

From: [Braden Hutchins](#)
To: [Leah Stohmann](#); [Trina Cruikshank](#); [Suzette Chapman](#)
Subject: FW: 20210610 - [REDACTED] RE: File # Z19-0010 - Rezoning & Development of 2627 & 2631 Millstream Rd
Date: June 11, 2021 12:22:17 PM

Braden Hutchins

Director of Corporate Services

250.391.3409

From: [REDACTED]
Sent: June 11, 2021 11:47 AM
To: Braden Hutchins <bhutchins@langford.ca>; Marie Watmough <mwatmough@langford.ca>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: FW: 20210610 - [REDACTED] RE: File # Z19-0010 - Rezoning & Development of 2627 & 2631 Millstream Rd

Dear Ms. Watmough and Mr. Hutchins,

Can you make sure that the following be added as "late correspondence" to the meeting file # Z19-0010 to be held on Monday, 14 June 2021 at 5:30 pm via teleconferencing?

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: June 11, 2021 10:50 AM
To: 'Julie Coneybeer' <jconeybeer@langford.ca>

Subject: RE: 20210610 - [REDACTED] RE: File # Z19-0010 - Rezoning & Development of 2627 & 2631 Millstream Rd

Response	Percentage
Yes, the U.S. should take action to address climate change	85%
No, the U.S. should not take action to address climate change	15%

Subject: 20210610 - [REDACTED] RE: File # Z19-0010 - Rezoning & Development of 2627 & 2631 Millstream Rd

250.478.7882 x4204

[illegible]

Subject: File # Z19-0010

Mr. Mayor and City Counselors,

I'm writing to you concerning the above subject matter file # Z19-0010. In it you inform us that a meeting will be held on Monday, 14 June 2021 at 5:30 pm via teleconferencing. I would like to strongly request that this meeting be postponed for a future date. The reason is that most of us are not familiar with teleconferencing. I understand that this is done due to COVID. BUT we are quite close to the end of the pandemic. AND, it is such a critical subject to the dwellers on our street as well as individuals living on Millstream Ave and adjoining streets that delaying the meeting for a few months is not only wise but also fair to all concerned. This would also give all individuals affected a chance to meet and discuss how negatively the impact would be. We also have a problem meeting due to COVID!

In 2019 there was a similar attempt by the same company. I include two attachments from that period that describe our concerns and you wisely concluded that the road infrastructure cannot possibly support an additional 113 vehicles (at least 113, not to mention visitors parking and families with more than 1 vehicle). There is not enough room in our neighborhood's roads to deal with additional parking that visitors to the proposed development would require. At the time we asked YOU to please take a drive through our neighborhood where it is obvious that the roads as is it is now are already saturated. I was told that you did just that, and concluded what is self-evident.

School busses have difficulties maneuvering through Millstream Ave due to it being narrow and vehicles are chaotically parked first on one side then the other side of the road. During garbage collection there are large bins in the middle of the road. A regular car must deal with many blind areas due to the parked vehicles. Just the other day a large truck with a flatbed could not make it through the disarray of parked vehicles. The driver tried to turn around by backing into Marlisa Place. In doing so he knocked down the Marlisa road sign. I worry that a fire truck would never be able to get through to put out a fire. An additional 135 vehicles would create bottlenecks at Hoffman Ave and Veteran Way intersection and the Millstream Strandlund Ave and Veterans Way Intersection. At present, maneuvering a vehicle around the Reflection Building is tricky if person is familiar with the area. If a driver not familiar then it's dangerous. As I mentioned above, PLEASE take a drive around our neighborhood!!!

As explained in one of the attachments, the value of all properties would decrease if these two huge buildings are built!!

If you allow these two buildings to be built it will negatively affect the life style of everyone in the area. They are too tall and would introduce a semi-permanent shadow on the homes on the south side of Marlisa Place. Please note that there are no sidewalks on any cul de sac off of Millstream Ave. And the few on Millstream are not connected. Pedestrians MUST walk on the streets. Also note that there are numerous young families with small children. These children use the streets to play. Pedestrians and children would be exposed to a lot of vehicles and would be in danger of being hit. In 2019 we strongly suggested that if any pedestrian or child gets hurt due to saturated roads then the City would be liable!!

Due to the impact these developments would introduce we as a neighborhood are willing to take ALL legal steps to stop it. Be it legal actions, contact with the media, petitions, demonstrations, you name it! We fear for the safety of pedestrians and children!

At the same time we are NOT against growth. If you designate the area as CH1 cluster housing, RM3 or RM2A, the developer can built town housing similar to 2645 – 2678 Millstream (RM3) or housing as it they exist on the corner of Wagener Ave and Winster Rd (RM 2A). There are many multiple home types that can be built. These choices would allow the developer to make a large sum of money and not destroy and endanger the rest of the community.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Trina Cruikshank

From: Braden Hutchins
Sent: June 11, 2021 12:31 PM
To: Leah Stohmann; Trina Cruikshank; Suzette Chapman
Subject: FW: Concerns regarding rezoning for development at 2627 and 2631 Millstream Road, Langford from R2 to RM9
Attachments: City of Langford letter.docx

Braden Hutchins

Director of Corporate Services

250.391.3409

From: [REDACTED]
Sent: June 11, 2021 9:08 AM
To: Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Roger Wade <rwade@langford.ca>; rstewart <rstewart@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>
Cc: Braden Hutchins <bhutchins@langford.ca>; Julie Coneybeer <jconeybeer@langford.ca>; Lorne Fletcher <lfletcher@langford.ca>; Michelle Mahovlich <mmahovlich@langford.ca>; Istohmann <Istohmann@langford.ca>
Subject: Re: Concerns regarding rezoning for development at 2627 and 2631 Millstream Road, Langford from R2 to RM9

Re-sending with attachment.

From: [REDACTED]
To: "mayor" <mayor@langford.ca>, "dblackwell" <dblackwell@langford.ca>, "rwade" <rwade@langford.ca>, "rstewart" <rstewart@langford.ca>, "lseaton" <lseaton@langford.ca>, "msahlstrom" <msahlstrom@langford.ca>
Cc: "bhutchins" <bhutchins@langford.ca>, "jconeybeer" <jconeybeer@cityoflangford.ca>, "lfletcher" <lfletcher@langford.ca>, "mmahovlich" <mmahovlich@langford.ca>, "Istohmann" <Istohmann@langford.ca>
Sent: Thursday, June 10, 2021 6:28:22 PM
Subject: Concerns regarding rezoning for development at 2627 and 2631 Millstream Road, Langford from R2 to RM9

Good day Mayor Young, City of Langford Councillors and Planning staff:

Attached for your information are my concerns regarding subject re-zoning application which is being put forward at next week's Council meeting. It would be appreciated if these concerns would be considered / reviewed /investigated prior to council voting for subject change.

Thank you for your time

[REDACTED]
[REDACTED]

City of Langford
2nd Floor, 877 Goldstream Avenue
Victoria, B.C. V9B 2X8

Attention: Mayor Stew Young, City of Langford
City of Langford Councillors
Planning, Zoning and Affordable Housing Committee

Re-zoning of Properties at 2627 and 2631 Millstream Road
From R2 to RM9

I am writing council to voice my concerns regarding the developer's application to re-zone subject properties as outlined in the City of Langford's Meeting Notice for next week's council meeting.

I understand that the developer proposes to build a 111-unit apartment building and 3 town houses on these 2 lots. I strongly feel that this request should not be approved until the following issues have been addressed.

TRAFFIC CONCERNS

In 2019 a Traffic Study was done in which the City Engineering Department concluded that the increase in the number of vehicles this type of development would bring would be sustainable on Millstream Road. I highly disagreed with that assessment then and now 2 years later the traffic issue has drastically increased and is in no way sustainable today.

- Millstream is a very narrow road with staggered parking on both sides and with so many vehicles parked on this road on a daily basis it is often difficult to navigate
- There are people who use this road as a "park & ride" leaving their vehicles on the road and then catching the bus located on Veteran's Memorial
- There is a renter on Millstream whose yard is filled with derelict vehicles that he fixes up and parks the "overflow" vehicles on both sides of the road close to his property. One of which is a truck with a camper on it that, although is licensed, hasn't moved since January 2021
- On June 8th a work truck pulling a flat bed tried to go down Millstream only to find he couldn't get through the narrow opening left between parked cars on either side of the road. He tried to back up onto Marlisa Place to turn around and go back the other way only to find that due to vehicles parked on the road he couldn't negotiate the turn and ended up "taking out" the Marlisa Place Street sign
- The garbage dumpster belonging to the row of townhouses half way down Millstream gets dragged down to Marlisa Place as there is no other place to put it on the street close their building where it is accessible for the Garbage truck to be able to pick it up
- A few years ago there was an accident involving a vehicle exiting the underground parking at Reflections and a vehicle travelling down Millstream. The firetruck and rescue vehicles had to park on Veterans Memorial as they couldn't get through on Millstream. With all the cars still parked on Millstream I would like to see Langford Fire Station try to bring a Pumper Truck down this road as I highly doubt, they would be able to.
- The empty corner lot on Millstream by Reflections is used by tenants as "overflow parking" and is always jam packed with vehicles. Some encroaching onto the sidewalk by the crosswalk that makes it difficult for oncoming traffic to see pedestrians attempting to cross. A lady pushing a stroller was actually hit at this crosswalk a year or so ago.

- The residents of Marlisa Place are concerned with the tenant/guest parking for the new apartment building. Most families these days have 2 vehicles and apartments usually only offer 1 spot per unit. We foresee these people trying to park their vehicles in our cul-de-sac thus increasing the volume of traffic on our street. Although most of the residence are retired, this is a family-oriented cul-de-sac with a few children living in the neighbourhood as well as many grandchildren who are looked after by their grandparents during the day. As there is no playground or park in the immediate area, these children now play safely at the end of the cul-de-sac but would be at risk to increased traffic if the developer is allowed to punch the Emergency exit for the building onto Marlisa Place or overflow parking from the renters residing in the development.

