

From: [Jodi B](#)
To: [Langford Planning General Mailbox](#)
Subject: Proposed Bylaw No. 2044 for 2621 Sooke Road and 3260 Jacklin Road
Date: May 2, 2022 1:34:48 PM

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 the Residential Townhouse (RT1) Zone to allow for up to 100 units on 3.12 acres of property. 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.

We have reviewed the Langford's Official Community Plan, including the Sooke Road Commercial Revitalization Development Permit Area (noted on Map 20) and the Design Guidelines and Development Permit Area documents. We would like to point out that the 3260 Jacklin Road property does not fall within the boundaries of Map 20 and is designated in the OCP as "Neighbourhood". We do understand that 2621 Sooke Road is included on Map 20 and has been designated as a "Neighbourhood Centre".

Appendix O of the Design Guidelines and Development Permit Area was created to ensure that the development is "compatible with other surrounding land uses" and to "create a transition between commercial activities along Sooke Road and commercial and multi-family residential activities". We don't believe that the proposed development fits into these guidelines. In an anecdotal review of the area that's been designated as "Neighbourhood Centre" there seems to be a great number of low-to-high density residences, no schools or community facilities, minimal parks or open spaces, and no small scale local-serving retail node.

When we look at the size and shape of the 2621 Sooke Road property, and read the current OCP, we would love for Langford to ask the developer to revisit their site plans, get creative and innovative and come back with new plans that will incorporate all of the healthy trees on the property in their design. We would love to see local businesses (e.g., coffee shop, wellness centre, community/youth drop-in space) on the portion of the property that lines Sooke Road, with lower density housing behind, to match the look and feel of the current and neighbouring single-home properties on Alderglen Place, Ernhill Drive, Cecil Blogg Drive and Walfred Road.

There is a great opportunity for the City of Langford and Abstract Development to do something new and exciting with this property. Unfortunately, it feels like a decision has already been made and, in all honesty, we are expecting the bylaw amendment to be

approved as is.

Our main concerns are related to the proposed development's high level of density. 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.

There are no crosswalks between Happy Valley Road and Jacklin Road, and sidewalks are mostly non-existent. Schools in the catchment area are at capacity and parents are left struggling for somewhere to enroll their kids. Family doctors are impossible to find. The infrastructure upgrades occurring around Langford are not keeping up with the growth of development and density experienced.

During the March 21, 2022 council meeting, Council Member Szpak noted the 2621 Sooke Road property is currently an "urban forest" and voted against the development as proposed. She referenced the "Avi Freedman" vision with more trees being retained and less density proposed. The established trees are homes to a barred owl, squirrels, various migrating birds and insects. Bald eagles are often seen flying above, looking for their next meal and bees have a buffet of flowers to choose from. The trees are providing us with oxygen and shade. They are absorbing our carbon dioxide and rainwater. We are not only in a housing crisis, we are also dealing with a climate emergency.

Compromise is needed from the developer and the neighbouring community. As a bordering property of the proposed development, we would prefer for the land to be cleaned up of all debris and any unsafe trees then left as is. The developer would like to profit off of their investment and wants to cram as many units as possible onto the property. While we understand the need for more housing in the Greater City of Victoria, we don't believe that Langford should be shouldering all of the pressure to fix the current housing crisis. It is the job of our elected officials to compromise and do what is best for the community as a whole.

We are urging the City of Langford to listen to residents as we raise our voices and ask you to slow down, re-engage with your community to update the Official Community Plan, create and amend bylaws that protect natural forests, established trees, and the habitats of our wildlife. Visit local schools and talk to youth about their needs, concerns and vision for their city and future.

Sincerely,

Jodi Bradley and Jason Frost
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