

Amber  
Lamanes. 2758  
Peatt Rd.

To Langford City Council

Re: development of Langford Central

Without consulting those most impacted, a proposal has been made to the City of Langford for a 24 storey building on a quiet residential street. As the 6 homes torn down become over 200 residences, a major impact will be felt by those living on Scafe Rd. as well as the surrounding neighbourhood. Although the structure is within current bylaws for size and parking spaces, there are other factors to consider:

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Please consider the environmental impact of such a development-



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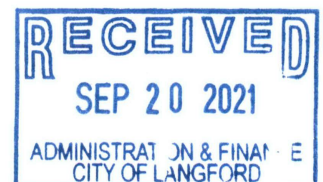
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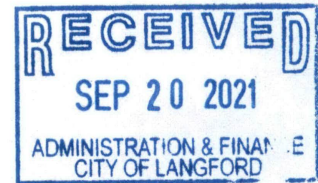
Carmen Gale





To Langford City Council

Re: "Langford Central" development



A proposal has been made to the City of Langford for the construction of 2 towers of unprecedented height for Scafe Rd (24 storey and 19 storey). According to the details of the proposed development, it would add 271 new units along with commercial office/retail space and a daycare.

I have owned 2 properties directly across from the proposed construction site for over 10 years. Scafe Road is currently a quiet residential street with buildings that are 1-2 stories in height. Aside from a Virtual Open House in which we were informed of development plans, there has been (to my knowledge) little to no direct consultation of those impacted the most by this proposed development – the residents in the surrounding area.

A primary concern surrounding development in this area is regarding traffic and transportation. In a time when many are still working from home, the morning commute from Scafe Rd towards downtown Victoria is regularly backed up from the highway all the way to the roundabout on the corner of Peatt Rd. and Brock Rd. In the past, there has been bumper-to-bumper traffic after making a single turn off Scafe Rd toward Peatt Rd. A 10-minute drive to work can take over an hour at the wrong time of day. Adjusting commute times makes a world of difference, but there are many who cannot change this. Adding 271 new units to an area that doesn't have the infrastructure to support the traffic patterns generated by high density is only going to make a frustratingly bad traffic situation even worse.

The parking situation on Scafe Rd. (where it meets Brock Rd) is already a questionable and a somewhat unsightly mess. The streets in front of these houses are regularly filled with 4-7 cars per lot (overflow parking from the townhouses on Brock). It is surprising that residents there have not requested (or been granted) permit parking only on their lots. Considering that parking further down the street is already maxed due to the townhouses on Brock that are approximately 2-4 stories in height - how much more will be added by residents and visitors to 24 and 18 story towers with 271 new families – particularly if most (if not all) of those units are only allocated one parking space?

The Virtual Open House presentation (by the developers) to answer to field "selected" questions from the community regarding the proposed development. One of the advantages that the developer listed, was that "larger developments typically generate less traffic than single family communities". It is difficult to imagine how adding hundreds of new residences on Scafe Road will help to generate less traffic, when in reality the complete opposite seems unavoidable. The reality is that most people who live in this area are not able to opt to stop driving their vehicle because amenities are close by. For most who are not working from home, this is not an option.

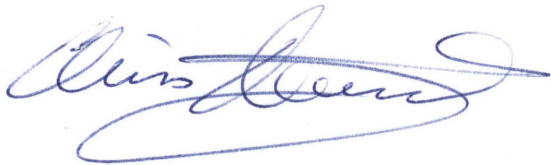
Another concern is structural & earthquake safety. Our residences face Danbrook One – an 11 storey development visible from Scafe. It needed to be evacuated due to structural concerns. The proposed development on Scafe is for a tower in excess of twice that height. The topic of structure and earthquake safety seems not adequately addressed in the presentation done by the developers particularly since the nearest tower of half that size was shut down for this very issue. If this development goes in the same direction as Danbrook One – all the surrounding properties would be at risk.



RECEIVED  
The current OCP (unlimited height?) seems less like a plan, and more like a license to give developers carte blanche when it comes to creating density with little regard for the impact that it has on the infrastructure, traffic patterns, and residents of the surrounding area. I'm not against redevelopment on the property, but the magnitude of changes like the one proposed here are in such contrast to the current community and residential nature of this neighborhood. The request to rezone property in the middle of an area currently containing single and double storey residential buildings - to a 24 storey tower is an enormous jump. I expect that these developments would severely affect the day-to-day quality of life of the current residents as well as the surrounding community.

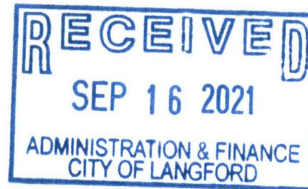
On behalf of the residents of 2728 and 2732 Scafe (directly across from the proposed site) and their families, I request that the current proposal to build towers of such height on Scafe Road be refused, and more research be done on a development that would be more consistent with the rest of the neighborhood.

