

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Rezoning Bylaw Amendment (Z21-0022) 648, 652, 656 & 660 Granderson Road.
Date: July 11, 2021 10:53:03 PM

For the past few years we have shaken our heads in disbelief as one after another condo building has been squeezed into Langford. Our concern is that there seems to be no recognition of the fact that a major traffic problem is being created. The roads and junctions just continue to get busier and busier.

Now the problem has arrived in our own back yard. This brings the problem into sharper focus. The development in Granderson Road will add even more traffic to Veterans Memorial Parkway on the route both to and from the highway. This route currently experiences traffic queues from the junction highway all the way back to Langford Parkway. We frequently have queues of traffic on Atkins Avenue which are trying to access Veterans Memorial via Hoffman Avenue. These are directly caused by congestion on Veterans Memorial.

We ask the question 'what is to be done to ease this problem'. Well the answer seems to be, 'we will build another condo along this route'. This really doesn't sound like a good idea.

The traffic generated by a condo on this site will also make the junction of Veterans Memorial and Goldstream Avenue an even busier junction than it is at present. Traffic queues at this junction occur frequently. The extra traffic generated by this development will directly affect this junction. It seems absolutely crazy to add to the problem.

Another problem which will be compounded will be parking. Eighty four units will bring at least the same number of cars. These will need accommodating. Even if all the occupants of the condo live, work and play in Langford they will also be car owners.

Notwithstanding all the traffic problems, there is also a problem which will affect us without leaving our home. The fact that our property, (particularly our garden and bedroom), is already overlooked by a condo on Granderson Avenue. This condo is only 4 storeys high. The proposed condo will not only be taller by 2 storeys but it will be closer! This will just be intolerable.

We would like the impact on the residents of the area affected by this development to be carefully considered. We would also like the impact on the people that will be directly affected by the increase in traffic be carefully considered. Such a large development at this location is totally inappropriate. Please stop the constant building of condos in Langford and consider the current residents.

Yours sincerely,

[REDACTED]

From: [Julia Buckingham](#)
To: [REDACTED]
Cc: [Suzette Chapman](#)
Subject: RE: Z21-0022 / Granderson Planning, Zoning and Affordable Housing Report
Date: July 12, 2021 11:53:59 AM
Attachments: [image001.png](#)

Hi [REDACTED],

You're right, that is an error within the report – thank you for pointing this out. I have informed the Director of Planning of this who can clarify the correct vehicular movement within tonight's meeting if necessary.

Thanks again,

Julia Buckingham

Planner II

250.478.7882

From: [REDACTED]
Sent: July 11, 2021 12:32 PM
To: Suzette Chapman <schapman@langford.ca>
Subject: RE: Z21-0022 / Granderson Planning, Zoning and Affordable Housing Report

Hi Suzette,

Thank you so much for providing the report to me out lining the development on Granderson rd. But I found what I think is a mistake in the report.

I have highlighted it below.

If by "one way vehicle movement" they mean one vehicle at a time then that would I guess be fine, however if they mean "one way", it isn't one way. It even has a stop sign for vehicles exiting Granderson onto McMurdo.

It is two way but not passible. All vehicles leaving the Plaza or the Indigenous Society or homes, that wish to not turn right onto Goldstream, exit Granderson Rd via McMurdo to turn left.

This would also be the case with the proposed development vehicle traffic wishing to turn left on Goldstream.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK Granderson Road is a "woonerf" designed road, also known as a "living street" in Dutch. Woonerfs are designed in such a way that the needs of automobile drivers are balanced with the needs of the users of the street as a whole; such users include pedestrians, bicyclists and playing children. Woonerfs therefore sustain lower traffic velocities through the utilization of integrated traffic calming devices and intensive landscaping.

Granderson Road only permits one-way vehicle movement with access from Goldstream Avenue via McMurdo Terrace, and exiting out onto Goldstream. This is shown more clearly on Figure 1.

From: Suzette Chapman [<mailto:schapman@langford.ca>]

Sent: Friday, July 09, 2021 2:23 PM

Subject: Z21-0022 / Granderson Planning, Zoning and Affordable Housing Report

Hi,

As requested, I have attached the subject staff report that will be presented to PZAH Committee this Monday, 12th July at 5:30.

