

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Letter regarding Z21-0026
Date: August 8, 2021 10:33:56 PM
Attachments: [689 Hoffman Ave Strata Opposition to Z21-0026 Rezoning.docx](#)

Hello,

I am contacting you as the Strata President of 689 Hoffman Avenue. Attached we have put together a letter regarding the proposed rezoning of lots 2762, 2768, 2774 Winster Rd.

I hope you have a good day, thank you for your time and continued service.

KInd regards,
Akasha Liska
689 Hoffman Ave
Strata President

To the attention of City of Langford Planning Committee,

The Strata Council of 689 Hoffman Ave are writing to express our resolute opposition to Z21-0026 proposed rezoning of 2762,2768,2774 Winster Rd from R2 to CC1 designations. The proposed rezoning causes an unacceptable number of traffic and safety problems, risks to severely overpopulated schools that are already over-capacity, destroy an ecologically sensitive habitat, and potentially lower the property values of the entire existing community. The proposed building also goes against numerous guidelines of the Official Community Plan Bylaw1200.

The Strata's primary concern is the proposed building would cause an 1100% increase in population density (currently 3 units with 6 residents with the proposed building being 68 units) This is only accounting for single occupancy in the units, the more likely scale is up to 2300% increase, accounting for couples being the most likely occupants (not accounting for children) due to the proximity of schools and parks for growing families.

Additionally, the increase in population density also causes increased foot traffic on Winster Rd, which the developer has only accounted for sidewalks in front of their proposed building, not the full length of Winster Rd. There will be reduced safety for the Atkins Ave/Selwyn Rd school crossing due to massively increased traffic through that crossing from the additional vehicles the building will bring. Atkins Ave also has very few sidewalks, which will cause residents to be at a greater risk while using environmentally friendly methods of transportation, such as walking their children to school or riding their bikes to the E&N Rail Trail entrances.

Further compounding this issue, the proposed building leads to increased congestion on an already overloaded Hoffman Ave continuing onto Veterans Memorial Parkway during all hours of the day, not just peak traffic times. Additionally, the street already suffers poor visibility for left turning onto Hoffman Ave from Winster Rd. The road commonly acts as an essential bypass for emergency services stuck on Veterans Memorial Parkway to get to Sooke Rd, this added congestion will cause severe slowdowns to their crucial ability to bypass high traffic zones. This route is also used by school buses picking up students daily, which would face similar issues if there was an increase in traffic and congestion.

Savory Elementary is currently projected to be at 142% capacity by 2023 and 156% by 2028 without additional residences being added to their area of operation. At time of projections in 2018 they were already 114% capacity with only 24 surplus students, any additional residents would increase the strain on the already overpopulated school district. This proposition can force the displacement of growing families and prevent the opportunity of first-time students from being able to go to school within their local catchment.

The proposed building appears to contradict large sections of the City of Langford OCP Bylaw#1200, specifically;

2. Community Health - "...all areas of living that are safe, secure and welcoming for all."

- The aforementioned safety concerns with rapid overpopulation of the area and reduced safety for the current residents of the community, prevents the proposed building from providing a safe, secure and welcoming environment for new community members.

5. Sense of Place - "Ensure community planning and design celebrates the community's unique history and natural setting and embraces diversity."

- The proposed building eliminates any potential of appreciating the greenspace and trails along the E&N railway for current residents of 689 Hoffman Ave, disrupts the eyeline from the street and for residents. Due to the lack of proposed green space, the natural setting of the neighbourhood would be disrupted including multiple well-established Gary Oak trees on the proposed lots.

6. Vibrant Local Economy - "...Ensure local employment and business opportunities."

- The proposed CC1 building is solely residential with zero potential for local business use in the building. This moves money away from local businesses who are robbed of the opportunity a MU1A zoning would provide. A mixed-use building would support local employment.

7. Energy, Climate Protection & Adaption - "Promote energy-use choices that reduce greenhouse gas emissions and contribute to clean air."

- There has been no proposed increase to public transit stops or alteration of routes to accommodate the increased population density the proposed building would bring, directly attributing to an increase in personal vehicle use and increase in greenhouse gasses as a result. The additional traffic caused by a rapid overpopulation of the area without alternative routes or infrastructure compounds this issue. The proposed zoning reverses the city's Transportation Targets due to the lack of infrastructure to support the increased population density of the City Center.
- For residents wanting to support a cleaner environment through emission free transportation ie. walking and biking, the previously mentioned safety concerns would discourage these means of transportation for community members.

A Concept for the City Centre - "The City Centre will focus on mixed-use development, with the highest concentration being adjacent to major arterial routes such as Goldstream Avenue, Veterans Memorial Parkway, Peatt Road and Jacklin Road. This is meant to solidify the Goldstream corridor as the heart of the City Centre."

