee meeting.

Thank you
[REDACTED]