

## Trina Cruikshank

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**From:** Brad Bardua [REDACTED]  
**Sent:** November 1, 2021 11:38 AM  
**To:** Langford Planning General Mailbox; Trina Cruikshank  
**Subject:** Public Hearing - November 1, 2021

To Whom it may concern,

Regarding: Bylaw No. 2000 - Westhills Remainder Properties

Please accept this submission as part of the correspondence for the November 1st Public Hearing.

Upon reading previous submissions from thoughtful residents who have researched matters and written well-reasoned requests to preserve rather than develop, I hesitate to add another. However, I believe the Mayor and Council need to know there are many more residents in our community who want to see the constant development put on hold.

Our streets bulge with traffic, the vistas of tree lined hills have been scraped away, and the forest paths we used to walk, just minutes from our front door are gone.

These public hearings that are meant to inform and consult residents do not achieve that goal. We are not informed of what the changes truly mean in plain language. The information is posted mere hours before a response is to be sent. One has to sift through the changes and professional lingo to try and understand what may be happening.

An example is the allowed height amendment from a measured 12 meters to a vague six stories. A six-story building is not a set measurement and leaves a large variance in what height a developer may choose to build.

The Nova lands of Westhills border on a small piece of forested land situation southwest of the traffic circle where the two parkways meet. If there were consultations of what may occur with this property, i.e. artist renderings, it would be easy to see what may come. Rather, we are left with the possibility of a six-story building blocking the light and filling our windows with a view of the decks of a condominium or rental apartments.

I suggest that the stand of trees be left alone and the community reap all the benefits of these trees: pollution scrubbing, stormwater drainage, and home to variety of bird populations.

Mayor and council are elected by the residents to represent us in these matters and steward the development of the area. To those officials, I would ask that a step back be taken, a pause to reflect on what direction the vision for our community has taken.

Sincerely,

Brad Bardua

1236 Dreamcatcher Place.

## Trina Cruikshank

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**From:** Kim Dillon [REDACTED]  
**Sent:** October 29, 2021 3:55 PM  
**To:** Langford Planning General Mailbox  
**Subject:** Proposed Amendment to Bylaw No. 300 for Westhills "Remainder Lands"

To His Worship Mayor Stewart Young and Langford City Councillors,

Thank you for the opportunity to share my thoughts about Comprehensive Development 3- Westhills (CD3) zone and the Master Development Agreement. I understand that Westhills Land Corp. is asking to remove original plans that would have provided green space "strips" in the newer phases of the neighbourhood, and instead provide a more consolidated grouping of greenspace. This makes sense and I'm sure the community will be happy with the idea of more viable, larger stands of trees left intact.

Indeed, I would like to note the importance of any greenspace being left with as many trees standing as possible. For example, the deforestation that occurred in the parcel of land now known as the Jordie Lunn Bike Park does not appear to have enough mature trees left in many portions of it to allow for that forest to remain living. I appreciate the effort that went into replanting native plants in that park; this was a great idea. However, because the plants were not watered sufficiently, nor, in some cases even planted sufficiently, many of these shrubs died. Likewise, small cedar saplings were planted, but given the climate change our island is now experiencing, cedar is no longer a viable species; most of those saplings in the park are dying, as are the majority of mature cedar trees on the South Island. While the bike park provides our community and children an amazing recreational site for the near term, we don't know what the cost will be in the future. Will that forest even be there to be enjoyed 20 years from now, or will it simply turn into a space with a few ornamental trees and a concrete pump track? More care needs to be taken in developing future parks.

In order to prevent a similar result to the Westhills Remainder lands, I would suggest that mountain bike trails, walking trails, and the removal of vegetation in general, be kept to a strict minimum. Narrow paths and notices to keep on trails should be the norm for future parks. Additionally, when replanting vegetation, funding and capacity for watering and caring for the young plants needs to be provided.

Thank you very much for the opportunity to share my thoughts, and for your hard work in ensuring the health of our parks and greenspaces remain protected.

Best regards,

Kim Dillon,  
Westhills Resident