- A focus on "Mixed-Use Development" does not fall in line with the proposed residential only building better suited to be adjacent to existing high-density housing on the north side of Hoffman Ave, which happens to also be mixed use.
- Hoffman Ave, Winster Rd, and Atkins Ave are all consistent with the "secondary corridor" proposition of the "concept for a village centre" within the OCP. These areas do not have the traffic throughput capacity to support the same development density of Primary Corridor & Transit Networks consistent with Goldstream Ave, Veterans Memorial Parkway and Millstream Rd.
- The proposed fully residential building does not coincide with any of the encouraged building and use types within the City Centre concept
- Policy 1.6.1 – "Mixed residential and commercial use is encouraged throughout the City Centre."
- Policy 1.6.2 – "Mixed residential and light industrial use is encouraged, provided an appropriate "fit" with surrounding land uses"
- Policy 3.8.2 – "Ensure choices about land use and density do not preclude the long-term role of the centre as an employment node"
 - By zoning high density residential only buildings in areas more suitable for mixed use, the council is disregarding the workplace focus of the City Centre, which in turn forces the Langford residents to look to other municipalities for employment, reducing the surplus income of the area due to transportation overhead and reducing the residents' local spending due to the lack of proximity to local businesses.
- Objective 3.11 Neighbourhood Areas - Policy 3.13.2 – "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."
 - The proposed building does not complement the type nor use of any adjacent building on any side. It is neither mixed use nor family sized residential, does not follow the adjacent building's eyeline height of 3 stories and under, and absolutely disregards any respect to private outdoor spaces of the adjacent properties on all of Hoffman Ave, Winster Rd nor Atkins Ave residences.

An example of the disregard to Policy 3.13.2, the proposed building would severely shade the 689 Hoffman Ave residences' rear balconies and eliminate daytime sunlight for balcony gardens. The balconies would also face a lack of privacy being overlooked by a significantly larger building. The rear of each residential unit are designated as home offices, these offices require privacy and natural light for their owners' wellbeing and to conduct business without an awkward building of onlookers.

The proposed 6 story building would cause the residential entrances of 689 Hoffman Ave to be turned into a heavily shaded or dark back alley between the buildings, reducing the safety of residents and their properties. The 689 Hoffman strata have already had incidents with non-residents jumping the half wall on the Winster Rd side as a shortcut to walking around the front of the building. An increase in foot traffic from the proposed building would exacerbate this already troubling behaviour.

Going ahead with the rezoning would cause an irreversible reduction in property value for Hoffman Ave, Atkins Ave and Winster Rd who are the first invested members in the neighbourhood and have built the foundation of safety and camaraderie within the growing families of the neighbourhood which drives so many families to this area. By building a 6-story high-density building, the Council needs to consider the all hours noise a building that size causes, throughout the whole process of construction and inhabitation. Due to the proximity of the proposed building's balconies to the 689 Hoffman Ave residents' outdoor areas there will be a dramatic change to the peacefulness of the residences outdoor spaces, which was a key factor in the purchase of these units.

The rezoning application for CC1 appears to be based upon a 68unit housing project with zero benefit to those currently living in the neighbourhood and vastly overpopulating the available infrastructure of the area. It appears the City's intent for the building is to increase the population density of the City Center area and provide long term housing to build the community and neighbourhood area. Due to the size and normal occupancy of buildings of this style, the city does not appear to be accounting for the neighbourhood needing to deal with the preventable issues associated with the instability of rental units. Buildings of this size and type are primarily used as rentals rather than long term homes.

The intent to have an increased population density is better achieved by providing "affordable family sized units" rather than "high-density affordable housing". The Hoffman Ave Strata's preferred Council action is to rezone the lots to another MU1A zone with a 3 story 12-18-unit property. A property of this type would provide a convenient location for local businesses while still accommodating family sized residential units for the long term sustained growth of the neighbourhood. This growth would be at a more responsible pace for the infrastructure to catch up before progressing to the CC1 high density phase of Langford's residential development.

The CC1 zoning has a maximum of 1.25 parking spaces per unit, or 85 spaces for 68 units with 17 of those spaces being for visitors. According to the 2017 household travel survey, vehicle ownership was at 70.3 cars per 100 residents. Extrapolating that growing average of car ownership, the 68 units, housing couples and new families, would require a minimum of 95 parking spaces just to accommodate the residents' cars, causing visitors to park in public street parking spaces. This will have a severe negative impact on street parking for the established businesses in our strata. Currently the businesses already struggle to support the parking needs of their clientele with the city having already taken two of the strata's parking spaces as public use.

Due to the area's current designation of "Neighbourhood Area" the 689 Hoffman Strata urges the Council to require a Neighbourhood Area Plan (NAP) or Neighbourhood Centre Plan (NCP) to be made and voted on by the public prior to the proposed R2 to CC1 change to define the intended future of the primarily residential R2 area surrounding the proposed CC1 zone.

The 689 Hoffman Strata feels there needs to be sufficient rationale for disrupting the current "Neighbourhood Area" designation and a clear infrastructure improvement strategy in place prior to a doubling or tripling of the population of the current neighbourhood.

