

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: 3353 and 3559 Happy Valley Road Proposal
Date: August 16, 2021 2:48:27 PM

Dear Mayor and Council,

I am writing in regard to the proposal for development of the land at 3353 and 3559 Happy Valley Road. Once again, I am disappointed that the City of Langford is favouring commercial activity over sustainability by keeping natural habitats and trees intact, and agricultural use. It is evident that precedent has been set in Langford that includes destroying our natural diversity and green spaces due to the development that has already been allowed that is clear cutting and blasting natural habitats.

I have many concerns about the "Neighbourhood Centre designation" and what that actually means. "Various small-scale commercial uses" is very vague. What I've heard is a childcare centre, a restaurant and nine additional retail units are in the works. That's an awful lot of things to fit into a small area with difficult access at an already busy intersection that will soon add another school nearby.

If Langford really wanted to support families in the community, they should promote something like a large park, dog park, or even an outdoor gathering place all under the existing canopy of mature trees. Even a small petting zoo in would be better than the current plans, as council has stated that they want to "enhance the existing agricultural character of the surrounding area." It does seem an odd statement given that the properties were in the Agricultural Land Reserve and apparently have been removed for development. That doesn't sound like enhancing the agricultural character of the area!

Please don't let this beautiful property end up having all its beautiful trees destroyed and becoming yet another concrete jungle that adds to more heat and climate issues.

Think of our future generations and the need to keep as many natural public green spaces as possible. We have so few in Langford already. Please make saving our limited natural habitats a priority before it is too late.

Sincerely,
Kristy and John McLeod

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Public Hearing Comments Aug 16, 2021 Re:3553 and 3559 Happy Valley Road
Date: August 16, 2021 3:41:50 PM

To Whom It Concern,

In regards to this proposal, please see my concerns and comments below.

I am not sure if this land is currently being used for agricultural use, but I am opposed to these parcels of land being removed from Agricultural Land Reserve. Once land is removed from Agricultural Land Reserve, you can't get that farm land back.

I am very concerned at the rapid pace that The City of Langford is removing land from The Agricultural Land Reserve.

Happy Valley Road and Latoria Road have numerous large developments that will add more congestion to the already overcrowded roads. These roads are already narrow and in poor shape.

Sincerely,
Lorna Paterson

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Z21-0009 - 3553/3559 Happy Valley Road
Date: August 16, 2021 2:39:59 PM

Hello,

I'm writing about concerns I have regarding the proposed subject application for rezoning.

1. I feel the intersection of Happy Valley and Latoria must be upgraded prior to any development work taking place. The intersection is already busy during rush and school hours. If this area is going to become a commercial center, then we must have a controlled intersection with traffic lights/crosswalks/etc before any construction begins and developers start closing lanes. Are there any plans in place currently to deal with the increased traffic.
2. I understand this is not a development application but am concerned with potential development. Is there going to be some consideration for community center type uses like parks or similar. Or is the "neighborhood center" concept going to instead be similar to other projects where all trees are removed, ground leveled, and turned into a parking lot? Media reports indicate what seems like too much is going in.
3. Are there any considerations for increased transit?
4. If it is a neighborhood center, is the area going to get continuous bike lanes?

Thank you for your time

Ryan Fairchild.