

**From:** [Langford Reception](#)  
**To:** [Langford Planning General Mailbox](#); [Suzette Chapman](#); [Marie Watmough](#)  
**Subject:** FW: Bylaw 1957 File Z20-0013  
**Date:** June 21, 2021 3:12:17 PM

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**Abigail Ford**

Receptionist

250.478.7882

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**From:** [REDACTED]  
**Sent:** June 21, 2021 3:12 PM  
**To:** Langford Reception <[reception@langford.ca](mailto:reception@langford.ca)>  
**Subject:** Bylaw 1957 File Z20-0013

Good afternoon,

This email is to put forward my disapproval of the development proposed for the property at 2104 Longspur Drive. This road is way too busy and there are enough homes and cars that travel this road on a daily basis. Adding construction to the street is going to be extremely dangerous and with it being on a corner is even more concerning. That is a small lot to add another home and with a suite. There are many home owners who many suites and without adequate parking as it is. This is absurd.

There is one road only going in and out, everyday on this street you risk your life just walking even on the sidewalk. This development really needs to be reconsidered!!!

[REDACTED]  
Home owner at [REDACTED]

Sent from [Mail](#) for Windows 10

**From:** [Langford Reception](#)  
**To:** [Langford Planning General Mailbox](#); [Suzette Chapman](#); [Marie Watmough](#)  
**Subject:** FW: Longspur Dr 2104 Public Hearing  
**Date:** June 21, 2021 1:00:49 PM

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**Abigail Ford**

Receptionist

250.478.7882

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**From:** [REDACTED]  
**Sent:** June 21, 2021 12:32 PM  
**To:** Langford Reception <reception@langford.ca>  
**Subject:** Re: Longspur Dr 2104 Public Hearing

Our address is:

[REDACTED] Victoria, BC [REDACTED]  
[REDACTED]

Thank you!

On Mon, Jun 21, 2021 at 12:16 PM, [REDACTED] wrote:

Hi Abi,

I cannot make it to the hearing tonight as I work this evening. If you can forward this to the correct department that would be great!!

I am a homeowner on [REDACTED].

I am writing to discourage the approval of the application for more construction on that street and increased density for an already challenged parking situation in the area.

There is a 4 room B&B on that street as is, and has no parking available for the additional renters that accommodate that house.

There is a rental home on Longspur right by Greenhill Rise that has too many cars for its parking space and those cars have routinely blocked the roadway for traffic coming out of Baker View Heights on Greenhill Rise and North Hill Place.

Furthermore, there is only ONE WAY into our neighbourhood and ONE WAY out. There is no way we will be able to navigate an already narrow roadway with additional construction vehicles and machinery for residents coming and going in our area.

It is absurd to even entertain more construction in an area that has NO OTHER WAY OUT OR IN for residents, what about emergencies vehicles?

[REDACTED] Longspur Dr hill is treacherous during the winter season and we do not want to add more traffic to the yearly challenge of getting up the hill.

I vote a HARD NO to anymore residential construction on Longspur Dr.

Thank you so much for your time!

Cheers,  
[REDACTED]



# City of Langford

## Notice of Public Hearing

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of the proposed Bylaw noted below. All persons who believe that their interest in the property is affected by the proposed Bylaw will be afforded an opportunity to be heard by presenting written submissions prior to the Public Hearing or by making oral submissions at the Public Hearing. Please be advised that no submission may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of the public record.

Meeting Date and Time	Monday, 21 June 2021	/	Time: 5:30 pm
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue		
File	Z20-0013	Bylaw Number:	1957
Official Community Plan	Current: Neighbourhood	Proposed:	No Change
Zoning	Current: Comprehensive Development – Baker View Heights (CD9)	Proposed:	Text Amendment to the Comprehensive Development – Baker View Heights (CD9)
Location:	The land that is the subject of this Bylaw is 2104 Longspur Dr, as shown shaded on the attached plan.		
Proposal	The purpose of Bylaw No. 1957 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD9 (Baker View Heights) Zone to allow a one family dwelling with a secondary suite on 2104 Longspur Dr.		
Applicant:	City of Langford		

The Public Hearing is not an information session and Council will not answer questions about the proposal or proposed bylaw(s) except to provide clarification. The purpose of the Public Hearing is for Council to hear the views and opinions of those members of the public who wish to make comments. Please have all your questions answered in advance of the Public Hearing by contacting the Planning Department as noted below.

Should you wish to make a submission to the Council in writing we require your name and civic address and that this be received, either electronically or by mail, no later than 3:00 PM on the date of the Public Hearing so that your submission may be included in the Council's agenda package.

