

Nov. 5, 2021

To: Planning, Zoning and Affordable Housing Committee

I am writing to express a number of concerns about the proposed rezoning of 791 & 795 Revilo Place and 2931 Phipps Road from R2 to CC1, which would permit the construction of a 6-storey "high-density development that must include a residential component as the primary use within a building".

My concerns include the following:

1) Traffic:

Revilo Place is a small, No Through Road, so with all the extra traffic resulted from the new 6 stories development what considerations are given to consider keeping disruption, detours and noise to a minimum, and make the road traffic safe for all neighbourhood traffic?

On Revilo Place:

The significant amount of vehicle traffic that a CC1-zoned property will add to Revilo Place will only increase traffic flow on the street, and with the safety concern of vehicles speeding north on Phipps Road, could result in an increased risk of motor vehicle collisions.

On Phipps: before the BC Transit moved its end of the line to Station, the corner of Phipps Road was closed by a roadblock. If the municipality was considering that traffic was to be avoided at the corner of Phipps Road at Revilo Place a short time ago (what was the rationale) what makes it safe now to allow for a high density construction generating a daily high volume traffic coming off Revilo Place to turn onto traffic in the spot with the minimum visibility and maximum risk (at the top of the hill on Phipps Road obstructing visibility)

2) Parking

Create enough parking space sufficient off road parking when building the new development.

With current traffic and visitor volume, street parking is challenging, often blocking driveways and creating inaccessibility issues for home owners. With additional traffic resulted from the permitted uses of a CC1-zoned property, these situations are inevitable.

Reduce the new building size to 3 stories to align with the existing MU1 townhomes built, and ensure the developer has sufficient parking spots for all residents and their guests.

3) Green space

Properties 791 & 795 Revilo Place and 2931 Phipps Road are home to old evergreen trees that are going to be removed by the new development. These trees provide a home to a variety of birds including but not limited to Owls, Bald Eagles, and Ravens and are a natural barrier between the current residences and the surrounding commercial places: Lowes, Walmart and Westshore Town.

Allow for some green space on the Revilo Place side by building a 1-3 stories aligning with the two existing MU1 zoned townhouse developments which will make possible the integration of some or all of the existing trees in their design to keep the native Owls, Bald Eagles and Ravens, along with the creation of new green space.

4) Architectural appeal

Ensure architecture and esthetics blend in with the neighbouring properties to appeal rather than oppose the current general appeal of the appearance of the homes and townhomes. Allow for the construction of a 1-3 stories building or a townhomes complex aligning with the two existing MU1 zoned townhouse.

In conclusion, I, as everyone else I'm aware of the need for maximizing the limited land available for urban development. However we have to keep in mind all of impact a building of this size has on the immediate area. Not every type of building fits every location. Please take in consideration the fact that we are part of the neighborhood, and our concerns should matter.

Sincerely,

Gabriel Andrei  
794 Revilo Place  
Langford BC  
V8B 0A8



## Connections Townhomes

101-108—2923, 2925, 2927, 2929 Phipps Road  
794 and 798 Revilo Place  
Victoria, BC V9B 0A8

E-mail: [REDACTED]

### BY EMAIL

November 3, 2021

Langford City Hall  
**The Planning, Zoning and Affordable Housing Committee**  
2<sup>nd</sup> Floor, 877 Goldstream Avenue  
Langford, BC V9B 2X8

**Re: Zoning Amendment – Proposal for a 6-Storey Mixed-Use Building**

We are the residents of a townhouse complex on Revilo Place and Phipps Road in Langford and are very concerned about the rezoning development proposal for properties affecting 791 and 795 Revilo Place and 2931 Phipps Road.

We strongly oppose the proposal for a 6-storey mixed-use building. The proposed development does not fit into our neighbourhood design. Changing the current zoning from R2 (one and two-family residential) to CC1 (city centre 1) would be a zoning disaster. It will ruin the look and feel of our pleasant neighbourhood. Revilo Place is a quiet, unassuming residential street suitable for the already zoned for one and two-family residential homes and townhomes. What is the point of putting a zoning bylaw in place if it can be changed at a whim at any time and is allowed to affect the lives of current residents and taxpayers? Revilo Place parking can be challenging at the best of times. There is no intersection crosswalk or traffic lights at the corner of Phipps Road and Revilo Place. The lack of street parking on a narrow street will most certainly add to the congestion when a 6-storey building is allowed into the mix.

I am not against progressive development if it is environmentally and socially sound. Another townhouse or 3-storey building development would be more in line with the look of the neighbourhood.

If the current proposed plan goes ahead, our homes will be devalued. The 6-storey building will remove our view, sunlight, trees, and the noise level will change dramatically.

The properties under development have multiple beautiful old trees that have existed for decades. The evergreens are at least 70 to 100 feet high; their removal would be criminal. Is this an environmentally and socially sustainable approach to development?

Best regards,

A handwritten signature in black ink that reads "Susan Kasendi". The script is fluid and cursive, with a large initial 'S' and a distinct dot over the 'i'.

Susan Kasendi  
President & Treasurer  
Connections Townhomes Strata  
798 Revilo Place  
Victoria, BC V9B 0A8

cc: Strata Council