BLASTING CONCERNS

Who would be responsible for damages incurred by residents in the area to their homes and / or property during construction?

- Damages incurred by residents should be covered in their entirety by the developer/contractor. We should not have to file a claim with our personal insurance, nor pay the deductible and then have to file a law suit against the developer to re-coop damages.
- Most of the homes (with the exception of the two corner homes) are still on septic. What if the septic field is damaged and or the water lines are ruptured and raw sewage contaminates the water and / or the soil?

PEDESTRIAN TRAFFIC

There are no sidewalks from just before Marlisa Place right through to just past Charmar Crescent and open ditches are the main source of drainage when it rains or snow melts in this stretch of Millstream Road.

- With increased traffic from the development there is a substantial increase for potential pedestrian / vehicular accidents for which the City of Langford could be held liable. Will the city and / or the developer install proper drainage and sidewalks to rectify this unsafe area of the road?

MENTAL HEALTH / WELL BEING

Will residents in the area be compensated for excessive noise from blasting and daily construction noise that usual start early morning and continue into early evening during summer hours,

People may also suffer from SDD (Sun Deficit Disorder) due to the height of the new development blocking sun from yards.

I understand that the City of Langford's vision is to make the downtown core a high density area. However, no matter where you go in Langford you can continually hear people voicing their concerns about the need for a hiatus on all the high-density buildings being constructed, trees and large tracts of land being literally erased, lack of change to the road infrastructure to accommodate more vehicles on the road, lack of concern that all these extra vehicles on the road add to climate change and parking issues, neighborhoods having to deal with bears, wolves, cougars coming into their yards or attacking people because their natural habitats have been taken away from them.

I feel Langford residents are being pressured to agree with whatever council deems to be in the best interest of the City of Langford's vision and have to fight and jump through numerous hoops to try to save /preserve the area we live in.

Our homes are well maintained and we care about our neighbors and our neighborhood. Please vote against these developers request and send them back to the drawing board to come up with a plan that better suits this area – stand alone homes and /or duplexes only that do not exceed 2 – 3 stories in height.

[REDACTED]

[REDACTED]

Langford, B.C. [REDACTED]

From: [REDACTED]

Sent: June 11, 2021 12:10 PM

To: Langford Planning General Mailbox <planning@langford.ca>; Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Roger Wade <rwade@langford.ca>; Norma Stewart <nstewart@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Matthew Baldwin <mbaldwin@langford.ca>; Leah Stohmann <lstohmann@langford.ca>; Julie Coneybeer <jconeybeer@langford.ca>; Michelle Mahovlich <mmahovlich@langford.ca>

Subject: 2627-2631 Millstream Road Sunlight Obstruction Analysis

Mr. Mayor and City Counselors,

The [development plans](#) (attached) proposed for 2627-2631 Millstream Road block an unacceptable amount of direct sunlight for the properties on the south side of Marlisa Place.

To avoid such extreme sunlight obstruction, one or more of the following changes must be met:

1. Increase building setback from Marlisa Place property lines beyond 10m
2. Decrease building height by at least 2 storeys (20 feet 4 inches)
3. Rotate buildings 90 degrees to create sunlight corridors, similar to Vancouver's protected view corridors

The following study, [Marlisa Place Sunlight Projection Analysis](#) (attached) evaluates the impact of sunlight obstruction for Marlisa Place.

A 70-foot tall south-side obstruction will:

- Block direct sunlight from south-side Marlisa buildings from September to March
- Cast shadow on south-side Marlisa Place backyards through the entire year
- Partially block direct sunlight from north-side Marlisa buildings from November to January

For a south-side obstruction to Marlisa Place properties:

- A 19.16m (62.85 feet) building will decrease the total sunlight hours on south-side Marlisa Place by 58.37%
- Each additional storey (~10 feet) past the second floor decreases the sunlight hours on south-side Marlisa Place by approximately 12%

I have prepared extensive modeling (attached) of the sunlight blocking to illustrate how the value, enjoyment and sustainability of these properties will decrease.

Please take this into consideration for the Planning, Zoning and Affordable Housing Committee meeting on Monday June 14.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Marlisa Place Sunlight Analysis

[Synopsis](#)

[Assumptions](#)

[Direct Sunlight Impact Analysis](#)

[3D Modelling Sunlight Projections](#)

[Methodology](#)

[Findings](#)

[Key Conclusions](#)

[Keisan Sunlight Duration Calculation](#)

[Methodology](#)

[Findings](#)

[Key Conclusions](#)

[Summary & Proposals](#)

Synopsis

The development plans proposed for 2627-2631 Millstream Road block an unacceptable amount of direct sunlight for the properties on the south side of Marlisa Place. This can be avoided by one or more changes to the proposed architecture renderings.

Assumptions

A meeting with [REDACTED] on April 27 2021 confirmed the following:

- Millstream development building setbacks will be the same as the Marlisa Place building setbacks, 23 feet
- Millstream property trees will be cut down
- Millstream development will be 70 feet tall at finished height

An email from [REDACTED] on May 29 2021 contains these updates:

- Building setback will be 10m from south-side Marlisa property lines
- Building will be 66 feet in height, 12 feet on the first floor and 10.17 feet for all other floors

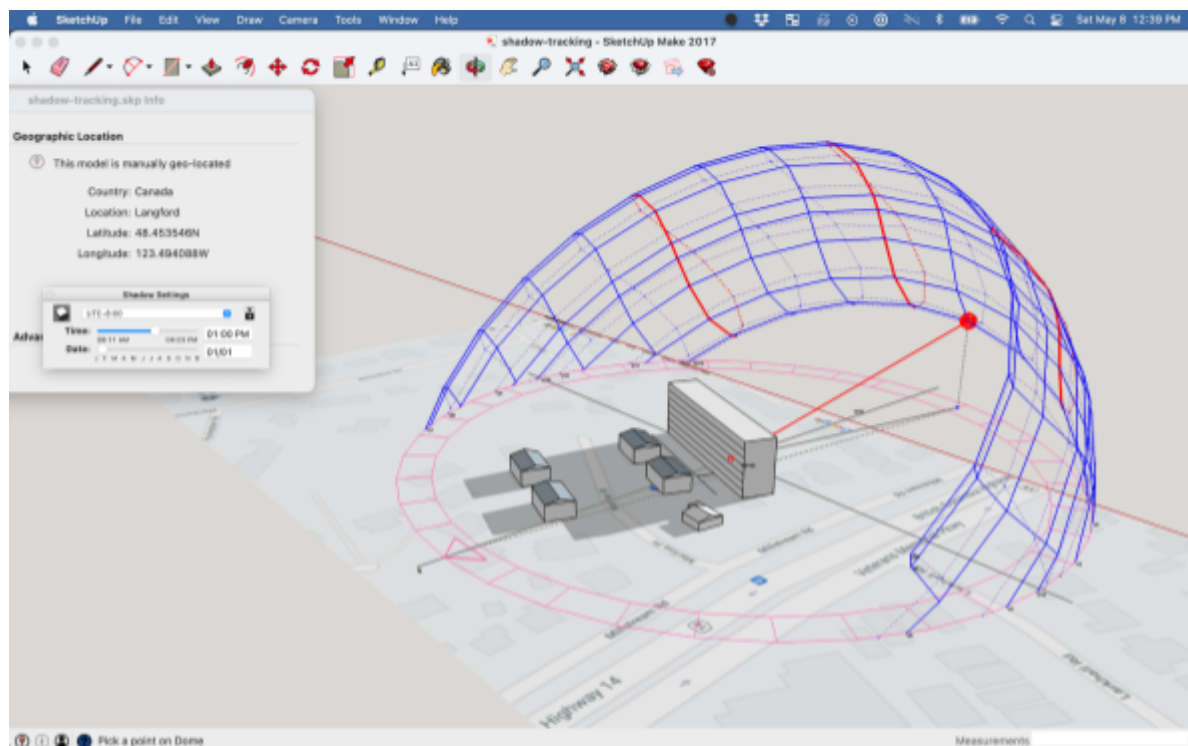
Direct Sunlight Impact Analysis

Two methods of analysis have been employed to depict sunlight hours given a south-side obstruction: 3D modelling with ray-tracing sunlight projection, and a high-precision calculator provided by Casio.

3D Modelling Sunlight Projections

Methodology

The following Millstream building projections are based on approximate presentation renderings provided by [REDACTED] in a paper letter. 3D models are created in [Sketchup](#) using the [Curic Sun](#) extension. Geographic map and positioning data provided by [Google Maps](#).



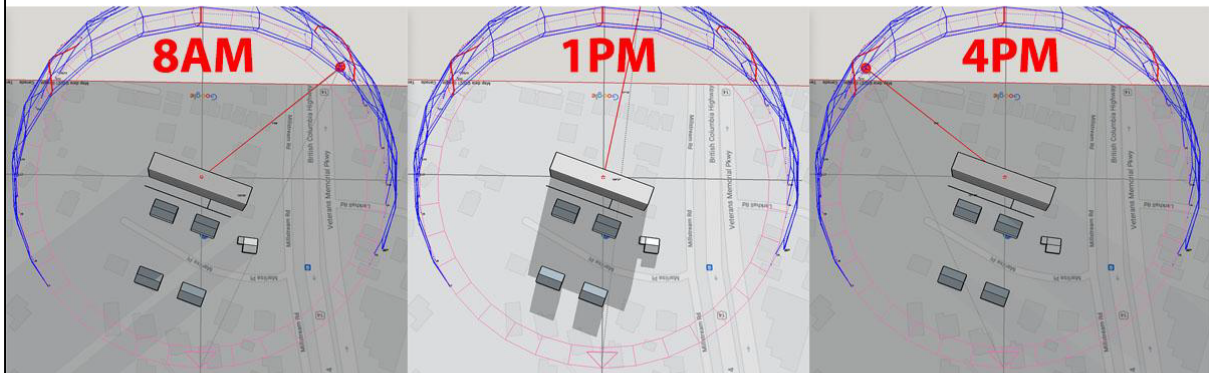
Using Sketchup & Curic Sun to visualize sunlight projections

This software allows for specific geographic coordinates to be set, and for date and time to be adjusted. The resulting sun position is then used as a directional light source (ray) to illuminate a scene. The geometry intersecting the rays creates a shadow.

