

Sammy Paulus

From: Laura Turner [REDACTED]
Sent: November 27, 2021 12:22 PM
To: Langford Planning General Mailbox
Subject: Nov 29 Meeting, Zoning Amendment, File Z21-0038

Categories: Correspondence

To the Planning, Zoning and Affordable Housing Committee,

As the owner of 2612 Wentwich Rd, direct neighbouring property to 621 and 629 Rockingham Rd, I wish to raise some concerns regarding the proposed rezoning of 621 and 629 Rockingham Rd.

First and foremost, I am in agreement that densification is reasonable and necessary in order to increase the housing available to families in the community, and that the land of lot 629 could be put to much better use by subdividing into multiple smaller lots. My major concern is the number of proposed units and possible size/number of units of a future townhouse and the impact it will have on local traffic flow. Recently, there has been increased development along Strandlund Ave/Millstream Rd and Wagar Ave and in the Mill Hill area which has greatly increased traffic and congestion at two key areas: the intersection of Strandlund Ave and Veterans Memorial Parkway (for entrance to highway 1) and at Hoffman Ave and Veterans Memorial Parkway (turning left onto Veterans Memorial towards Goldstream in particular). At peak traffic times in the morning and afternoon congestion at these two intersections quickly spills into neighbouring intersections creating gridlock at Hoffman Ave and Winster Rd (which also serves the Atkins Rd corridor) and along Strandlund Ave. With all the densification projects proposed and currently in construction, I hope that the committee can propose a method to improve traffic flow onto major corridors - perhaps with a dedicated right turn lane towards highway 1 from Strandlund and an additional connection to Veterans Memorial Parkway somewhere between Hoffman and Strandlund to ease congestion. I would also urge the committee to consider speed control along Wentwich Rd to keep vehicles at safe speeds for the small residential area, particularly in the low visibility area at approx 2556 Wentwich Rd where there is a steep hill.

Secondly, as the lot directly next to the proposed rezoning, I am concerned about potential impacts on the environmental features of my property. Our house backs onto a large rock formation which is a unique feature of the landscape in the area and home to local vegetation such as Garry Oak and Arbutus trees. I am concerned that in the act of developing for increased density some of these unique features will be lost, or at worst, there will be a negative impact on parts of the rock that fall on my property. I hope the committee could stipulate some maintenance of the natural landscape backing onto 2612 Wentich Rd by means of working with the environment during construction and perhaps having back yards of future homes back against our property to ensure everyone can continue to enjoy the unique natural features of this area.

Thank you for considering the above concerns,

Sincerely,

Laura Turner

2612 Wentwich Rd, Victoria, BC
V9B 3N6

Sammy Paulus

From: Lori Ann Locken [REDACTED]
Sent: November 27, 2021 10:45 AM
To: Langford Planning General Mailbox
Subject: Rockingham proposal

Categories: Correspondence

Planning Committee

Here is a revised letter with my name and address

Lori Ann Locken

684 Marlisa Place

Rockingham Proposal

621 and 629 Rockingham is in Neighbourhood Designation

I understand this will be a late entry and will not be uploaded till the day after the meeting. I appreciate the Planning Committee receiving this letter the day of the meeting with adequate time to read my concerns for my neighbours in the Rockingham area.

The process for the Planning Committee to approve or deny proposals to Council. There has only been one proposal since April 2021 that was sent back to the developer and Planning Department. That was the Winster proposal in August, 2021. One of the issues raised in relation to the Winster proposal was traffic concerns.

The issue of traffic within the area has not been addressed, so why has the Director of Engineering determined that the Rockingham proposal does not require a Traffic Impact Assessment

The rezoning of 629 Rockingham should be denied at this time as there is no plan for townhouses for 2 to 3 years. The proposal should be brought forward at that time when the future conditions of the area can be more accurately assessed.