**PLEASE NOTE:** This meeting will be held electronically, and not in-person. Information about how to connect to this meeting is indicated in the table below.

Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071 (long distance charges may apply)  
 Meeting ID #999 3810 8770 / Zoom.us or Zoom app on your mobile device

langford.ca  
 t 250 478 7882  
 e planning@langford.ca

2nd floor, 877 Goldstream Avenue  
 Langford, BC V9B 2A8

*reception @ langford.ca  
 Abby Ploi*

**Langford**

--  
 Cheers,



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Cheers,

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Langford Planning General Mailbox](#)  
**Cc:** [REDACTED]  
**Subject:** Submission for Public Hearing - Z20-0013 - June 21, 2021  
**Date:** June 21, 2021 12:55:10 PM  
**Attachments:** [Submission to Public Hearing Z20-0013 June 21, 2021.docx](#)

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Hello

Please find attached my submission regarding the Public Hearing being held Monday June 21, 2021 at 5:30pm in relation to File Z20-0013.

Please confirm receipt of the attached document.

Thank you

[REDACTED]

June 20, 2021

To the City of Langford. Planning Department

**RE: Application Z20-0013**

As a [REDACTED] to the Langford area, I am voicing my absolute objection to the proposed construction of a “one family dwelling with secondary suite” on the property of 2104 Longspur Drive. I recently purchased my house in [REDACTED] becoming a new resident of Langford on [REDACTED]. I purchased this house based on the neighbourhood, no construction, and a back yard and community which included the beauty of mother nature at her best. There is not one Neighbourhood common need noted as to why we would need a one family dwelling with secondary suite added to the neighbourhood. This would not bring about positive things for the community, instead we would be met with losing the Green Space, negatively impacting/destroying an eco system, months and months of ongoing construction, noise, dust etc.

I have gone over the available documents that I have been able to obtain and familiarize myself with in relation to application number Z20-0013.

In relation to the Comprehensive Development – Baker Vice Heights (CD9) –It was first rezoned to the CD9 Zone adopted April 4, 2005 via By-Law No. 878 (Z03-0012) which established a maximum density of 34 one-family dwellings and 37 multi-family townhouse units. It was later Text amended via By-Law No. 1026 (Z06-0010) adopted August 26, 2006 to add 3 additional one-family dwellings and 7 additional townhouse units for a total of 37 one-family dwellings and 44 townhouse units. Again noting maximum density. This Text amendment in August 2006 was done during the original build phase. More Text changes to the By-Laws to appease one developer and Council should not be done to this CD9 (Baker View Heights) Zone.

Multiple family homes and townhomes are in place based on the original and amended CD9 Zoning, the ecological systems have rebuilt themselves since the initial build which are now thriving and to destroy the ecological systems does not stay in line with the motto of Langford - "*Golden in setting, determined in Spirit,*" which when you read it surmise that the City of Langford was looking at and referencing the natural beauty of Langford.

There was an amendment to the By-Laws at the time of permit and original build to increase the number of family housing during the build. Now the Council wants to look to amend the By-Law a third time to enable a sale to go through even though its maximum density of the area had been reached. In the Staff Report it even notes that “As no additional one-family dwellings are permitted within the CD9 Zone...”

Now, as there is a condition on the sale of property which requires a rezoning for the sale to go through, the city is pushing to have the sale complete. The City can not look

at the \$100,000.00 that they will get from the sale but you need to look at the environmental impact that this will have on our community all for 1(one) family dwelling.

The topography of the subject property is natural rock, trees, brushes, animals, wildlife, and a few man made walls to hold up the dirt/ houses/walkways above. A few of the man made walls contain drain pipes to allow the overflows above to be dispensed more strategically. Based on the topography, blasting would be required. Blasting, demolition, and removal of natural ground is going to impact the viability of the drain pipes, the potential structure of my house with the blasting, destruction of an ecological system, increase of vehicles and construction vehicles on Longspur, increase of noise, creation of construction dust, nails, debris, decrease in neighbourhood parking, etc.

In the Staff report, they note the subject property as “slightly higher grade than the adjoining road, and consists of grassy area and a rocky outcrop.” The report by staff do not provide the actual information of grade percentage and I would say that the Grade is more than “slightly higher”; also the rocky outcrop is covered by vegetation and soil and can not be examined properly to determine structural geology ie., bedding planes, fold axes, grading, facie changes. The percentage of grade is very important information to have.

Has a geological map been completed to determine the geological structure of the geological formation which the staff are calling a rocky outcrop at the subject property? Ie. Does the rock consist of one lithology or are there more than one lithology within the Geological formation? Did the city complete a geological mapping prior to putting the RFP out to sell the land?