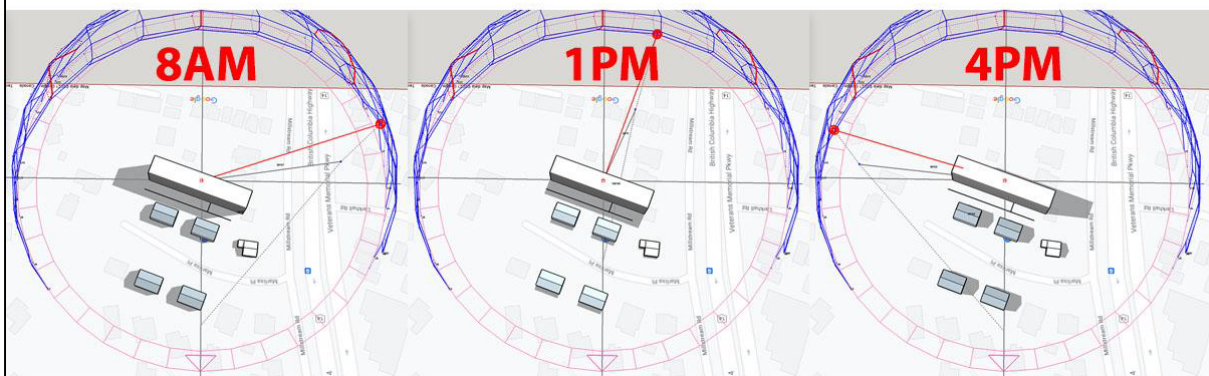
Findings

Since the development is directly south of the Marlisha Place properties, the maximum and minimum obstructions occur on the winter and summer solstice dates, December 20 and June 21.

Marlisha Place Direct Sun Shadow Projections Winter Solstice, December 20

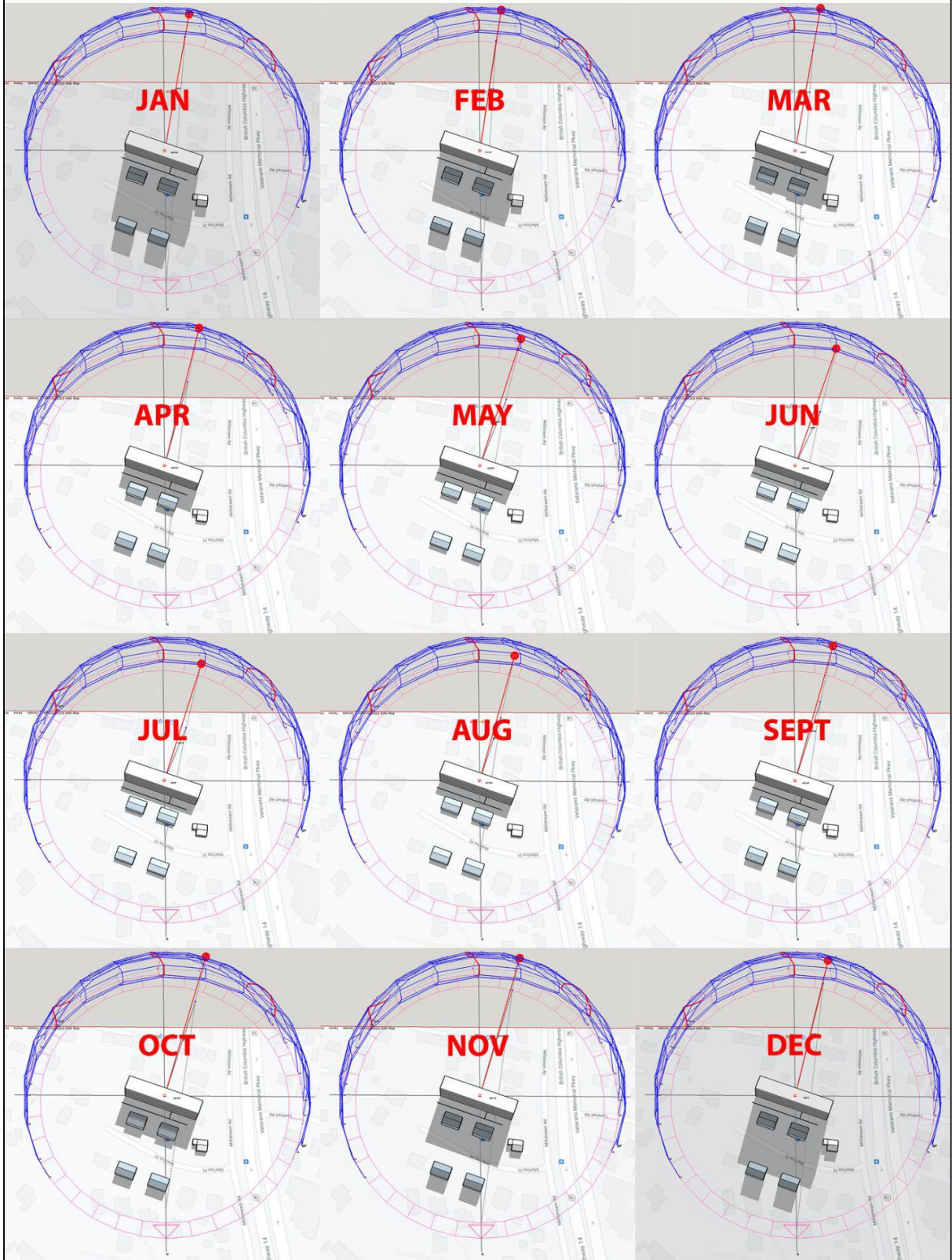


Summer Solstice, June 21

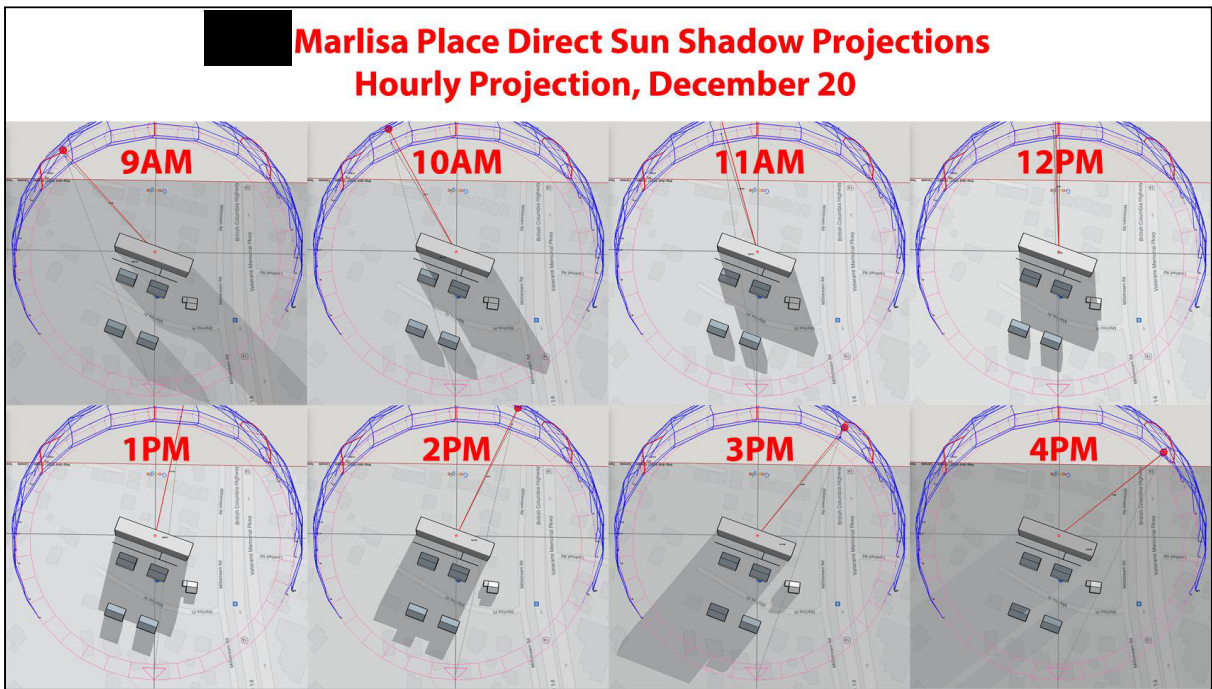


During the months of September to March, properties on the south side of Marlisha Place will be cast in near-permanent shadow. During the months of November to January, a 70 foot building on the Millstream properties will cast a shadow long enough to cover properties on the north side of Marlisha Place.

