

## Trina Cruikshank

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**From:** Stacey O'Sullivan [REDACTED]  
**Sent:** May 2, 2022 9:17 AM  
**To:** Langford Planning General Mailbox  
**Subject:** Public Hearing May 2, 2022: 829-839 Hockley Avenue development

Hello,

I would like to submit my comments ahead of the public hearing tonight for the properties 829, 831, 835, and 839 Hockley Avenue.

It appears that the developer will be required to provide full frontage improvements, inclusive of sidewalks and street parking. I would like to express my support for the requirement that the developer provide street parking in front of the new buildings. Hockley Avenue is already very busy and parking is at a premium already. Due to an easement, the apartments at 821 Hockley and 2854 Peatt Road (Peatt Commons) also have zero visitor parking spaces - the only parking available to guests is street parking that is time restricted and open to the general public. The residents of the mobile home park have also expressed at the last public meeting that they experience negative impacts from increased traffic and parking issues on this street (as the only parking that is not time-restricted on this street is in front of their properties). Therefore, if the new development does not include street parking, this will exacerbate an existing issue for many residents on this street.

It also appears that the property may be required to tie parking spaces to units and not allow for rent to be charged for parking spaces, to discourage residents from seeking free street parking elsewhere - I would also like to express my support for this requirement, due to the existing parking issues on this street as described above.

Also related to parking issues - a requirement should be included that all construction and trades parking be contained on the development properties for the duration of construction.

An ongoing concern with high density development in downtown Langford is the wholesale removal of mature trees and the lack of green space and vegetation that is left behind. Dr. Avi Friedman presented a vision for density in Langford, which the mayor supported (<https://www.saanichnews.com/news/densification-sustainability-key-to-langfords-downtown-avi-friedman/>), and which states that it is not enough to simply build large blocks of condos and apartments - that their design must also respond to climate change and instill a sense of community. There should be dedicated green space throughout the surrounding property, with walking paths and green spaces connecting buildings, even in the downtown core.

There is also the issue of the removal of very large mature trees on lot 839. Mature trees, especially when very large and especially when in the downtown core, which is experiencing high development pressures, are particularly valuable and essentially irreplaceable.

Due to concerns raised with lack of green space associated with new developments in Langford and the removal of all mature trees, a landscape plan was required to be presented at the public hearing. I see in the Agenda Package some artist renderings of landscaping for these properties. The artist rendering shows 15 sizeable trees along the side of the buildings and about 8 at the back. Will the developer be beholden to this plan then, and actually have to plant this number of trees? What type of tree will they be? The developer has also shown the trees reaching to the first or second storey - will the developer plant fairly mature trees then as shown in these renderings, or will they in practice only be very small saplings that will take many years to grow and provide benefits (e.g., shading and reduction of urban heat island effects, resident privacy, etc).

The artist renderings of these buildings also appear to have balconies with clear rather than frosted glass. Frosted glass should be required to help maintain resident privacy between neighbouring buildings, as 821 and 829 Hockley are very close together.

Thank you  
Stacey O'Sullivan  
206-821 Hockley Avenue