Blasting would be required to meet this by-law amendment request which is going to not only impact the geological formation, it will impact me as a neighbour and impact my fellow neighbours in the direct area, blasting will for sure have an impact on the Ecological system and the wildlife. The blasting will impact the natural rock in my backyard as based on geological formation they may be interconnected to the subject property. My house could very well suffer cracks/fissures from the blasting, my animals will be negatively impacted and the direct loss of mother nature and the negative impacts to the Wildlife needs to be fully considered.

I reviewed the full Official Community Plan (OCP) of June 8, 2020 and did not see noted in the OCP for any additional growth on Longspur Drive. Though it is interesting to note that the Council directed staff to post a Request for Expression of Interest (REI) on June 21, 2020 to allow the submission of offers to purchase and develop the subject property. I was unable to find the authority given to council to be able to go outside of the OCP.

I am perplexed and find it interesting that the Council is actively pursuing to change a by-law without reviewing any plans with regards to the size and location of the proposed dwelling to be able to properly determine the impact on the current residents including our wildlife. Council will base a decision on information they have now, which I have to

say is not that much information and would not be looking at the full picture in advance of amending a by-law which will have lasting impacts.

The subject area that you are looking at allowing development on is a geological/ecological beauty of Mother Nature containing a variety of natural vegetation - trees, bushes, shrubs, variety of flowers, Sparrows, Robins, Hummingbirds, Eagles, Ravens, Dragonflies, Butterflies, snails, Woodpeckers, Deer, Rabbits (a few other birds I have yet to name) with night time having the Owls, Bats, and more Rabbits which these animals and plants are all key parts of the ecological system which enhances the natural beauty of the environment and community which is a large reason I purchased my house to enjoy.

Trying to expand our neighbourhood by “ONE family dwelling with secondary suite” will have a far greater negative impact to the natural surroundings and existing neighbours and infrastructure. The City has impacted two major ecological systems on Millstream Road with current work being done, let’s not see that be the fate of Longspur Drive.

I bring your attention back to a submission made on April 8, 2011 which contained questions from another concerned citizen as I have not seen the responses to those queries posted or the concerns discussed by Council. I am including the queries as I share similar major concerns with this amendment to suit a one family dwelling.

- 1) With the blasting required to be able to build - is the City of Langford willing to be sued by neighbouring property owners because cracks and fissures have now appeared in their walls and foundations then so be it. (All for one dwelling – one contractor)
- 2) The parking in the area for homeowners and guests is already problematic - One would assume that “one family dwelling with secondary suite” would have the need for at least 3 vehicles. before Council looks further at the submitted proposal – What is Council’s plan to deal with the parking concerns of current residents? What will Council ensure is in place for all current residents?
- 3) Given all of the current work taking place on Millstream – Does the Planning Department have an agenda and vision that will widen and double Millstream Road between Treanor Avenue and Bear Mountain Parkway?
- 4) What is Council’s plan to deal with the destruction of an ecological system again? With the recent clearing on Millstream Road a lot of birds and other animals lost their homes and took up sanctuary in our Community Green Space located on, near and at 2104 Longspur Drive.
- 5) Where is the Geological study on the subject property?
- 6) Where is the geological and ecological impact studies?

Given all of my reasons noted above and the concerns of my fellow neighbours in relation to the proposal to amend a by-law to allow the build of “one family dwelling with secondary suite”; the proposal does not make common sense and is not a right fit for the Longspur Drive community. The amount of money that is being spent to debate



amending one by-law to meet the needs of one contractor to build one home could be spent on many greater things within the community which would have a far greater community impact. With all of the infrastructure that Langford is building we need to maintain and keep our Green Spaces, we need to keep our ecological systems in place, we need to protect Mother Nature not continue to blast her away for a small dollar here or there.

I do not find merits in the rezoning proposal for file Z20-0013 for the purchase and sale of the subject property based on the documentation submitted to Council and therefore highly recommend that Council use their full discretion and decide NOT to amend the Zone. Amending the zone will have lasting negative impacts on the community, wildlife, ecological systems, and geological formations.

A large black rectangular redaction box covering the signature area. A small blue mark is visible at the top left corner of the box.