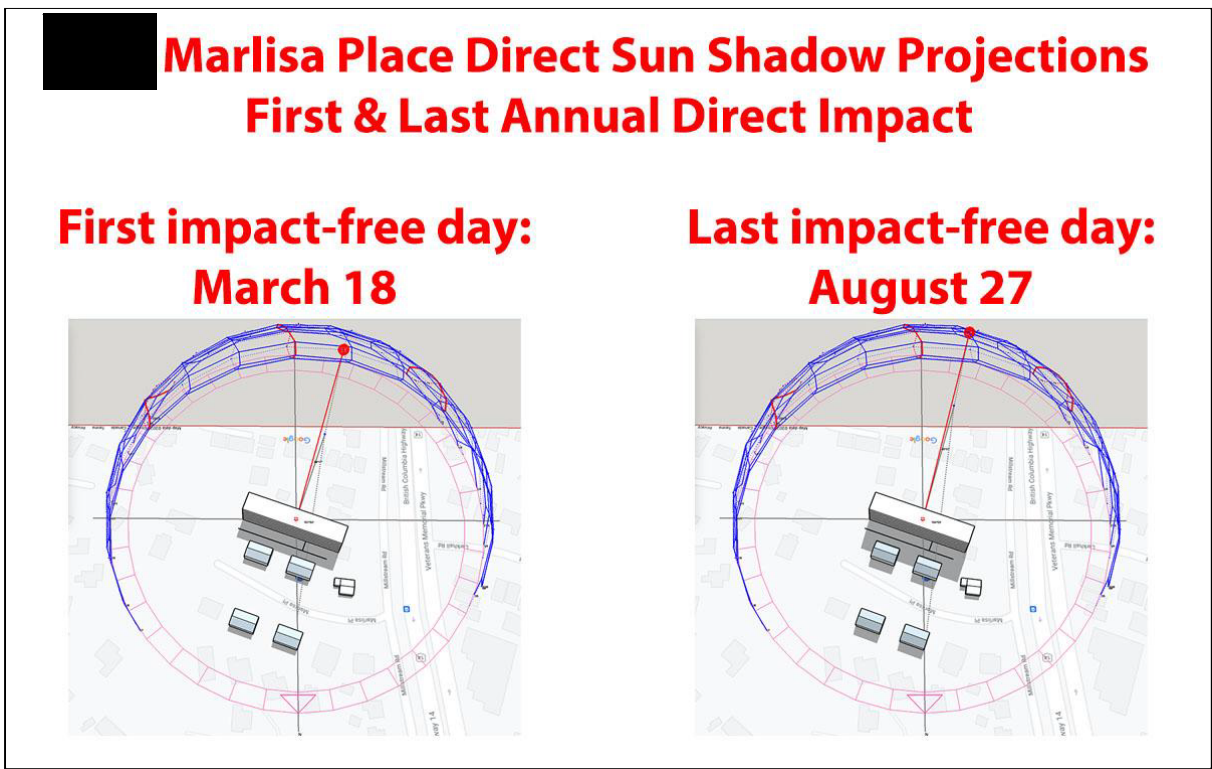
Marlisa Place Direct Sun Shadow Projections Monthly projections, 1pm



During the few weeks around the winter solstice (December 20) the south side of Marlisa Place will be cast in permanent shadow:



For the months of March to August, a 70 foot building on the Millstream property will only cast shadow on the back yards of Marlisa Place properties, making gardening unsustainable:



Key Conclusions

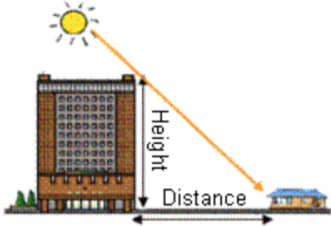
A 70-foot tall south-side obstruction will:

- Block direct sunlight from south-side Marlisa buildings from September to March
- Cast shadow on south-side Marlisa backyards through the entire year
- Partially block direct sunlight from north-side Marlisa buildings from November to January

Sunlight Duration by Keisan Calculation

Methodology

Total sunlight duration considering a south-side obstruction can be calculated using a tool at <https://keisan.casio.com/exec/system/14527311044369>. This utility accounts for obstruction height and setback, then calculates the total sunlight duration and plots a graph of 15-minute intervals for a given date.



The diagram shows a tall building on the left and a smaller building on the right. A sun icon is at the top left. An orange line representing a sun ray starts from the sun, passes over the top of the tall building, and ends at the top of the smaller building. A vertical double-headed arrow between the ground and the top of the tall building is labeled 'Height'. A horizontal double-headed arrow between the base of the tall building and the base of the smaller building is labeled 'Distance'.

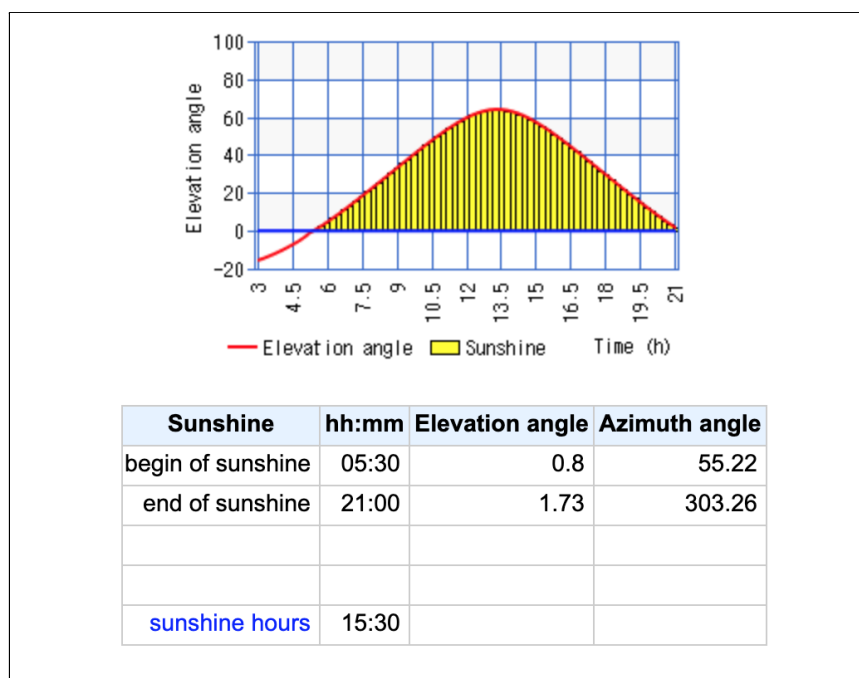
Longitude , Latitude [Google Map](#)

Time zone with UTC h (New York:-5, Japan:9)

DST ☒ OFF ☐ ON

Date / , 2021

Distance m, Height m



While the tool does not publicly expose its formula, a rudimentary NodeJS scraper provides the ability to export bulk data to CSV: <https://github.com/emcniece/sun-scraper>

This scraper has been used to export sunshine hour data to a spreadsheet: [Marlisa Place Sun Tracing](#)

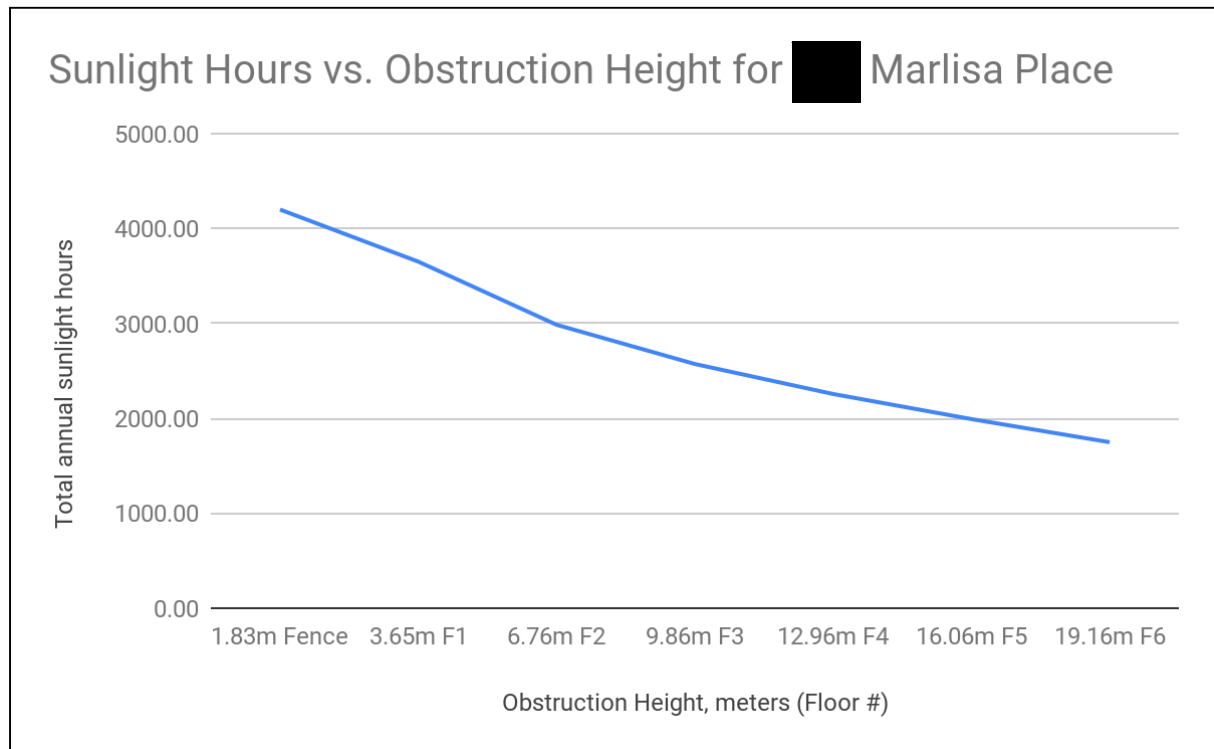
Findings

The following values have been extracted from [this spreadsheet](#):

Total sunlight hours for a building south with 10m setback from [REDACTED] Marlisa Place:				
Obstruction Height	Total Annual Sunlight Hours	% Diff Prior	% Diff Total	# Sunless Days
1.83m Fence	4198.75	0.00%	0.00%	0
3.65m Floor 1	3650.00	13.07%	13.07%	44
6.76m F2	2984.75	18.23%	28.91%	140
9.86m F3	2571.75	13.84%	38.75%	177
12.96m F4	2255.75	12.29%	46.28%	179
16.06m F5	1991.50	11.71%	52.57%	179
19.16m F6	1748.00	12.23%	58.37%	181

The heights have been chosen to roughly reflect storey heights, given a 12-foot first storey and 10.16 foot upper storeys. The 1.83m fence-height line provides a reference for no obstruction. **% Diff Prior** reflects the amount of change from the previous line, and **% Diff Total** shows the amount of change from the fence-height line.