Thank you for your continued service and support of our communities and neighbourhoods,

We appreciate you taking the time to hear and consider our concerns,

Kind Regards,

689 Hoffman Ave Strata Council


Gabriole Sinclair & Nico Duyf (unit 104)

Akasha & Brian Liska (unit 106)

Maude Ouellet-Savard (unit 108)

Sara Gawrys (unit 110)

Jennifer Armstrong (unit 111)

From: 
To: [Langford Planning General Mailbox](#)
Subject: Submission about Zoning Amendment File Z21-0026
Date: August 5, 2021 8:21:32 PM

My name is Cici Gong is I am the house owner of the property on 638 Atkins Ave V9B 3A3. I here am against the proposal "To allow for a six-storey, 68-unit apartment building". In my opinion, we have enough population around here already and I would prefer to not have any more traffics or waiting time for a clinic appointment. So on my stance, I'm against this proposal.

From: [Julia Buckingham](#)
To: [REDACTED]
Cc: [Suzette Chapman](#)
Subject: RE: 2762, 2768, & 2774 Winster Road
Date: August 9, 2021 3:45:03 PM
Attachments: [20210809 - 2762, 2768, 2774 Winster Rd.pdf](#)

Hi Colette,

Thank you for your email, it will be shared with both the Planning, Zoning, and Affordable Housing Committee and Council.

Regarding the notification to neighbours, we will be advertising the Public Hearing in the Goldstream Gazette for two additions prior to the meeting, and will install a sign on the subject properties. This helps us to reach the neighbours who may live in the general neighbourhood but fall outside of the 100 meter radius that receives a mail out for the Committee meeting and Public Hearing. As we are just about to have the Committee meeting this evening, you should see the sign installed and ads in the paper in the future should the application proceed to Public Hearing.

In reviewing the application for 2762 – 2774 Winster Road, the Director of Engineering determined that a Traffic Impact Assessment would not be required. You do mention the development at 2627/2631 Millstream Road, which did submit an updated Traffic Impact Assessment dated May 19, 2021.

For parking, the applicant is meeting the bylaw requirement of 1.25 parking spaces per unit, provided on site. This means there will be 85 parking spaces for the proposed 68 units. Additionally, Council consistently requires that applicants register a covenant on title stating that they will not rent or sell the parking spaces separately from the unit rental price or sale price so that residents aren't tempted to forego onsite parking in favour of using free street parking.

I believe the remainder of your email is best heard by the Committee and Council and does not require answers from staff but please let me know if you do have any further questions. I have also attached a copy of the staff report that can provide you with more details about the development.

Thank you,

Julia Buckingham

Planner II

250.478.7882

From: Colette Miller [REDACTED]
Sent: August 7, 2021 8:07 AM
To: Langford Planning General Mailbox <planning@langford.ca>
Subject: 2762, 2768, & 2774 Winster Road

To the Planning, Zoning and Affordable Housing Committee,

I am writing today regarding the proposed zoning change for the lots 2762, 2768, & 2774 Winster Road. It is unfortunate that only a select few neighbours were informed of this proposal. Winster road affects all residents on Atkins, Hoffman, Windman, Cornerstone, Rainville & Millstream that use Winster to access Veteran's Memorial Parkway. That these residents were excluded from the notification process is extremely disappointing. As I am sure you are aware, Winster Road is a small narrow road, which currently barely supports the current traffic situation. As you are also aware, a proposal is with the City regarding a 113 apartment at 2624/2631 Millstream Road. While these two projects are not directly connected, the Winster Road & Hoffman intersection is. How do you anticipate that area to sustain those two developments? And let us not overlook the proposed expansion of the West Shore RCMP building as well. Without knowing more details of what is being proposed for 2762 – 2774 Winster Road, our household (4 Langford residents) cannot support this re-zoning. The infrastructure is not in place for such a development. It is already dangerous as a pedestrian to cross Atkins at Winster, as hardly any cars (including the RCMP) stop at the actual stop sign on Winster to ensure no cars or pedestrians are coming at Atkins.

How will the parking work? Winster has no room for overflow parking and neither do the neighbouring streets. The surrounding areas are all neighbourhood with families. This proposed development is making it unsafe for children to safely get to school (Savory/Spencer) or to walk to the corner store at Reflections.

I encourage the committee to request a new traffic study, as the previous one (submitted with the Millstream proposal) was from 2019. And please, request a traffic study when school is back in and people are returning to work.

I hope that the committee members (and ultimately Council) start looking at Langford's developments as a whole – and not just individual proposed developments. How can that area support a possible 178+ cars between the two developments?

Colette Miller

552 Hoffman Ave, V9B 5W4

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Submission for zoning amendment file Z21-0026
Date: August 8, 2021 8:04:50 PM
Attachments: [Langford Rezoning - Gabriole Sinclair.pdf](#)

Hello,

Attached is my submission for the zoning amendment file Z21-0026 for the council's agenda.

Sincerely,

Gabriole Sinclair

To Council,

My name is Gabriole Sinclair. I moved to Langford last year with my husband after purchasing our first home, a beautiful townhouse at 104-689 Hoffman Ave. We have really enjoyed becoming a part of this neighborhood and have felt very proud to live here.