 Victoria

**From:** [Langford Reception](#)  
**To:** [Langford Planning General Mailbox](#); [Suzette Chapman](#); [Marie Watmough](#)  
**Subject:** FW: Longspur Drive - proposed development  
**Date:** June 21, 2021 1:40:27 PM

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**Abigail Ford**

Receptionist

250.478.7882

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**From:** [REDACTED]  
**Sent:** June 21, 2021 1:39 PM  
**To:** Langford Reception <reception@langford.ca>  
**Subject:** Longspur Drive - proposed development

For the attention of Abi,

I am writing to express my concern about the proposed development of 2104 Longspur Drive, next to an existing property (2100 Longspur Drive). As a former [REDACTED] resident I have lived with the narrow road, lack of parking, and cramped housing. Many homes already have rental suites creating more traffic and a greater parking issue, and extra traffic onto Millstream Road (which is already at full capacity).

Please reconsider developing this tiny piece of land.

Yours truly,

[REDACTED]

**From:** [Langford Reception](#)  
**To:** [Langford Planning General Mailbox](#); [Suzette Chapman](#); [Marie Watmough](#)  
**Subject:** FW: Re. file #Z20-0013 bylaw change request effecting property 2104 Longspur Drive - motion against proposal  
**Date:** June 21, 2021 2:55:32 PM

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**Abigail Ford**

Receptionist

250.478.7882

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**From:** [REDACTED]  
**Sent:** June 21, 2021 2:55 PM  
**To:** Langford Reception <reception@langford.ca>; Langford Planning General Mailbox <planning@langford.ca>  
**Subject:** Re. file #Z20-0013 bylaw change request effecting property 2104 Longspur Drive - motion against proposal

Good afternoon,

I am writing this email in consideration of my good friend [REDACTED] who lives on [REDACTED] and the proposed rezoning of lot 2104 Longspur Drive.

I would really like to address a concern that I have covering a number of topics and would vote against such a development of this property.

My first concern being this is already an over congested area with very limited parking. An issue I frequently encounter on the street. I find it dangerous as is being numerous people already park illegally due to these limitations. I have had difficulties coming out of driveways in this neighbourhood because of this. When blocked in or have partially obstructed, it reduces visibility when pulling out of driveways. I don't understand a decision to increase traffic in an area that is already exceeding it's capacity and would find even the development of one suite will further tip the scales to a breaking point that's already swaying to far off center.

Secondly, my concern would be with the assumed blasting of the rock and recent concerns with mountainside construction and erosion. Erosion has already come to light with concerns. I would hope this is really considered with deep thought. And then to discuss blasting. I would assumed this development would require blasting due to the rock bed on that particular mountainside. As someone who recently moved from a location with adjacent blasting, I can say firsthand how much damage this causes to nearby properties. As I'm sure you could imagine, these damages included fractures in concrete and drywall, nail pop outs, damaged art and other household items which significantly adds up and shouldn't be the onus of the homeowner who has no interests in such development. I would think this would become a liability of the city and developer if the decision is to pass this bylaw and if there are such damages to the nearby homes, and there will be. It's unavoidable with blasting.

I would also be concerned about safety in a congested neighbourhood with children and animals with the construction and added commercial vehicles and materials for the proposed development. Any development has numerous contractors on site, often leaving materials streetside, further reducing visibility and much needed parking spaces.

As much as I support people creating space and appropriate city development, I don't agree with this particular bylaw proposition. I really think it should be reconsidered and denied for the points listed above and I really would hope the surrounding neighbours voices will be taken into serious consideration regarding their thoughts on this proposed development. They should have the biggest say as this concerns their homes, neighbourhood and further risks to such.

Thank you for your consideration.

Sincerely,

[REDACTED]  
Home Owner @ [REDACTED]  
Victoria, BC [REDACTED]  
[REDACTED]  
[REDACTED]

Sent from [Mail](#) for Windows 10

**From:** [Langford Reception](#)  
**To:** [Langford Planning General Mailbox](#); [Suzette Chapman](#); [Marie Watmough](#)  
**Subject:** FW: June 21: Public Hearing about File Z20-0013 Bylaw #1957  
**Date:** June 21, 2021 3:00:13 PM

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Abigail Ford  
Receptionist

250.478.7882

-----Original Message-----

**From:** [REDACTED]  
**Sent:** June 21, 2021 2:58 PM  
**To:** Langford Reception <[reception@langford.ca](mailto:reception@langford.ca)>; Langford Planning General Mailbox <[planning@langford.ca](mailto:planning@langford.ca)>  
**Subject:** June 21: Public Hearing about File Z20-0013 Bylaw #1957

Hello,

This message is to express my concern, disapproval and rejection of Bylaw #1957 (File #Z20-0013) on Longspur Drive.

Quite frankly I am shocked and discouraged to hear that the City is considering erecting a family dwelling (with suite!) into this space as Longspur is already very densely populated and there is a significant struggle for parking spots along the street as a result.

