

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: 630 Strandlund Ave Rezoning Bylaw Amendment Z20-0012
Date: Monday, December 7, 2020 10:32:12 AM

Dear Sirs/Madams:

Thank you for the advance notice of public hearing for the proposed amendment to rezoning of 630 Strandlund Ave.

I would just like to say that I am against it. I recently bought in this neighbourhood, specifically because it is largely made up of single family residences and lots. I moved out of the Happy Valley area because of all the densification and would hate to see it happen here too. I tried to stand up against changes being made there and unfortunately felt I had no voice and the decisions were already made, but I feel I would be remiss if I sat silent.

I saw a rapid decline in enjoyment of property and ownership and increase in frustration as parking opportunities for ourselves, neighbours and guests became obsolete. Designs woefully do not meet reality. The vast majority of garage space is too small for most vehicles, or the house design does not include adequate storage, therefore garage space is repurposed, and a number of driveway plans are also too small for SUV's or trucks. All of this leads to people parking roadside. The neighbourhood already has a limited number of designated parking areas. People then park on the boulevard, obstructing views, narrowing roadways and/or destroying grass.

I'm not sure of the specific designs for the proposed townhouse, but I have also noticed that many developers try to incorporate suites as mortgage helpers to make the purchase more affordable for the target market. Again, often only minimal consideration is given to parking, despite the fact that the renters often require more than one parking stall as well, amplifying the congestion.

Furthermore, the price point of townhomes is attractive on the outset, but witnessing the ongoing turnover of ownership in new densified neighbourhoods, it is obvious that satisfaction is short lived. Despite neighbours being closer, there is actually a lower sense of community. Community engagement will develop greater initiatives, positive progress and lower complaints, crime and calls for service.

Thank you for your time and consideration.

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