The following graph reflects the sunlight hour values in the previous table:



The plot points demonstrate increases by storey; 6.76m is 2 storeys, 9.86m is 3 storeys, 12.96m is 4 storeys, etc. The data shows that past the second floor, adding a storey decreases the sunlight hours on [REDACTED] Marlisa Place by approximately 12%, and that **a 6-storey building will decrease the total sunlight hours by 58.37%.**

Key Conclusions

For a south-side obstruction to Marlisa Place properties:

- A 19.16m (62.85 feet) building will decrease the total sunlight hours on south-side Marlisa Place by 58.37%
- Each additional storey (~10 feet) past the second floor decreases the sunlight hours on south-side Marlisa Place by approximately 12%

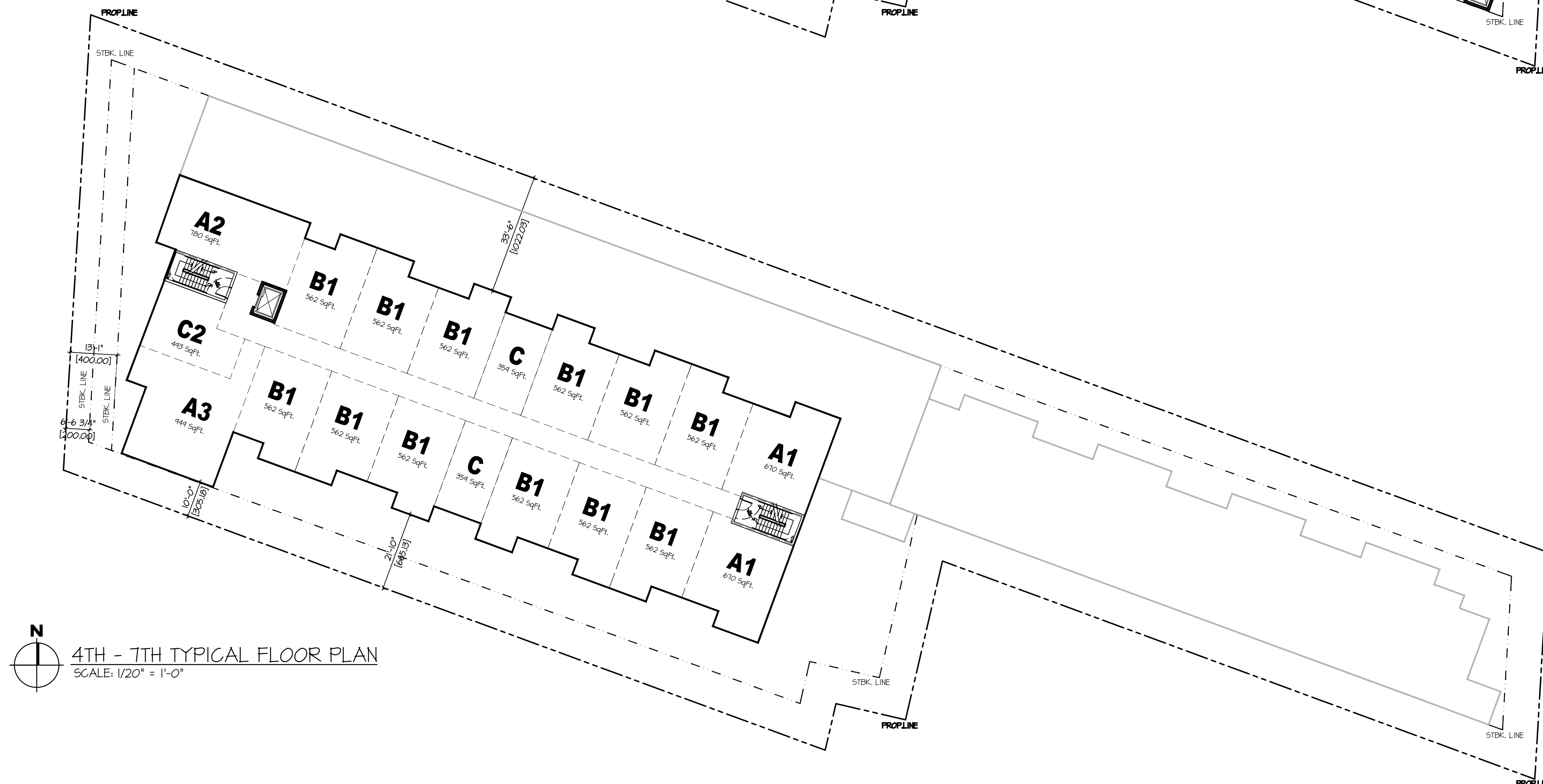
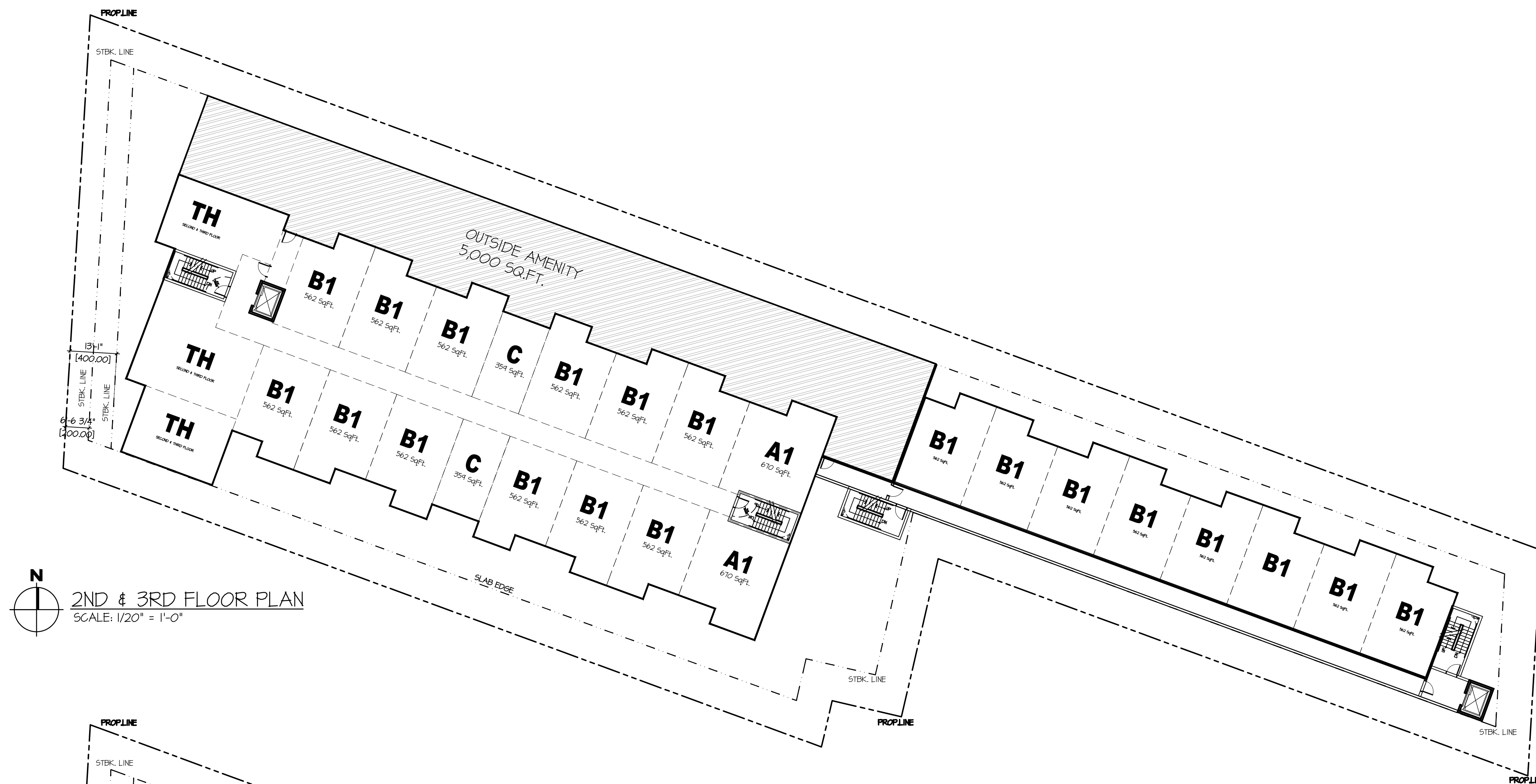
Summary & Proposals

A 66 foot building so close to the property setbacks of Marlisa Place will have negative impacts affecting property value, self-sustainability, and mental well-being.

To avoid such extreme sunlight obstruction, one or more of the following changes must be met:

1. Increase building setback from Marlisa Place property lines beyond 10m
2. Decrease building height by at least 2 storeys (20 feet)
3. Rotate buildings 90 degrees to create sunlight corridors, similar to Vancouver's protected view corridors





I	07/05/21	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA
ARCHITECTURAL SEAL

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DRAWN BY _____ APPROVED _____

Approved for Release by NSA on 09-08-2013 pursuant to E.O. 13526

MILLSTREAM APARTMENTS

2627 & 2731 MILLSTREAM ROAD,
LANGFORD , BRITISH COLUMBIA

DRAWING

TYPICAL FLOOR PLAN

PROJECT NUMBER _____ DRAWING NUMBER _____

20-051 AS2

SCALE

AS SHOWN

DATE	REVISION
------	----------

MILLSTREAM APARTMENTS - 20-051

Trina Cruikshank

From: Leah Stohmann
Sent: June 11, 2021 4:02 PM
To: Trina Cruikshank; Agendas
Subject: FW: Please don't ruin our neighbourhood!