The majority of the homes in this area have suites. However, there is not enough space/infrastructure and parking for the current residents so many are parking on the sidewalk, posing a safety concern and contravening the parking bylaws stated in multiple spots along the road.

One of the neighbouring homes, for example, has 3 or 4 separate families residing in it, all with personal vehicles. A quick visit to Longspur Drive on any given weeknight will show you that we're already bursting at the seams and that it is not logical to cram another dwelling here.

Additionally, Longspur is a very narrow drive with no exit. This proposed dwelling would be right inside the curve of the street where there have already been numerous fender-benders/accidents and it is the exact location where vehicles get stuck during winter conditions.

It would be unwise and potentially dangerous to add yet another dwelling in this very spatially tight and narrow community. As I write this, I hear a car speeding down hill around the curve outside of my home, slamming their brakes as another car narrowly misses them coming from the opposite direction. This is not an uncommon occurrence. We are trying to raise our families here, safely.

Not to mention, construction in this area would be hazardous and disruptive to the residents who rely on this narrow in-and-out road.

Significant demolition and construction such as this will create loud noise (many of us work from home), dust, nails/construction hazards, road blocks, parking and traffic disruptions, etc.

It appears significant blasting will be required for this proposed project as the majority of the outlined property in the rezoning map is steep and rocky mountainous terrain. The flat green space itself is not nearly large enough to accommodate even a small home, let alone a dwelling with suite. Blasting this much of the mountainside away would have significant ramifications for the homes beside, across from and directly above this area. It would be concerning that removal of parts of this mountain would compromise the integrity of the land above and around it. Additionally, I know from experience the damage blasting can cause to nearby homes, vehicles and residents, including how dangerous this can be for [REDACTED]. What are the environmental impacts of this

unnecessary destruction?

There is already such limited green space in our community and this current plot of grass is home to various songbirds, hawks, eagles, ravens, owls, rabbits, racoons and deer, to name but a few. The homes are already placed so closely together and the thought that the little amount of existing green space might be lost is such a travesty. It would be a disgrace to lose this ecological habitat for the sake of further development on an already over-crowded street.

We are quickly losing our sense of community and I am severely questioning my trust in the City of Langford as more and more of our space is being stripped, blasted and over-developed all around me. As a Langford resident [REDACTED], so much has changed. Much for the better but, on the other hand, much for the worse. Crime has undeniably increased with the influx of small condos, low-income options and a bare-bones RCMP force. For what? If this proposal was destined for your back yard, there is not a shred of doubt in my mind that you, too, would be fighting against it for all it's worth.

Please abolish this application to amend Zoning Bylaw No. 300 and let us keep this small patch of green that we can still enjoy.

Sincerely,

[REDACTED]  
Victoria BC [REDACTED]  
[REDACTED]

**From:** [Langford Reception](#)  
**To:** [Langford Planning General Mailbox](#); [Suzette Chapman](#); [Marie Watmough](#)  
**Subject:** FW: 2104 Longspur development  
**Date:** June 21, 2021 2:39:59 PM

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Abigail Ford  
Receptionist

250.478.7882

-----Original Message-----

From: [REDACTED]  
Sent: June 21, 2021 2:39 PM  
To: Langford Reception <[reception@langford.ca](mailto:reception@langford.ca)>  
Subject: 2104 Longspur development

Hi Abi,

I cannot make it to the hearing tonight as I work this evening. If you can forward this to the correct department that would be great!!

I am a homeowner on [REDACTED] [REDACTED] [REDACTED]

I am writing to discourage the approval of the application for more construction on that street and increased density for an already challenged parking situation in the area. Many times at night cars are parked in that corner on the sidewalk and

There is a 4 room B&B on that street as is, and has no parking available for the additional renters that accommodate that house.

There is a rental home on Longspur right by Greenhill Rise that has too many cars for its parking space and those cars have routinely blocked the roadway for traffic coming out of Baker View Heights on Greenhill Rise and North Hill Place.

Furthermore, there is only ONE WAY into our neighbourhood and ONE WAY out. There is no way we will be able to navigate an already narrow roadway with additional construction vehicles and machinery for residents coming and going in our area.

It is absurd to even entertain more construction in an area that has NO OTHER WAY OUT OR IN for residents, what about emergencies vehicles?

Our Longspur dr hill is treacherous during the winter season and we do not want to add more traffic to the yearly challenge of getting up the hill.

I vote a HARD NO to anymore residential construction on Longspur Dr.

Thank you so much for your time!

Cheers,  
[REDACTED]



Sent from my iPhone