I am writing to you because I received a letter from the Planning, Zoning and Affordable Housing Committee, notifying us of Zoning Amendment file Z21-0026 for a 6 story apartment building to be built on lots 2762, 2768 and 2744 which run off the side/back of our 3 story townhouse. I was absolutely shocked and disappointed to receive this letter requesting a rezoning amendment for “high density housing” within this quiet family neighborhood. We are extremely opposed to this amendment. Below outlines some major concerns for this proposed rezoning amendment and building plan.

With the progression and advancement of an urban neighborhood such as Langford, we are certainly supportive of growth, development and creating additional housing. However, the development plan must be in keeping with the neighborhood and, the proposed plan must take into consideration the impact it has on established and existing surroundings, infrastructure, health care accessibility, pace of build, traffic, noise and peoples safety. A 6-story, 68 unit development on these lots is not within the character of this specific (R2) area, it is on much too large of a scale.

Traffic & Safety, Emergency Vehicles

This neighborhood is predominantly single-family homes and townhouses. We live directly over the intersection of Hoffman Ave and Winster Rd, the traffic coming around this corner is already extremely busy, congested and dangerous. This corner acts as a thoroughfare between Veterans Memorial, Atkins Rd and the Mill Hill area during all hours of the day, not just during rush-hour. The traffic line up can extend all the way around the next corner and down Atkins Rd, causing long delays and congestion for hours.

There are many, many young families with children and pets going to and from parks/schools/shops who utilize the crosswalks and minimal sidewalks here every second of the day. This corner is dangerous due to the poor intersection design, vehicles not stopping at stop signs, poor visibility, the lack of speed limit enforcement after the yield right-hand turn and the sheer volume of traffic both pedestrian and vehicular. Adding a 68-unit condo building would create an obscene amount of added bodies and vehicles, directly impacting the safety and livability of the families, children, elderly and animals living in this area. As expecting parents, it's frankly terrifying to think about. **It simply isn't safe.**

This 4 way stop on Hoffman and Winster is also the only inbound access point for the Westshore RCMP and emergency vehicles that service the Mill Hill and

surrounding area. It is unrealistic and a major oversight in thinking that by increasing the amount of vehicles and pedestrians in this small area, that emergency vehicles will not be affected negatively and reduce their ability to safely and effectively navigate this already narrow, congested and unsafe roadway, further putting everyone in the neighborhood at risk.

Health Care Accessibility

With an already densely populated area, access to health care is difficult. Hospitals, clinics, supportive services and laboratory centers are bursting at the seams and as a Registered Nurse, I see this crisis first hand. As our population increases this sector will only continue to become more and more aggravated. There is a contradictory statement in the Community Plan: "Objective 6.4 Promote community involvement and improve access to facilities, programs and/or services." With the rapid pace of development in Langford, this proposed 68 unit building is a perfect example of that. The city's infrastructure and services cannot keep up with the pace of development. How do you propose serving this areas increasing citizens in obtaining health care/other services when it is already extremely challenging?

Infrastructure

This is a quiet (R2) residential neighborhood. It's full of families and small streets without sidewalks down Hoffman Ave, Winster Rd and Atkins Rd. Turning these 3 lots into (CC1) zone is not appropriate or in the best interests of this area. What this neighborhood needs is additional single-family dwellings/houses or small townhouse complexes with green spaces, which would compliment the existing area. These types of dwellings are what the infrastructure of this neighborhood can handle. How can a family comfortably reside in a 1-2 bedroom apartment with 1.25 parking spots per unit and one bike stall per unit? This is what is being proposed in this building plan. We are certainly not opposed to progress – what is important to consider is the drastic changes you are suggesting to a quiet, friendly and amicable neighborhood that its community members love and are proud to live in. The speed in which Langford is developing at is astronomically fast and the existing infrastructure can't keep up with this pace development. There is the business and financial aspect of development, but there also needs to be practicality and safety within the progress of a community. I think we can all agree that the purpose of re-zoning areas should be a benefit to all of Langford's tax paying and voting residents, not just the pockets of ambitious developers. This plan has asked for the maximum and minimum allowable variances in every instance without any regard for the effects this building will have on our community.

In your City of Langford – Official Community Plan, Bylaw 1200, you have outlined that "Every new development shall consider how to include park and open space in a manner that contributes to the overall community space." And, "Policy 1.3.1 Contribute to initiatives that enhance the urban forest and tree canopy." How does a 6-story condo block fit into these plans? There are beautiful protected Garry Oak species and a number of large, well-established evergreen trees on these 3 lots that create shade and privacy for the residents along Winster Rd and our building

specifically, at 689 Hoffman Ave. These trees are also a habitat for birds, including our resident owls and hummingbirds that would all be destroyed if this development were to go forwards. From the Development Proposal; "The building also features a common outdoor amenity space on the ground floor at the rear of the site which is proposed at 115.48 m², equivalent to the CC1 requirement of 5% of the lot area." This is woefully inadequate and located behind the building squished between the massive building and a commercial parking lot. Another point that stands out: "The City Centre will engage with its surrounding environment and incorporate green space, pocket parks and pathways that contribute to the interconnectedness, walkability and liveability of the City Centre." It appears that this plan removes all but the minimum required "green space" from these lots and replaces beautiful endangered Garry Oaks with a "common outdoor amenity space." These things are contradictory to Langford's Official Community Plan and terribly sad for us as long-term residents of our neighborhood. How does this reflect the goals of the Official Community Plan, or benefit the local community whatsoever?