Sincerely,



Chris Newstead





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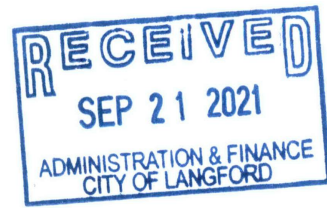
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*Thank you for your consideration.  
J. Murray - Brock/Scafe Rd resident.*





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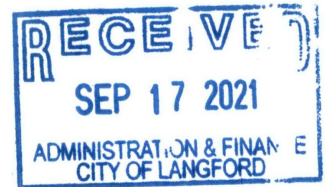
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*I am a concerned citizen about this issue, also it would mean higher taxes which already is tough, me being a widow! My address is 2710 JACKLIN RD. #206*

*Elaine Trussler*  
ELAINE TRUSSLER





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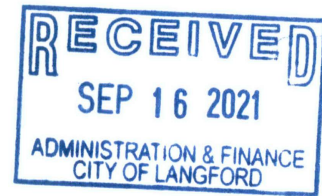
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*Respectfully  
Eleanor Cyr  
Scafe Rd.  
Sept. 17, 2021*





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*Enelyn Le Juesne*  
*Peatt Rd.*





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*Gail + Bob Hughes - 2741 Strathmore Rd.*

*9/16/21*





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## Trina Cruikshank

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**From:** [REDACTED]  
**Sent:** September 18, 2021 5:22 PM  
**To:** Langford Planning General Mailbox  
**Subject:** September 27, 2021 Meeting regarding Zoning Amendment

We live in VIS5932 a strata complex at 2600 Peatt Road. We want to know should this ludicrous amendment pass what actions city council will take to ensure Peatt Road does not become one massive parking lot and traffic jam.

We will not be able to exit our complex safely and in a timely manner. As well what provisions are in place to ensure Langford Fire Station will have priority access on Peatt Road.

Ken and Roberta Helgason  
#105 – 2600 PeattRoad  
Langford, BC V9B 6X9



Lori Boyle 2760 Peatt Rd.

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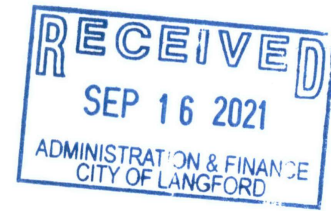
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September 16, 2021

Thanks for not letting us know how well that you are screwing up our community! Placing more and more apartments with out additional parking for tenants. I am referring to the building of a 24 storey apartment on Scafe road. At the present moment the citizens of Langford do not have enough parking for those living here now. The heights of anything built in Langford should be capped at 8 storey. Also at least 1.75 parking spots per unit. I and others in Langford believe that a reforendum on any future increase in density.

Nicole Edwards  
27806 Pett Road #103  
Langford BC V9B 3V3





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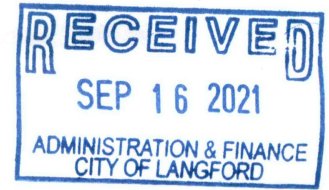
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Please reconsider the environmental impact of such a development-

*With continuing care and concern  
for my neighbors and community  
Patricia Flack  
814 Brock Ave.  
Victoria, B.C. V9B 3C3.*



Langford City Council

Re: Development proposals for Langford Gateway and Langford Central

As I walked around Scafe, Strathmore, and Peatt Rd. handing out letters to residents regarding the proposed developments, I was overwhelmed with the number of people who were opposed. Have any council members recently walked down Scafe? The gardens are lovely, the houses (that aren't rented out) well maintained. My big question to Council members is, **who are you serving, these long-time residents of Langford, or the Development company?**

There will always be those who want to move to Greater Victoria- from the rest of Canada as well as the rest of the world. Developers could build 24 high rise apartments of 24 stories, and as long as the economy remains strong, they would have no problem finding buyers. But local residents will be pushed out, the neighbourhood forever changed. **Is that the job of our elected officials, to welcome the world but reject the wishes of Langford long time residents?**

The residents I spoke with were opposed to any development over 3 stories- in other words – **Please, no apartment buildings, only town house complexes.**

Without consulting those most impacted, this proposal before the City of Langford plans for a 24 storey building on a quiet residential street. As the 6 homes torn down become over 200 residences, a major impact will be felt by those living on Scafe Rd. as well as the surrounding neighbourhood. Although the structure is within current bylaws for size and parking spaces, there are other factors to consider:

When the virtual Open House presentation was made, earthquake safety was not addressed. Homes are built here on gravel and sand, which worked well when we were on a septic system. A twenty four storey building, with only one level underground, and that for parking? The presentation failed to answer questions regarding structural safety.

A second safety issue is regarding fire rescue. Currently our fire truck ladder extends 105 feet, which will serve buildings of 6-8 storeys. How will the city respond to fires on floors beyond that height? This also impacts the



neighbours, as was evident in the fire in the condo opposite Tim Horton's on Goldstream Avenue last year.

The parking issue on Scafe Road has not been addressed, as it appears they are allowing only one parking space per unit, even for the 3 bedrooms. Already on the corner of Brock and Scafe there is little parking available, and residents here have to call city hall when those parked for weeks interfere with regular maintenance such as grass cutting and hedge trimming. Access to driveways and walkways has been compromised already- how will the rest of the street be impacted by this development?

The city of Langford was developed at a time when Highway 1 and the Island Railway were the main connection routes to the surrounding areas. These routes impacted the grid of the road layout in our city, meaning few roads are designed in the usual city block pattern you would find in a large city. Brock Avenue's access to the north to Highway 1 was blocked off, the main access now being via Peatt Rd. Many roads, such as Scafe, wind their way through a neighbourhood, leaving few options for access to the main thoroughfares. Although there are more working from home or in the WestShore these days, not needing to drive into the City of Victoria, the gridlock one experiences commuting to work will only get worse.

The climate on South Vancouver Island is unlike anywhere else in Canada. Because of our mild winters we are able to grow plants not found elsewhere in Canada. Of course this climate is also appealing for many Canadians to make this their homes, but should we sacrifice this backyard green space for high-rise apartment, cement and asphalt? When the winter rains come, will there be significant flooding, as is already being experienced with our increased paved areas?

Please consider the environmental impact of such a development-

Rosemary Linnowski  
837 Brock Ave

To Langford City Council

Re: development of Langford Central

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S Allen  
304-2706 Peatt Rd.