The lots in question are on the hill just and have a lot of beautiful old trees that counteract against climate change. The trees also work as preventive damage control against flooding, (we all know what just happened all over BC including Malahat with recent rainfall). I believe that without these trees, the properties on lower ground will be affected by water and possibly other issues resolving from the construction

The streets are narrow without lines, sidewalks and there are no lights. It is dangerous enough to walk these streets with current traffic, and I can only imagine what an extra 30-50 vehicles would add to these conditions. If this proposal is sent to council it should ensure that sidewalk and crosswalk be included in proposal for safety of pedestrians

If proposal approved to Council Ensure Engineering contact Provincial Government concerning green right arrow light at Strandlund and Millstream. There is already traffic issues at this intersection. These 30-50 extra cars will just compound the problem

This is Neighbourhood Designation and Parking is 2.75 stalls per unit. There should be no allowance for any less than that

Thank you Lori Ann

Sammy Paulus

From: Susan Duckworth [REDACTED]
Sent: November 29, 2021 9:30 AM
To: Langford Planning General Mailbox; Braden Hutchins; Marie Watmough; Michelle Mahovlich; Matthew Baldwin
Subject: Rezoning File No.Z21-0038
Categories: Correspondence

City Hall
2nd Floor, 877 Goldstream Ave
Langford, BC
V9B 2X8

Attn: Mayor Stewart Young, Langford City Councilors and City Planning Department

Re: File No. Z21-0038 Rezoning and development applications for 621 and 629 Rockingham Rd in Langford

Without prejudice, this letter is a late entry to express our concerns about rezoning of the above address to 19 single family home and future townhouses. Please add this letter to the agenda package for the council meeting today, Monday November 29, 2021 at 5:30pm.

We are writing to Mayor Young, City Council and city planning department about our safety concerns for pedestrians and cyclists.

The addition of more vehicles to this area and the lack of streetlighting puts pedestrians and cyclists at risk. If the Langford council truly believes that people will use alternate modes of transportation, other than cars, then the safety infrastructure must be there to motivate people to walk and cycle. Please add sidewalks and more streetlights to protect Langford residents. Areas of concern are:

- Rockingham Rd
- Wentwich Rd
- Winster Rd
- Wagar Rd

The addition of more vehicles to this area will compound traffic issues in at least 2 intersections:

- Hoffman Rd and Veterans Memorial Parkway: The current Massie bypass is not yet helping congestion at the left hand turn light. Cars are still stuck in the middle of the through lane and the left turning lane to access the parking lot of the Reflections building. Drivers leaving the mall where Boston Pizza is located also clog up traffic as they turn left onto Hoffman, across a double yellow line, ignoring the white arrow in the driveway directing vehicles to turn right onto Hoffman.
- Millstream, Strandlund and Veterans Memorial Parkway: It has become increasingly dangerous for pedestrians at this 3 way intersection. It is very difficult for drivers coming from all directions to see

pedestrians trying to cross the road to use the sidewalk on Strandlund. There is often a line up of cars on both Millstream and Strandlund that cannot see pedestrians trying to make it to the sidewalk. Drivers turning from the Parkway onto Strandlund/Millstream cannot see pedestrians either.

- The left hand turn from Millstream to get onto Veterans Memorial Parkway via Strandlund is also a safety issue. Drivers coming from the Strandlund side do not follow the rules of the road. Many drivers continue through the stop sign even if it is not their turn leaving drivers trapped at the stop sign or trapped in the middle of the 3 way intersection when the light changes.

While it is true, we are in the midst of a housing crisis, we are also in the midst of a climate crisis. The mature trees that are being clear cut for this development and other previous developments are important buffers to protect Langford residents from the effects of climate change.

Thank you for your time,
Susan Duckworth and David Kemp
658 Marlisa Place
Langford, BC
V9B 4Y8



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Sammy Paulus

From: Tanna Allan [REDACTED]
Sent: November 27, 2021 1:22 PM
To: Langford Planning General Mailbox
Subject: Z21-0038 Rockingham 621 & 629

Categories: Correspondence

Hello,

I live in the neighborhood and walk and cycle in this area daily. There are no sidewalk or bike lanes on Rockingham or Wentwich. There is only a small portion of sidewalk on Rainville and a small portion on Hoffman from Winster to Windman and no bike lanes. Traffic is becoming a big issue in this neighborhood making walking and cycling dangerous. Though the speed limit is 30kms it is rarely observed. There is no centre lines on any of these roads or designated parking spots. Langford is supposed to be a strong proponent of walkable neighborhoods, encouraging people to walk to work or use public transit. Both of these are discouraged by the infrastructure in this area. There are also no crosswalks anywhere. There is already a 10 house development at the end of Rockingham and with this development, the amount of vehicles added to the neighborhood is just creating a dangerous situation for pedestrians and wildlife. My other concern is with water management and how changing the landscape will effect it. Right now there is water flowing out of the cracks in the road at the intersection of Wentwich and Rockingham. Langford needs to look at both flood and drought prevention.

My husband and I are against this development.

Tanna Allan
2727 Windman Lane

Sent from my iPad