

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: 790 and 794 Latoria Road, for meeting this evening
Date: Tuesday, February 16, 2021 1:44:50 PM

Dear City of Langford Planning Council,

I am writing to express my opposition to the proposed creation of 25 duplex lots on the property at 790 and 794 Latoria Road. I am deeply concerned about the council and developer's wishes to create no independent connection between the proposed development and Latoria Rd., in favour of connecting through my subdivision. On a regular basis, drivers struggle to pass vehicles coming from the oncoming direction, on the tight corner at the base of Whimfield Terrace, to the point that driver's need to slow to a near stop or veer into the post office box parking zone in order to pass each other safely. Increased use of the road will only make this tight corner busier and lead to congestion and increase the likelihood of traffic collisions. In addition, I find it inappropriate to accommodate an entire new development with as many homes as are being proposed, using this current subdivision's neighbourhood entrance and exit.

My other major concern is that of deforestation. We have recently witnessed the removal of nearly all vegetation behind Goldspur ave. for the preparation of housing lots. I am firmly opposed to a similar loss of trees on Whimfield Terrace. The reasons for this include respect for wildlife habitat, for natural ecosystems, and for personal enjoyment of nature. This part of Langford, among others, has lost a great deal of its forested lands and we need to take steps to preserve as much as we can even while creating new developments and infrastructure.

This brings me to my last point on infrastructure. The local area is in need of sidewalks and park areas. There is a notable absence of sidewalks for safe travel on the roadside of Latoria Rd., rendering walking dangerous. Especially in light of the upcoming elementary school, residents need safer walking places along Latoria Rd. In addition, there are no nearby playgrounds or park areas for residents, in spite of ongoing development of the area. Any new development needs to take into consideration attention to safety, ease of traffic connection to Latoria, and presence of park and playground zones.

Thank you for your time and consideration. I look forward to attending this evening's online meeting as I did the last one. Yours truly, [REDACTED], of [REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: 790 & 794 Latoria
Date: Tuesday, February 16, 2021 9:42:23 AM

Hello,

765 Latoria Rd (across from this proposed rezoning) has no objections.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: File# Z20-0014
Date: Friday, February 12, 2021 1:34:31 PM

I support this rezoning application.

These properties are now surrounded, on all sides, by development. This application simply brings the properties in line with the surrounding zoning.

It has been stressful for the owners for the past few years. They have had to watch the privacy they had taken away as houses were built on one side of them and the property on the other side cleared and blasted for an elementary school.

If this application meets Langford's conditions, I hope it will be approved.

Thank you,

[REDACTED]
Langford, B.C.
[REDACTED]

Victoria, BC

15 Feb 2021

City of Langford

2nd Floor, 877 Goldstream Avenue.

Langford, BC V9B 2X8

Opposition to Rezoning of 790, 794 Latoria Road to R2

Good day Mayor and Council, I am writing to you to express my opposition to rezoning of subject properties. My displeasure is not solely centered on the proposed zoning designation, it lies with the timeline associated to the rezoning process and particularly the clear influence of and bias towards the interests of the developers over the residents who currently live next to and are impacted by the proposed new development.

With this rezoning application the timeline set by the development process is unfair and places residents at a distinct disadvantage. Residents are notified of the rezoning application in front of the Planning and Zoning Committee and provided less than a week to review, research and discuss as a neighborhood and consult with city staff whereas the developer has months of collaborative work with city staff to craft a proposal which is technically compliant with the Official Community Plan and acceptable to the Planning and Zoning Committee. The progression to the Council and Public Hearing for this application has been just over 30 calendar days. This may have been an achievable timeline 20 years ago, when redevelopment impacted a few residents. Today this timeline is not reasonable when the impacts of redevelopment impact upwards of 100 residents.

In preparation for the Public Hearing, I reviewed the information package to support the council meeting scheduled for the 15 Feb 2021, and I was extremely disappointed to see that no less than 22 form letters were submitted in support of the developer and the proposed development, all including the often-repeated topical points of affordable housing, and amenities for residents. These letters can be construed as evidence of a coordinated and deliberate effort by persons unknown to counter any opposition mounted by the residents of Goldspur and Whimfield neighborhood who have clearly recognised interest or are directly impacted by the proposed re-development of 790, 794 Latoria Road.

A Public Hearing is one of the most important activities in a democratic society. In the case of this rezoning application the invitation to participate was open to all who have “interest”. This a broad term which then allows a wide range of people, groups and organisations to provide input to or can expose the process to concerted and organised efforts to shape the narrative or effect outcome in favor of one interest over another. The challenge then for mayor and council is to determine who has valid input and weigh competing interests against one another to achieve an outcome which works for all interested parties.

Today, I am asking the Mayor and Council to reject the rezoning application for 790, 794 Latoria Rd based on procedural considerations of pushing a compressed development process which has collateral impacts to disadvantage residents of the neighborhood directly impacted by the development from providing input and discouraging opposition; and in consideration of the perceived interference in the Public Hearing process from the blatant and deliberate attempt to craft an impression with the mayor and council that persons in favor of the development outnumber those which oppose.

I hope for the future that Langford will evolve its development process to one which is more inclusive for the residents and encourages them to be collaborative partners with the developers and free of bias. To this end, I look forward to joining you at the Public Hearing scheduled 15 Feb 2021 and witnessing how you weigh the interests of the developer against those of the residents of the neighborhood.

Yours,

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██████████

February 11th, 2021

City of Langford
2nd floor, 877 Goldstream Avenue
Langford, BC Canada
V9B 2X8

Attention Braden Hutchins:
Director of Corporate Services

RE: Notice of Public Hearing at 790 and 794 Latoria Road
File OCP20-0005 and Z20-0014

As owners of [REDACTED] we fully support the application to amend the OCP & proposed rezoning into R2 Residential lots to allow the creation of 25 duplex lots.

We see this as a way young families will be able to enter the marketplace which is what this community needs especially in light of the rising costs of housing.

Regards,

[REDACTED]