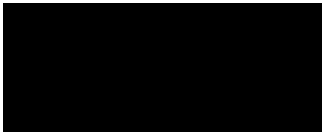


June 18, 2021

To: Mayor and Council  
City of Langford

From:



**Re: June 21, 2021 Council Meeting; Application to amend zoning of 2627 & 2631 Millstream**

I am writing to add my name to the contingent of Langford residents who oppose the "Application to amend the zoning of the properties located at 2627 and 2631 Millstream Road from the R2 (One-family and Two-family Residential) Zone to RM0 (Medium Density Apartment) Zone to allow for approximately 113 apartment units".

Further, I symbolically add my name to the petition put forth by the Langford residents who live in the immediate area.

As a 38-year resident and taxpayer of Langford I have escalating concerns about the speed, scope and continuous nature of development within Langford, which does not adequately call for and / or take into account community input, concerns and / or issues.

With respect to this particular application to re-zone, a number of serious issues have been raised by the community which warrant the application being denied, such as:

- **Scope of the development;**
- **Traffic;**
- **Parking;**
- **Pedestrian Safety;**
- **Shadowing impacts**

**Scope:**

- In 2019, an application related to a 40 unit, 3-story development on the property did not proceed to Council due to community concerns. Now an application for a 113 unit, 6-storey development has been recommended to Council by the Planning Committee, despite significant community issues that have been raised both in writing and verbally at the Planning Committee meeting of June 14, 2021.
- At the June 14<sup>th</sup> meeting the response to this exact questioning was that 'the reason the proposal was sent back was because of access to the development via Marlisa and that has been addressed'.
- The issues related to this development extend well beyond that one issue, including that the proposed development is not in-keeping with neighborhood.

- Residents that have purchased properties in an area of the community that is zoned for one / two family residential should not be forced to accept 113 units on two residential lots.
- While it is understood that the City, as an organization, has set a goal of increasing density, it is your duty as representatives of the community to pursue this achievement in concert with the residents who elected you to your roles.

There are numerous methods by which this can be accomplished, including a formal, broad-based consultation process related to the speed, scope and design / placement of development in Langford as well as the required infrastructure needs.

- This one proposal is symbolic of various others within the community, which may be why so many are beginning to stand-up and speak-out.

#### **Traffic:**

- Traffic congestion is an issue that many have raised, including people who live in the immediate vicinity; those who live in the surrounding areas; and others, such as myself, who find it incredibly frustrating to use Veterans Memorial Parkway (VMP) with its current rate of congestion at many points during the day. The addition of 113 units will mean the addition of anywhere from 113 – 226 (two-car households and visitors) vehicles regularly accessing, using and exiting VMP.
- While the traffic report submitted with this application states that the impacts will be minimal, it needs to be acknowledged that the report is based on modelling and theoretical in nature, rather than experiential.
- Residents from the immediate and surrounding areas phoned into the June 14<sup>th</sup> meeting to share their direct experience, concerns and suggestion; however, the recommendation of the Committee was for this proposal to move forward to Council for approval, without notation of the need for the traffic issues to be explored further prior to approval or any significant mitigation strategies.
- Further, with each large-scale development that is approved, traffic is being added across the community, as a percentage of each development will attract buyers from outside the area. It is becoming increasingly challenging to travel across and within Langford due to congestion and I wonder if / how the community-wide traffic impacts of each new development is being sewn together to assess the larger impact to residents in all areas of the city.
- The recent issue related to Alouette Drive is a case in point, which can't be dismissed as purely a result of the temporary closure of Sooke / WSP.

#### **Parking:**

- The proposal calls for 1.25 parking spots per unit, including visitor parking. While this may meet the zoning bylaw, it does not meet the "real-life" need for parking, given that the majority of households own two vehicles.
- Providing less than adequate parking forces people to park on the street. In this case, that would mean anywhere between 56 and 113 vehicles parking on the streets, depending on how many of the household have two vehicles.

- The residents of the immediate area have clearly stated that parking is already an issue that will only be exacerbated if the proposed development comes to fruition.
- This is an issue that exists across Langford, which is compounded by the existence and building of extremely narrow streets.
- The parking issue needs to be more broadly considered in relation to this and all future development proposals.

**Pedestrian Safety:**

- As with the other areas of issue, residents have clearly stated that safety concerns currently exist related to walking in the area and children playing in the neighbourhood.
- Adding 113 – 226 vehicles to the area once again only compounds the current issue and could result in a tragedy.

**Shadowing:**

- Residents of the area have studied, modelled and convincingly conveyed the actual shadowing impacts on neighboring houses, if a development of this size was constructed.
- The serious issues they raise related to health, community environmental objectives, property values and others need much greater consideration than was given at the Planning Committee.

A large and growing segment of the Langford population is displeased, whether that be with:

- a specific development(s), including this one;
- the frenetic pace of development and experience of living in a construction zone for years on end;
- the direction our community is now heading, (such as a feeling of hitting the “sweet spot” of development and speeding well past it);
- the lack of meaningful broad-based public consultation that is properly acknowledged, incorporated and/or addressed;
- and for a variety of other reasons.

It is also not helpful to read public statements from the Mayor / Council, such:

- “I know that everyone with a computer has an opinion and thinks that they’re a councillor...”
- “I think people who have lived in Langford a long time are happy with what we’ve done. Most of the complaints I hear are from people who moved here six months ago.”

These statements are not only untrue, they are dismissive of community opinion / input. As Mayor and Council, you have been elected and entrusted to represent the community residents’ wants / goals and needs, rather than define them without consultation.

In closing, this application is an opportunity for Mayor and Council to demonstrate how seriously they consider community input and integrate it into the decision-making process. For the reasons stated above as well as all of the other issues residents have put forth, I urge Mayor / Council to deny this application.

Respectfully,

A solid black rectangular redaction box covering the signature area.