For the agenda please. I'll save to this file.

Leah Stohmann, MCIP, RPP

Deputy Director of Planning and Subdivision, Approving Officer

250.478.7882 x4409

From: [REDACTED]
Sent: June 11, 2021 3:58 PM
To: Leah Stohmann <lstohmann@langford.ca>
Subject: Please don't ruin our neighbourhood!

City Hall

2nd Floor, 877 Goldstream Ave.

Langford, BC Canada

V9B 2X8

June 10 2021

Attention: Mayor Stew Young City of Langford Councillors

Without Prejudice

Rezoning from R2 One and Two Family Residential to RM 9 Medium Density Apartments for Development at 2627 and 2631 Millstream Rd.

Dear Mayor and Council

Please find this letter the concerns that have been expressed by the neighbourhood about development proposal for Millstream Road. The residents of Marlisa Place, Millstream Road and Charmar Crescent regarding this proposed development are that

The 3rd plan for the new development is for 113 units and 142 parking stalls, this includes 29 visitor spots

Permit stage of the proposed development wherein those features may be requested. Council may wish to note that while the current proposed design is 66 feet in height, it is very sensitive to the adjacent low density single family homes adjacent to proposed development. Marlisa Millstream and Charmar homeowners will be affected by the 66 ft height of building for several reasons

Safety Issues due to increased number of cars parked on Millstream Road due to no vehicular access to Marlisa Place and Charmar is a private road

Policy 3.8.2 Ensure redevelopment along corridors is pedestrian-oriented and consistent with liveable street strategies

Objective 3.10 Improve road, cycle and pedestrian connection

City will enforce no vehicular access to Marlisa not just a No Thru sign on Marlisa Place and Potential owners be made aware at time of purchase by developers that cars will be towed if illegally parked on Marlisa Place

There are 113 residences in the proposed development with 142 parking spaces 1 for each residence and 29 visiting spaces

The owners of residences may have more than one car The city may have a bylaw but can not force people to not drive their cars There will be more than 113 homeowner vehicle in the development

Example

On Marlisa Place Each home owner has at least 2 vehicles and some have more There is only one home owner [REDACTED]

The updated traffic study projects there will be no overflow parking to Millstream and of course on Marlisa Place as there is no vehicular access

Residents of new development have more than one vehicle so where will they park?

The majority of Millstream Road is no parking on one side of the street and a good portion of Millstream has parked cars who live on Millstream Owners of townhouses also park on Millstream s well

Example Residents of Reflections building who have an extra car park in vacant lot adjacent to Reflections building

Workers from Reflections shops park on Millstream also

Example [REDACTED]

Since Millstream has rezoned and there will be a development built in the future where will the vehicles on vacant lot park?

Example 2 single family homes sold to developer on Millstream Road between Marlisa and Strandlund plans to build in the next few years as well

There is an extended portion of Millstream Road where there is no parking and decreased speed to 20 km when approaching corner of Millstream towards Winster

Millstream is a narrow road the middle yellow line has been removed With cars parked on Millstream where allowed and with increase number of vehicles there is a serious potential for accidents and injury to pedestrians and liability to City of Langford due to no sidewalks on Millstream Road from Marlisa to Strandlund

There is also no lighting on portions of Millstream which is dangerous and potential for accidents and injuries to pedestrians

This past week a truck had an issue and knocked down our street sign because of the parked cars Our street sign needs replaced and a sign that designates Marlisa Residents only

Traffic Study

Problems

2019

40 1 unit apartment was proposed

R2 to RM 7 rezoning proposed

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2021

110 apartments and 3 townhouses proposed

R2 to RM9 Medium Density proposed

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What about weekend trips for vehicles?

The majority of homeowners to development will be working

The majority of homeowners Marlisa and Millstream at present are retired which is probably why Private Traffic Study results are lower than what they will be with this proposed development

Recent Traffic study done during Covid as well and workers continue to work from home

If Langford Council in turn approves the development despite the objections of the residents, the residents request the following:

Highest standard of safety provisioning. enforced upon the development. These recommendations must include but are not limited to:

Sidewalks be installed down the length of Millstream Road to Strandlund Additional street lighting be installed, the length of Millstream Road to Strandlund and to Winster to areas that have no lighting to ensure clear visibility

Pronounced and highly visible stop and speed regulation signage,

Any other available provisions as to prioritize the preservation of safety for the residents of Marlisa Millstream and Charmar Crescent children and families.

The residents of Marlisa Place Millstream Road and Charmar Crescent should be compensated for the loss of sunlight of 70% (potential for loss of emotional and mental health (depression) and Marlisa Place and Millstream Road Residents will have no privacy due to extensive building height owners of apartments will have clear visibility of their yards and homes

Increased noise due to the prolonged blasting and construction in development

Objective 2.2 Community Sustainability Goals To make progress on community sustainability, it is imperative to address the fundamental aspects of life and living that will enable the community and its residents to function healthily and sustainably over the long term. The following fundamental sustainability goals will be applied to all aspects of community planning and development

Policy 3.9.2 Permit small lot subdivision and clustered densification in established areas.

Policy 3.9.3 An overall density objective of 40 units per hectare (16 units per acre) for infill development in Neighbourhood designated area will guide choices about density. Ensure

buildings are sited to complement the type, use and character of adjacent buildings and ensure private outdoor spaces for adjacent properties are respected

Objective 6.0 Our Healthy Community Development has significant impacts on a community's social development and the health of its residents. Residents recognize that unprecedented levels of population growth are putting pressures on the community and leading to real and perceived concerns related to issues such as crime, health, and safety. We need to address growth benefits all members of the community equally without compromising certain groups such as youth, children or seniors. Ultimately, residents strongly value the "small town feel", family oriented nature, and unique and diverse people that define the West Shore.

Damage to residences due to blasting and removal of trees that possibly Contractors insurance may not cover Developer should be responsible for any damages to adjacent homes on Millstream Marlisa Place and Charmar

The height of proposed development will have the homeowners of Marlisa and Millstream will have significant decrease in property values

There are twelve homes Marlisa Place, two of which are on the corner. Each would have a separate value with the homes

Their on 2 homes on Millstream Road

Example

Renters on Marlisa Place were considering buying their duplex and now are reconsidering due to development proposal

Owners who purchased last year were not made aware of potential development and may not have purchased their residence if they had that knowledge

If City of Langford agrees to the proposed development

The residents of Marlisa and Millstream Road will have issues selling their homes and would need to be compensated for the appraised value of their homes if value is not obtained at time of selling home by the City of Langford if they agree to this development

The city should agree to compensate the residents; the residents will obtain a professional appraisal of their properties when they are interested in moving if they approve this development

The residents would appreciate their requests to be accommodated and compensated accordingly .if they are unable to sell their home for appraised value

The residents hope this matter can be settled in an amicable fashion and to the benefit of all concerned.

The residents are not anti-development and do understand the implications of property rezoning applications unto property situated on Millstream Road, particularly those portions most proximate to the downtown core, as it pertains to the city's OCP density grid.

Please be aware that the residents have been in contact with legal council (when it comes decrease value of homes , potential damage due to construction blasting and removal of

trees and lack of sunlight 70% (high potential for mental health issues) and safety) to take their case on a contingency basis. The City Counsel and Development Company should understand that the residents have the will and staying power to see this matter through to wherever it has to go in order to achieve what the residents know they deserve for safety privacy and value of their homes

Respectfully

On behalf of Marlisa Place Millstream Road and Charmar Crescent Residents

[REDACTED]

[REDACTED]

Below is what I have drafted for the petition so far

Suzette Chapman

From: Leah Stohmann
Sent: June 10, 2021 1:28 PM
To: Suzette Chapman
Cc: Agendas
Subject: FW: Concerns about Rezoning from R2 One and Two Family Residential to RM 9 Medium Density Apartments for Development at 2627and 2631 Millstream Rd.

For inclusion in the agenda pls. I'll save to the file. Thanks!

From: [REDACTED]
Sent: June 10, 2021 12:26 PM
To: Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Roger Wade <rwade@langford.ca>; Norma Stewart <nstewart@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Lillian Szpak <lszpak@langford.ca>
Subject: Concerns about Rezoning from R2 One and Two Family Residential to RM 9 Medium Density Apartments for Development at 2627and 2631 Millstream Rd.

City Hall

2nd Floor, 877 Goldstream Ave.

Langford, BC Canada

V9B 2X8

June 10 2021

Attention: Mayor Stewart Young City of Langford Councillors and other
City Representatives

Without Prejudice

Rezoning from R2 One and Two Family Residential to RM 9 Medium Density
Apartments for Development at 2627 and 2631 Millstream Rd.

Dear Mayor and Council

Please find this letter the concerns that have been expressed by the
neighbourhood about the development proposal for Millstream Road. The
residents of Marlisa Place, Millstream Road and Charmar Crescent regarding
this proposed development are that

The 3rd plan for the new development is for 113 units and 142 parking
stalls, this includes 29 visitor spots

Permit stage of the proposed development wherein those features may be requested. Council may wish to note that while the current proposed design is 66 feet in height, it is very sensitive to the adjacent low density single family homes adjacent to proposed development Marlisa Millstream and Charmar homeowners will be affected by the 66 ft height of building for several reasons

Safety Issues due to increased number of cars parked on Millstream Road due to no vehicular access to Marlisa Place and Charmar is a private road

Policy 3.8.2 Ensure redevelopment along corridors is pedestrian-oriented and consistent with liveable street strategies

Objective 3.10 Improve road, cycle and pedestrian connection

City will enforce no vehicular access to Marlisa not just a No Thru sign on Marlisa Place and Potential owners be made aware at time of purchase by developers that cars will be towed if illegally parked on Marlisa Place There are 113 residences in the proposed development with 142 parking spaces 1 for each residence and 29 visiting spaces The owners of residences may have more than one car The city may have a bylaw but can not force people to not drive their cars There will be more than 113 homeowner vehicle in the development

Example

On Marlisa Place Each homeowner has at least 2 vehicles and some have more There is only one homeowner [REDACTED]

The updated traffic study projects there will be no overflow parking to Millstream and of course on Marlisa Place as there is no vehicular access Residents of new development have more than one vehicle so where will they park?