We feel this development application is dangerous and short sighted for the residents of this family orientated, residential community and will negatively affect the quality of life for everyone living here. The proposed lots for redevelopment are in an R2 zoning area and should remain that way. While the line draws these lots into potential CC1 zoning according to the City Center Design Guidelines, the reality is that these lots couldn't be more on the outskirts of the City Center area. With no changes in development, on neighboring properties or across the street, this is the prime candidate to either to stay as R2 or at worst be changed to MU1. What we would approve of would be a tastefully designed, rowed 6-10 unit, 2-3 story townhouse complex that could potentially save some of the tree canopy, provide additional family housing and have minimal impact on the beautifully established community and its residents. The 1 and 2 story houses along Winster Rd will be in the shadow of this massive 6-story high-rise that will look completely out of place on this street. This building is invasive and will eliminate privacy for the families of the neighborhood. The 4 rear facing garden patios of 689 Hoffman Ave will be ruined. We will no longer be able to grown vegetables or potted plants, as the sun will be blocked from all afternoon sun. Our privacy will be eliminated and our quality of life will be negatively affected. High-density housing should not be considered on this lot, it should remain a residential R2 zone. This is a huge mistake.

Lastly, I understand that, "Policy 1.5.2 Development scale and permitted density will be determined on a case-by-case basis at the time of rezoning." So please consider these concerns thoughtfully and carefully before approving the re-zoning and building plan. I also wanted to express my frustration that when sending out a rezoning amendment letter less then 2 weeks prior to the submission date for opposition, and sending the buildings proposed plan on a Friday with submissions needing to be in 2 days later is upsetting and irresponsible – as community members, we need enough time to prepare ourselves and respond with thoughtful and accurate information.

As a community, we are passionate, purposeful and united in opposing this plan. This is our community as much as it is yours and we want to work together to make Langford the best city in BC or the rest of Canada for that matter. But to do that, we need your help.

Yours Truly,

Gabriole Sinclair
104-689 Hoffman Ave
Langford, BC
V9B 4X1

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Rezoning application z21-0026
Date: August 8, 2021 1:55:59 PM

The purposed development is to large for the area there will be parking issues it will block out the afternoon sun and the disruption of life with all the construction noise for at least a year it will be hell trying to get in and out of driveway g dingley 2771 winster rd.

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Zoning amendment Z21-0026
Date: August 9, 2021 11:27:08 AM
Attachments: [Z21-0026.docx](#)

Hello

Please submit this letter for tonight's meeting regarding zoning application Z21-0026.

Jiri & Angela Rol
2779 Winster Road
Victoria, BC
V9B-3P6
[REDACTED]

August 9, 2021

Regarding File No. Z21-0026

To whom it may concern,

I Jiri & Angela Rol find this application for rezoning totally ridiculous and we are opposing this for several reasons.

This street cannot accommodate such an influx of vehicles!

Winster Road is a very small road and the only road connecting to Atkins. There are two schools (Savory & Crystal View Elementary) which parents, Grandparents, daycares etc. drive down Winster to pick up and drop off which makes it very busy with just them. There are kids bused, driven from Belmont Park too, because not all families want their kids in French Emersion & the school in Belmont Park is French Emersion.

Also, the busses drive down our road to pick up/drop off Elementary, Middle and Secondary students. The pickups and drop offs happen on Winster Road right in front of our house at the Amroth Center Parking lot. In the morning, noon and afternoon and there are several busses. What about all the people living on Crystal View, Atkins, Mill Hill and Selwyn, they all drive down our road too, the traffic is constant. At 2:30-4:30 we can't get in or out of our driveway now with traffic backed up from Hoffman to Atkins because people take Atkins as a shortcut to avoid Colwood Corners.

Winster Rd is also the main emergency access for Atkins, Selwyn, Mill Hill and Crystal View areas.

Where are the cars going to park, most families have two cars? There are only 5 road parking spots for the whole of Winster Rd. We have no parking now for the owners or guests who live on our road or 619 Hoffman.

Also, what about a sidewalk on that side? The road is too narrow as it is.

Police use our road for access to the Police Station so that's more cars up and down. There are huge delivery trucks (Sysco) that deliver food to Boston Pizza too. We have so much traffic with people eating at Boston Pizza and going to and from the retail across the road as well.

This will turn Winster, Atkins and Hoffman area into a mess like Reflections did to Wagner and Millstream, a huge parking lot for extra oversized vehicles.

There are already people parking on Atkins that live in the condos on Granderson Rd.

