

Trina Cruikshank

From: Jodi B [REDACTED]
Sent: May 16, 2022 1:50 PM
To: Langford Planning General Mailbox
Subject: Proposed Bylaw No. 2045 for 2615 Sooke Road,

To whom it may concern,

In response to the Notice of Public Hearing for the above-referenced property, as residents of Alderglen Place and the neighbouring community, we are writing to express our concerns with the application to amend the zoning designations from One- and Two- Family Residential (R2) Zone to a Community Town Centre Pedestrian (C9) Zone. Thank you for circulating this email to the committee prior to the Public Hearing and for uploading it to your website as an "Addendum Package" tomorrow.

Our main concerns are related to the proposed development's high level of density and the developer's request to vary the onsite parking requirement to be similar to that of the city centre.

Along with increased density will come increased traffic on already congested roads and through intersections. The nearby intersections (e.g., Jacklin/Sooke Road and Happy Valley/Sooke Road) are often lined up for many blocks as commuters try to make their way home after work, or to pick up children or groceries. Public transit is inconsistent and unreliable. As the owners of Sooke Road, the Province of BC, as you know, is responsible for upgrades. Until these upgrades have been completed, a more thoughtful approach to development is necessary. The infrastructure in the neighbouring area is unable to support the rapid growth occurring.

The increased density will contribute to greater vehicle congestion in the area and put further pressure on already stretched community services and infrastructure. The clearing of this property, to make way for the development will mean the loss of homes and food sources for local and migrating birds, squirrels, deer, bees, and other insects and wildlife.

At a minimum, if you are going to approve this proposed 115-unit development, in an already overdeveloped area, please don't further contribute the parking issues already experienced along the Galloping Goose. Take a trip to the local pub and take one look at the gong show their parking lot has turned into to accommodate the tenants of the nearby apartments.

Thank you,

Sincerely,
Jodi Bradley and Jason Frost
2638 Alderglen Place, Victoria BC, V9C 3P6