The majority of Millstream Road is no parking on one side of the street and a good portion of Millstream has parked cars who live on Millstream Owners of townhouses also park on Millstream s well

Example Residents of Reflections building who have an extra car park in vacant lot adjacent to Reflections building

Workers from Reflections shops park on Millstream also

Example [REDACTED]

Since Millstream has rezoned and there will be a development built in the future where will the vehicles on vacant lot park?

Example 2 single family homes sold to developer on Millstream Road between Marlisa and Strandlund plans to build in the next few years as well There is an extended portion of Millstream Road where there is no parking and decreased speed to 20 km when approaching corner of Millstream towards Winster

Millstream is a narrow road the middle yellow line has been removed With cars parked on Millstream where allowed and with increase number of vehicles there is a serious potential for accidents and injury to pedestrians and liability to City of Langford due to no sidewalks on Millstream Road from Marlisa to Strandlund

There is also no lighting on portions of Millstream which is dangerous and potential for accidents and injuries to pedestrians

This past week a truck had an issue and knocked down our street sign because of the parked cars Our street sign needs replaced and a sign that designates Marlisa Residents only

Traffic Study

Problems

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40 1 unit apartment was proposed

R2 to RM 7 rezoning proposed

40 to 60 car or more potential could be more

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Objective 3.13 Permit sensitive infill development

Policy 3.13.1 Encourage alternative housing types such as coach housing, row housing, live/work units and townhouses that diversify the housing stock.

Policy 3.13.2 Permit small lot subdivision and clustered densification in established areas.

Policy 3.13.3 An overall density objective of 40 units per hectare (16 units per acre) for infill development in Neighbourhood designated area will guide choices about density. Ensure buildings are sited to complement the type, use and character of adjacent buildings and ensure private outdoor spaces for adjacent properties are respected.

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Please be aware that the residents have been in contact with legal counsel (when it comes to decreasing value of homes , potential damage due to construction blasting and removal of trees and lack of sunlight (potential for mental health issues) and safety to take their case on a contingency basis. The City Counsel and Development Company should understand that the residents have the will and staying power to see this matter through to wherever it has to go in order to achieve what the residents know they deserve for safety privacy and value of their homes

Respectfully On behalf of Marlisa Place Millstream Road and Charmar Crescent Residents

[REDACTED]

[REDACTED]

The first photo Marisa Place 1145 June 9 Second Photo Millstream Road just past Marlisa Third toward Strandlund 1130 June 9 photo corner of Millstream by Reflections building taken at 1200 Wednesday June 8 4th and 5th photo June 1 5:30





From: [REDACTED]
To: [Leah Stohmann](#)
Subject: My verbal response to developers proposal for Millstream Road for June 14 Planning and Rezoning meeting
Date: June 13, 2021 1:51:56 PM

The Zoom / Phone Council meetings due to Covid have had limited speakers in the past. I am forwarding my verbal response for the planning and rezoning meeting to ensure that my neighbourhood's response is heard. Please ensure it is added to the agenda package along with the other 2021 email submissions of our concerns about this Developer's Proposal for the Planning and Zoning meeting for June 14. Our letters and my verbal response for my neighbourhood to developer's plan are late entries. This is because our letter from Langford City Hall stated we had till 3 o'clock Monday June 14 for letters. Our letter did not communicate that submissions needed to be received before the agenda was set which was Wednesday.

Mayor Young and Council Members

My name is [REDACTED]

Our issues for safety privacy and emotional and mental well being are not protected with the developer's plan.

The proposed plan does not meet Langford's OCP plan for homeowners who live on the adjacent streets.

In 2019 a 40 unit 3 storey building was proposed. It was not built because access was denied to Marlisa Place and there were no further proposals.

In 2020 there were plans for building on Millstream Road. There was an established website with photos from [REDACTED] who is a real estate agent. The website for this building has been removed.

In 2021 there have now been 4 plans of the Millstream Road proposed development. The last plan that we received which would include 113 apartments in 2 buildings, one of which is a 66 foot high building that gives no privacy to adjacent neighbours and will decrease their sunlight by 58% which has potential for issues with mental and emotional well being (depression). [REDACTED] correspondence to council has the complete Sunlight study. It will also decrease their property values.

This is the same owner for both proposals. In 2019 File # Z19-0010 2627 Millstream Development 1177016 LTD was sent an email from [REDACTED] and application number was Z19-0010. [REDACTED] Agent for Developer on behalf of the proponent 1177016 LTD application number Z19-0010 for the 2021 proposal.

In 2019 we had the concerns about parking safety, decreasing value to our homes and privacy. The 2021 proposal our concerns remain the same with the addition of emotional and mental well being issues (potential depression) from 58% less sunlight exposure due to 66 foot height of building proposed.

The 2019 proposal is much more in line with surrounding homes and would protect our privacy and would allow sunshine to a greater percent in their yards. This building

needs to be 3 storeys(maximum). The alternate could be townhouses that are built on Millstream Road and Veterans Memorial

Congestion on Millstream road is already a concern Please see the photos I have provided of the parked cars in the photos that were taken during daytime weekdays This is part of my submission that was sent for the agenda package

There are 113 parking spots and 26 visitors spots for proposed development but there will be more cars than that There is no vehicular access to Marlisa Place and Charmar Crescent is a private road All extra cars from proposed development will be on Millstream Road

More parking and illegal parking on Millstream could cause injury to a pedestrian. No sidewalks and lighting on portions of Millstream Road is a great concern as well for safety.

A 40 unit 3 story apartment(maximum) or townhouses could be built. Parking spots will need to increase to more than 1 per unit on the development property I am aware this does not follow the bylaw but safety of pedestrians in my neighbourhood is more of a priority

Questions and Clarifications

1. Map on Page 21 Appendix C Location The map shows Wagar extending to Veteran's Memorial BUT it does not. Wagar connects with Millstream Road on an already congested street

2 Map on Page 21 Appendix C Location Shows Veterans Memorial and Millstream so close together BUT in FACT there is a boulevard grassed area walkway and bus stop between Millstream and Veterans Memorial There is no connection to Veterans Memorial until the intersection at Millstream and Strandlund.

3. With Bonnie Henry's Phase 2 commencing June 15 the next meeting for the public when it is held after the June 14th meeting can be located at City Hall. Bonnie Henry's numbers will increase to 50 for inside meetings. City Hall is smaller but 10 -12 residents could attend and wear masks and continue to social distance We have all had one vaccine and some have had their second vaccine as well

Marlisa Millstream and Charmar residents disagree with the proposed development for Millstream Road and would request denial of the developer's proposed plan and request for RM9 rezoning .

The neighbourhood understands the OCP plan and needs for changes and would propose alternate plans for a 40 unit 3 storey apartment (maximum)or townhouses with parking on site not underground to keep the height more acceptable and private for adjacent neighbours

Thank you for your time

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Resident Response to Rezoning Bylaw Amendment Z19-0010, 2627 and 2631 Millstream Road
Date: June 14, 2021 7:53:54 AM

Dear Mayor and Council,

Re: Rezoning Bylaw Amendment Z19-0010, 2627 and 2631 Millstream Road

I am writing in opposition to the rezoning of two properties on Millstream Road from One- and Two-Family Residential to Medium Density Apartment, to allow for the construction of two apartment buildings with 113 units.

I would like to start by saying that I recognize the need for additional housing in the region and the inevitability of densification in Langford. However, we first must have the infrastructure to support it. I have lived in Langford for all of my [REDACTED], and I know of no other road in this city that has the kind of sharp turns, tight roads and complex and unsafe exit configurations that our strip of Millstream Road has.

I challenge Council to drive down our road and navigate our exits at any time, let alone on a weekend day or during regular rush hour traffic. I see that a Traffic Impact Assessment has been conducted, which concluded that "The assessment confirms that the development will not impact the intersections at Millstream Rd / Marlisa Pl, VMP / Peatt Road / Strandlund Avenue, and VMP/ Massie Rd / Hoffman Avenue." I can only think this assessment was skewed because it was undertaken during Covid. If I were a more cynical person, I would say that the assessment paid for by the developer and the map provided for the rezoning application, which by the way I note was purposely altered to remove these tight roads and complex intersections to simplify these recognized issues. I am at a loss to understand how an influx of vehicles, bicyclists and pedestrians brought on by these two proposed apartment buildings will be able to safely navigate our road based on how difficult it already is to navigate.

Residents are currently dealing with a myriad of issues which I will layout here because I want you to understand the reality of day to day traffic on our road. On one end of Millstream, you have the exit onto a short strip of Strandlund which takes you onto Veterans Memorial Parkway and the TCH, a high crash zone. This short strip holds only two cars for each of the left/straight lane and right turn lane. On the Strandlund side entrance you now have the increased traffic from the many new developments from that side of the community which, along with the cars from Millstream, must navigate stop signs to get onto the short strip of this Strandlund exit. Once on this short road, you can now only turn right onto the highway during a very limited green light as right turns on to the overpass are no longer allowed on a red light. Since traffic is so heavy at this intersection, those turning off the overpass onto Strandlund consistently do so on red lights. There is a bus stop right at the corner as you turn onto the overpass and another across the street on the opposite corner. The firehall exit is also at this corner. Pedestrians constantly must take their lives in their hands as they cross the street.