This size of building should not be built on the very edge of the City Core Zone!


The quality of life in Langford is diminishing, sunlight and trees disappearing with every tall building and development.

Langford needs to slow down and deal with the infrastructure for a while.

File Z21-0026

Jiri & Angela Rol
2779 Winster Road
Victoria, BC
V9B-3P6

[REDACTED]

From: 
To: [Langford Planning General Mailbox](#)
Subject: Zoning Amendment Z21-0026-Winster Rd
Date: August 7, 2021 8:57:08 AM

A sixty-four unit in a 6-storey building at this small site is absolutely unwanted in my neighbourhood and ridiculous!

The building height, effect on local traffic and parking problems is the least of our concerns!

I am totally opposed to this project.

Joanne Giovannetti

652 Atkins Ave

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Fwd: Bylaw #1999 Winster rd
Date: August 9, 2021 3:14:09 PM

----- Forwarded message -----

From: [REDACTED]
Date: Mon., Aug. 9, 2021, 3:02 p.m.
Subject: Bylaw #1999 Winster rd
To: <planning@langford.ca>

Hello

I'm writting to tell you of my huge concerns with the proposed development on Winster road. I have been a Langford resident for 42 years and lived in the Mill Hill area for 17 years where I bought my home.

*Has the RCMP been consulted about this project? This combined with the Millstream rd development proposal with greatly affect their members coming and going. They do have access to Vetrans parkway but use the main access for normal coming and going.

*In the entire Mill Hill, the only entrance/exit to Langford is Winster or Standland. More traffic will only back things up into residential areas.

*The lights at Hoffman and Vetrans are already backed up, not just at peak times. It interferes with the 4 way stop at Hoffman/Winster/Wagar

*Increased traffic will make the area even less safe for people walking. Much of the roads have no sidewalks with gravel and open ditches. Kids on bikes, strollers, elderly with walkers etc are forced to walk in the roads.

I really hope you consider the residents concerns. I'm not against development but I am pro thoughtful and sustainable development. This is not one.

Thank you for listening

Kari Andresen
2636 Jodrell Crt

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Rezoning Proposal on Winster Ave File Z21-0026
Date: August 8, 2021 8:02:21 PM

Kelly & Adam Hancock
659 Hoffman Ave
Victoria, B.C.
V9B3A6

August 8, 2021

Dear Langford Council,

We are writing to express our strong opposition to Z21-0026, the proposed rezoning at 2762, 2768 and 2774 Winster Road. While the local community may be unable to prevent development, and are understanding of new builds and growth, most are opposed at the size of the recent proposal. The addition of a six-story, 68-unit apartment building, is the cause of many concerns, including traffic and safety problems, as well as an increase in density at a rate the area is unable to absorb.

Traffic and safety are our major areas of concern. Traffic jams along Veterans Memorial already exist with the steady growth and increase of both population and businesses in the Langford area. The four-way stop at Winster Road and Hoffman Ave, as a result, have become very congested and back up daily. Vehicles trying to turn left, off Hoffman Ave onto Veteran's Memorial, routinely fill the inadequately small left turn lane, causing back-ups at the four-way stop of Winster Road and Hoffman Ave. In addition, vehicles trying to turn left off of Veteran's Memorial onto Goldstream Ave, also often exceed the turn lane capacity, causing backups in the fast lane. This results in frequent traffic jams at the intersection at Veteran's Memorial and Hoffman Ave/Massie Drive, which once again causes congestion at the Winster/Hoffman intersection.

While the traffic flow may be considered average during the day, the local neighbourhood traffic is already disproportionate and surges during morning and evening rush hours, causing traffic issues during these critical times. The intersection of Hoffman and Winster is also routinely backed up due to the increase of traffic during drop-off/pick-up times to the two elementary schools in the area (Savory Elementary and Crystal View Elementary). The traffic surge during these times negatively impacts those in vehicles and as well as the safety of children, both walking to school and/or being picked up by school buses on Winster Road. No sidewalk on the proposed build side of the road is also a concern for pedestrians. In general, the traffic has continued to increase over the years and is already heavy in the area. Local rezoning approvals in the past did not

anticipate the congestion we are now experiencing in this area (ie. blocking access to Goldstream Road at the end of Atkins Road, the Reflections build, the increase of traffic from Crystal View development, etc.)

The proposal of a 68-unit apartment building will increase the density on that footprint of land over 23 times. The density of a CC1 is simply too high for the proposed area. There is also talk of another large potential build at 2627 and 2631 on Millstream Road, which would again add to the traffic congestion experienced at the corner of Winster Road and Hoffman Ave.

Road access in and out of the site are also a concern, both during construction and once occupancy would take place. Parking, loading and turning would be major obstacles. Although there is parking in the Boston Pizza complex, directly behind the proposed site, it will continue to add to the congestion noted above. Technically, the exit onto Hoffman Ave from Boston Pizza is a right turn only, but vehicles often turn left out of the complex, further blocking the flow of traffic.