Regards,

Suzette Chapman

Assistant Planning

City of Langford

t 250.478.7882 x4404

2nd Floor, 877 Goldstream Avenue | Langford, BC V9B 2X8

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From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Planning and Zoning
Date: July 8, 2021 10:25:10 PM

Mayor and Council
City of Langford,

Zoning Amendment
Z21-0022
648, 652, 656, 660 Granderson Rd
Construction of 6 storey, 84 unit apartment building

The proposed condo development on Granderson Rd, as far as I am concerned, is a welcome addition to the neighborhood, but I am deeply concerned about the impact of further increased traffic on McMurdo Terrace.

If the proposed development at 648, 652, 656, 660 Granderson Road were to go through, the increase of traffic would be too much.

I live at [REDACTED]
My [REDACTED] McMurdo Terrace.
I can see and hear first-hand the amount of traffic that goes by hourly.

McMurdo is the only entrance serving 56 parking stalls at [REDACTED] (The Granderson), seven homes presently with multiple vehicles, 15 three storey town home units with multiple cars per home and a 16 unit apartment style building with their own parking lot.
This traffic doesn't include the huge amount of traffic coming and going from Goldstream Bikes and the other businesses in the small plaza.
You would be astonished at the amount of traffic that the little street has to handle.
Not to mention the delivery, postal, handydarts and moving trucks that have to park there, due to the lack of a loading zone anywhere in the area.

At the rear of The Granderson is a very narrow impassable road that at the end requires a right turn only so many use McMurdo to turn right, so they can then turn left onto Veteran's Memorial safely instead of darting across two lanes of traffic at the Granderson road exit.
Exiting from McMurdo and turning left is nearly impossible if vehicles are parked in front of 650 Goldstream, as your view is blocked thus making it extremely dangerous to nose out into oncoming traffic, which their view of you is blocked as well.
Also there is a huge present danger to pedestrians crossing McMurdo at the crosswalk with many vehicles not stopping until they reach the other side of the crosswalk.

Adding 84 more vehicles from the development, with possibly many units having additional vehicles is very alarming and in my opinion, a unnecessary cause of congestion on what really amount to an alley with a name.

I ask at the very least a traffic study be done of the area so that council are fully aware of the traffic nightmare that this additional traffic on McMurdo will produce.

In addition, require the developer to have a loading zone, as well as adequate visitor parking available for their own residents. Parking is at a premium around here as it is.

Thank you in advance for your consideration,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: 648,652,656, 660 Granderson
Date: July 9, 2021 2:12:31 PM

To Whom it May Concern,

There are at least 2 reasons not to expand.

The first is the effect on the crime rate:

This is google's reference to this effect:

"Since **population** growth **results in** all cities and towns becoming bigger, the **increasing crime rate** in many parts of the world **can** be explained by **population increase**."

The second reason is the effect on traffic.

It is already very difficult to turn down McMurdo Terrace adding to the population of people and cars both on Granderson and Goldstream will make a difficult problem even more problematic.

Unless there is a constructive plan to deal with the traffic in this area, I can not support any plans to add to our limited space.

Thanks

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Opposition to: Rezoning Bylaw Amendment (Z21-0022) - 648, 652, 656 & 660 Granderson rd
Date: July 12, 2021 2:49:29 PM

Hello,

I am writing to state my opposition to the Rezoning Bylaw Amendment (Z21-0022) for 648, 652, 656 & 660 Granderson rd.

This proposed rezoning is way out of spec for what should be put in place of those four homes. The area already suffers from bad congestion and limited parking as it is now.

To put a huge six story building next to single family homes, and townhouse complexes makes no sense. Our property values would be severely affected in a negative way because the area would become overly congested due to increased population density and the change to the socioeconomic profile of the area.

Why not match with what's already in the area and zone it for townhomes? This way you are maintaining the liveability of the area, the property values and reasonably increasing the population density.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: File Z21-0022
Date: July 11, 2021 1:12:15 PM

We, [REDACTED], are owners of [REDACTED], Langford.

Regarding the proposal to construct a six-story, 84-unit apartment building on Granderson;

We are opposed to the size of the proposed development. We are of the opinion that the area is too small for such a large dwelling and the resulting congestion. The addition of another 105 cars on this narrow road will be problematic, not to mention the increase in traffic along Goldstream and surrounding roads.

Savory school is the closest elementary school and it is difficult to get into.

The Pacific Housing on Goldstream has become a problem for us dog walkers and seniors as the renters, sometimes, gather on the trail behind Granderson Rd in groups to smoke pot etc. The trail is used by families taking kids to the school and seniors walking dogs. It can feel very intimidating.

Thank you.

[REDACTED]

Sent from my iPad