On the opposite end of Millstream, you have a complex set of sharp turns on tiny roads full of parked vehicles on both sides to get to the exit on Veterans. As you approach the corner of Millstream and Wagar, you must navigate parked cars, the exit / entrance to Reflections, a 114 unit building, a crosswalk, a private parking lot, and more often than not, two large disposal bins from Reflections. The school bus has had to change their student pickup up spot in this area as it was too dangerous for the students. After only a short block, you face yet another sharp turn onto Winstar where the sidewalk ends, cars are parked on both sides and where the exit to yet another large subdivision yields onto this tight corner. Then you have a short remaining strip on Winstar where you must manage cars coming out of the business parking lot for Reflections, then a four way stop that is consistently backed up from traffic on Hoffman and from Atkins. This is the main exit onto Veterans for the RCMP station and the Boston Pizza mall. Once through the stop sign you turn onto a short strip of Hoffman where you have to manage yet another exit from Reflections' business parking lot, another apartment building across the street and cars exiting from the mall at Boston pizza. All this to come to a short light at Veterans Memorial Parkway that only allows for two to three cars to exit if a pedestrian is crossing at this intersection. The traffic is so difficult to manage through this route that the RCMP developed their own emergency exit direct from their station onto Veterans.

Sounds complex? Just try driving it.

We know that the nearly \$1 million in DCC charges the City will receive from this development are important for the municipal coffers. We also know that for housing affordability to exist that we need densification, and it makes sense to do it in Langford's downtown core. This section of Millstream is not considered that core and expanding densification on an already difficult to navigate road is only going to cause even more serious problems for the current let alone future residents and would be absolutely irresponsible to approve. Having parking on only one side of the road or expanding sidewalks will not fix these multiple problems, only lessen the already tight roads drivers must navigate.

Again, we don't disagree with densification, we are simply pushing for the infrastructure to be developed and managed to accommodate current, let alone future issues.

Recently Langford council has come under serious fire for not listening to resident concerns, for pushing through developments as if they were already pre-approved. I challenge the Planning and Zoning committee to listen to its residents, walk or drive this strip of Millstream on a busy Saturday or rush hour morning and see for yourselves that the infrastructure will not allow for this increased densification. I therefore urge you to deny this re-zoning application.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

Trina Cruikshank

From: Braden Hutchins
Sent: June 11, 2021 12:46 PM
To: Leah Stohmann; Suzette Chapman; Trina Cruikshank
Subject: FW: Rezoning Application 2627, 2631 and part of 2639 Millstream

Braden Hutchins

Director of Corporate Services

250.391.3409

From: [REDACTED]
Sent: June 11, 2021 12:45 PM
To: Braden Hutchins <bhutchins@langford.ca>; Marie Watmough <mwatmough@langford.ca>
Subject: Rezoning Application 2627, 2631 and part of 2639 Millstream

Hello Braden Hutchins and Marie Watmough,

We are emailing to make sure the letter of concern we sent this morning to planning@langford.ca, which arrived well before the due date of 3pm Monday June 14, 2021, be included in the public record and be distributed to Mayor Young, all the Langford City Councilors and the Planning, Zoning and Affordable Housing Committee. I understand you are busy but a response to confirm receipt would be appreciated. Thank you.

Please see below, I have included the letter of concern again:

Attn: Mayor Stewart Young, Langford City Councilors and Planning

Re: Rezoning application for 2627, 2631 and part of 2639 Millstream Rd

Without prejudice, this letter expresses my concerns about Rezoning from R2 One and Two family Residential to RM7 Medium Density Apartment for development at 2627, 2631 and part of 2639 Millstream Rd. Below is a list of my concerns:

1. ACCESS FOR EMERGENCY VEHICLES:
 - Currently, First Responders must weave around parked cars along Millstream Rd making it difficult to see-oncoming cars. Adding at least 100 more vehicles to this narrow corridor will make it more difficult for everyone, including First Responders, to access the proposed development as well as the roads off Millstream. This unnecessarily increases the risk and danger for all residents living in this area.
 - The intersections at Strandlund Ave and Veterans Memorial Parkway and Hoffman/Veterans Memorial Parkway are currently very congested leaving drivers no way to provide egress for First Responders.

- Case in point: On Tuesday June 8, 2021 the street sign for Marlisa Place was knocked down when a [REDACTED] excavating truck reversed onto Marlisa Place to turn around because he couldn't get through the parked cars on Millstream Rd.

2. PEDESTRIAN SAFETY:

- The 3 main entrances/exit points to the neighbourhood are Strandlund Ave and Hoffman Ave to Veterans' Memorial Parkway and the intersection at Hoffman Ave, and the intersection at Winster Rd and Atkins Rd that leads to 6 Mile Rd to get to the Island Highway.
- The proposed development has sidewalks ending at the corner of Marlisa Place and Millstream Rd leaving 2 blocks on Millstream Rd towards Strandlund Ave without a safe place for people to walk.
- There is not adequate light on Millstream Rd for drivers to see pedestrians or cyclists.
- There is no plan to add sidewalks on Winster Rd to Hoffman Ave and Atkins Rd leaving pedestrians on this corridor at risk.
- There is a crosswalk just outside the Reflections building on Wagar/Millstream Rd's with poor visibility as cars come around the corner from both directions. This crosswalk should have lights to be more visible to drivers allowing pedestrians to cross safely.
- Adding 100 plus cars will exacerbate these unsafe situations and leave the city vulnerable to lawsuits if someone is injured or killed.

3. SUNLIGHT IS ECLIPSED BY PROPOSED BUILDING HEIGHT:

- A 66 foot building so close to the property setbacks of Marlisa Place will negatively affect property value, self-sustainability, and mental well-being. The height of the buildings is in conflict with Langford's Official Community Plan goal of creating a sustainable urban city with a wide range of housing types (OCP 7.0).
- The height of the building contravenes the Right to Light for the houses on the south side of Marlisa Place.
- To avoid the noted impact one or more of the following changes must be met:
 - A. Increase building setback from Marlisa Place property lines beyond 10m
 - B. Decrease building height by at least 2 storeys (20 feet)
 - C. Rotate buildings 90 degrees to create sunlight corridors, similar to Vancouver's protected view corridors.

Respectfully,

[REDACTED]

From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Subject: Fwd: Rezoning & Development of 2627 & 2631 Millstream Road
Date: June 9, 2021 1:31:27 PM
Attachments: [Millstream Road Concerns - Proposed Two Appartment Buildings Rezoning - File # Z19-0010.docx](#)

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Wednesday, June 9, 2021 1:14:36 PM
To: Denise Blackwell <dblackwell@langford.ca>; Roger Wade <rwade@langford.ca>; Norma Stewart <nstewart@langford.ca>; Mayor Young <mayor@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Matthew Baldwin <mbaldwin@langford.ca>; Michelle Mahovlich <mmahovlich@langford.ca>; Lorne Fletcher <lfletcher@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>
Subject: Rezoning & Development of 2627 & 2631 Millstream Road

Good Afternoon,

Please find my attached letter of concern regarding the proposed rezoning and development of 2627 and 2631 Millstream road. I ask that you please consider the concerns of area residents before approving this rezoning and development application. Thank you. [REDACTED]

[REDACTED], Langford, BC

4 June 2021

██████████, Victoria BC, ██████████

Dear Planning, Zoning and Affordable Housing committee:

Ref: Proposed 2627 & 2631 Millstream Road Development –Density, Traffic and Parking concerns

As a concerned neighbour who regularly walks, drives, and cycles Millstream Rd around subject property I can assure you that even at present parked vehicles present an imminent danger to those who transit this stretch of road regularly. Hazards include:

- Too many parked vehicles on street
- Road is reduced down to one lane in several areas due to parked vehicles
- Dangerous for pedestrians (including children walking to school buses), cyclists and drivers. Pedestrians have to walk on the road as easements are lined with parked vehicles
- Inadequate intersections to get in/out of Millstream Road in order to access VMP
- Lack of sidewalks
- Dumpsters from Reflections Building obstructing the road on Pick up days

We feel the situation will only worsen with this proposed development as there is often not enough parking and this would lead to overflow parking onto Millstream Rd exacerbating the problem.

Some options to consider based on our observations of current traffic flow and parking in this congested area are:

- Complete sidewalks along this entire section of Millstream Road (Wagar to Strandlund)
- Install designated parking areas along one side of Millstream only
- Make the entire VMP side of Millstream Rd No Parking. At present there are sections that do not have No Parking signs. This area must remain clear to keep it safe and unobstructed
- Improvements need to be made to the Millstream/Strandlund/VMP intersection in order to accommodate the increased traffic from this new development. At present it is awkward and difficult to turn left out of Millstream Road to access VMP.
- The Millstream/Wagar portion is also unsafe and down to single lane alternating traffic as the Reflections complex has on street parking that extends out onto the street at a sharp turn in the road

- Stop Reflections complex and the new proposed complex from putting their large dumpsters out onto Millstream Road on Garbage and Recycling days.

We've lived in this neighbourhood since [REDACTED] and we've seen this city grow with lots of welcome improvements. We've also seen increased traffic and pedestrian flow in this area but Millstream Rd has not been upgraded. Our interpretation for the purpose of this road was that it was designed/engineered to be an access road only not a bypass route for congested VMP drivers or a parking lot for new developments.

We feel that a six-story unit does not fit this existing neighborhood and should be limited to 3 or 4 stories maximum. The neighbours at least deserve to have a safe walkable street with easy access to main roads. We ask that the city develop existing neighbourhoods with improvement, beautification and livability in mind rather than just increased density. We also ask that the city please have some regard for the existing homeowners in the area when you consider the rezoning for this large development.

Kind regards,

[REDACTED]

Concerned Neighbours