Adequate parking is also something that needs to be considered. Street level parking is currently at full capacity. Overflow parking from the Reflections building often causes congestion along Millstream Road, turning the two-way road into one-lane, as drivers have to stop and let passing cars by before navigating around parked cars themselves.

Other concerns for the proposed build include property values potentially going down if affordable housing is approved. Loss of privacy to the surrounding neighbours. Loss of sunlight to the homes on Winster Ave due to the height of the building overshadowing their properties. Loss of trees on the proposed site.

As one of the fastest growing communities in the province, the Sooke School District is also bursting at the seams in many local schools. Schools in the area are already reported at overcapacity and students in catchment are having to be enrolled in overflow schools. Although Savory Elementary may not be at capacity, it is a concern that needs to be seriously addressed in this school district. Even though there are new schools being built in Langford, the schools can not keep up with the developments in the local areas, especially the Royal Bay and Westhills areas. The surge in Langford's housing developments result in an increase of student population, in a system that is already at maximum capacity.

We support a lower density build, similar to the MU1 built next door to the proposed site at 689 Hoffman Ave. The units at 679 Wager or the unit including 656/660/664 Wager are also examples of buildings we would prefer to see built on the potential site.

There is no indication on the letter we received, about the zoning amendment, who received this notification. We would assume it was just sent to neighbours in close proximity to the proposed build. However, the number of people who will be affected by the increase in density and traffic to this area spreads far beyond simply the neighbouring houses. From recent discussions with neighbours, our opinions are shared by many who may not have received the letter and therefore did not manage to write letters, email or attend Monday night's meeting.

We all hope you will reconsider the proposed rezoning. Thank-you for acknowledging our concerns and taking them into consideration.

Thank you for your continued service and support of our community.

Best regards,
Kelly & Adam Hancock

From: [Matthew Baldwin](#)
To: [REDACTED]
Cc: [Leah Stohmann](#); [Suzette Chapman](#)
Subject: RE: File Z21-0026
Date: August 9, 2021 9:51:36 AM

Good morning Ms. Wells,

Thank you for your email of earlier this morning. We will provide a copy to the Planning Zoning and Affordable Housing Committee at tonight's meeting.

I did, however, want to address the three points that you raise:

- Every multi-family residential development in Langford is required to provide off-street parking at a ratio of 1.25 parking spaces per unit, of which 0.25 is to be reserved for visitors. This is the same with your building. Langford also requires that every development now be ready for EV charging. Improvements in road infrastructure are all around you. This rezoning must ultimately be approved by the Provincial Ministry of Transportation and Infrastructure. They have not indicated that this project would be beyond the capabilities of the road network.

- Medical Doctors constitute a business. Local Government is prohibited from providing direct assistance to businesses. Your concerns about a shortage of doctors would be better addressed by the Minister of Health. They have far more influence in this area.

- The City of Langford has recently completed a review of the City Centre designation in the Official Community Plan and has deemed that a six storey height limit is appropriate for the subject property. I find it curious that you find six storeys to be "too high" when your building is also six storeys?

I trust that this information is helpful.

Sincerely,

Matthew Baldwin, MCIP, RPP

Director of Planning and Subdivision

City of Langford

t 250.474.6919

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

[Langford.ca](#)

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

From: [REDACTED]
Sent: Monday, August 9, 2021 9:21 AM
To: Matthew Baldwin <mbaldwin@langford.ca>; Langford Planning General Mailbox <planning@langford.ca>
Subject: File Z21-0026

Good Morning

I am replying to a letter from the City in regard to a Meeting being held later today for a Zoning Amendment as per the File Number Z21-0026.

It further states in the letter that any comments must be received in writing either electronically or by mail on this date (Aug 9th 2021) .

I would like to comment on this development as I live in this area.

1. Parking , cars already a problem. Langford keeps building with no improvement on transportation . Builders should be required to install EV Charging stations on ALL new builds.
2. Local facilities in particular DOCTORS . Langford should offer subsidized properties to make Family Practise more attractive to our Doctors.
3. Six stories is too high in this area .

Elizabeth Wells
631-2745 Veterans Memorial Pkwy
V9B 0H4

Hope you listen

Liz Wells

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Rezoning Amendment Submission File Z21-0026
Date: August 8, 2021 7:54:06 PM
Attachments: [Winster Rd Opposition Letter.pdf](#)

Greetings counsellors,

Here is my submission to council regarding the zoning amendment for file Z21-0026 for inclusion in the councils agenda.

Nico Duyf

[REDACTED]

Langford City Counsel & The Planning, Zoning and Affordable Housing Committee,

I write to you in regards to Application No. Z21-0026. To rezone 2762, 2786, and 2774 Winster Road from R2 (One-and Two-Family Residential) to CC1 (City Centre) to Allow for a Six-Story, 68-Unit Apartment Building.

I invite each member of council and the committee to take a walk down Winster Road, to see for themselves' that a development of this magnitude is completely inappropriate for this location. I am an owner of 104-689 Hoffman Ave. I strongly oppose the rezoning of this location.

My expecting wife and I live directly over the intersection of Hoffman Ave and Winster Rd. Traffic here is already awful at best. Hoffman Ave is the only practical connector to Veterans Memorial Parkway and thus, Goldstream Ave, for the residents of Hoffman Ave, Winster Rd, Atkins Rd, Mill Hill, Selwyn Rd and the parents and children of Savory and Crystal View Elementary Schools. It is extremely busy and gets backed up every single day. The intersection on the corner of Hoffman Ave and Winster Rd is an outdated design. Combining a pedestrian island, accessed via a crosswalk over a right hand yield on to Winster Rd, with a traditional 4-way stop intersection makes it extremely complicated and dangerous. We witness close calls with the children and families in the neighborhood DAILY. There is honking, confusion, road-rage incidents and burn-outs DAILY from agitated drivers caused by this failing infrastructure. It's also the emergency access to the large area mentioned above as well as the only inbound access to the Westshore RCMP detachment. Causing further congestion and dangerous situations here for the sake of a new high-density condo building is short sighted and irresponsible. This corner simply can't handle it. The dangers of this intersection were highlighted for me when my request to adjust the streetlight that shines in our master bedroom window this past year, was brushed aside citing safety and liability for the City of Langford. If it's already recognized as a dangerous intersection with liability concerns, how on earth could counsel consider re-zoning and adding 105-130 vehicles and 140 people, mere feet away?

Parking is irreparably difficult in this neighborhood. There aren't enough parking spaces for the residents of the nearest 3 square blocks of this proposal, let alone guests or family who visit regularly. Thinking that the minimum number of spaces required is what's included in the Development Proposal is preposterous. In reality, a development of this size on it's own needs at least 130 spots to even approach being self sufficient and not exacerbating the existing issues. Using the only high density building in the neighborhood, Reflections, as a perfect example: the parking provided is woefully under estimated, residents of this high-rise spill out into the surrounding community and they are forced to use the parking lots that are not their property and further congest narrow roadways to meet the current demand. We have a current tenant of that building who uses one of our two visitor parking stalls in our lot across the street as his personal

driveway. Mind you this wasn't the intent of the Development Application of that building, but has become a cause and affect of this kind of high-density housing.

"Policy 1.3.1 - Contribute to initiatives that enhance the urban forest and tree canopy." We love the trees in our neighborhood. The ones on these pieces of land are particularly special to us. They separate the R2 residential zone community from the parking lot of Boston Pizza, 9 Round Fitness and Clarity Cannabis. The urban canopy of this community would be drastically reduced and a 6-story high-rise put up in its place. This is not in keeping with Langford's Community Plan. Given that this land is exactly on the border of the potential CC1 expansion area, special consideration should be taken to ensure the preservation of the old growth trees that exist here. I agree the City Center Plan would be better off building density inwards not directly on its borders and reducing the urban forest. The Development plan contains no mention of adding "Street Trees" in place of the roughly dozen trees that will be removed. This is very concerning as this is mentioned in the Community Plan on many occasions.

"Policy 1.5.2 Development scale and permitted density will be determined on a case-by-case basis at the time of rezoning." & "Every new development shall consider how to include park and open space in a manner that contributes to the overall community space." & "Policy 5.11.1 Ensure architecture and landscape design reflects local climate, topography, and history." Please carefully consider how we, as the community, strongly oppose the size and scope of this project. We urge counsel to visit the site and observe our concerns; as to us they are obvious. While proximity on a map is deceiving, we are a family orientated neighborhood much further removed from the Goldstream corridor that anyone realizes. The proposed development does not add any benefit to our neighborhood and adds a litany of problems. This site would be beautiful for a development of row, townhouse or single-family dwellings with an emphasis on green space as suggested in the Community Plan.

Sincerely,

Nicholas Duyf
104-689 Hoffman Ave
LANGFORD, BC
V9B 4X1

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Cc: [REDACTED]
Subject: Zoning Amendment File: Z21-0026
Date: August 5, 2021 4:23:00 PM

Hi There,

I am sending this email in regards to file number: Z21-0026 - In regards to 2762, 2768, 2774 Winster Road

I have received a notice advising me of an application that will be reviewed by council to zone one and two family Residential apartments at the above stated address.

I am the owner of 689 Hoffman ave - Unit 110, Langford BC, V9B 4X1 (Sara Gawrys)

I do **not** wish to go ahead with these plans stated in the notice I have received to zone the area for a large apartment building. In my opinion there is not enough room to have that many units in that small of a space. As well the traffic will be terrible and Winster is a very small road and not built for that amount of traffic flow or parking. Parking is already an issue and this will make it that much more problematic.

Thank you,

Sara Gawrys

From: [Julie Coneybeer](#)
To: [Langford Planning General Mailbox](#)
Subject: FW: New submission from Topic Contact Form
Date: August 9, 2021 2:04:25 PM

Over to you.

Christina Bell

Confidential Corporate Services Coordinator

250.478.7882

From: dev@eclipse3sixty.com <dev@eclipse3sixty.com>
Sent: August 9, 2021 1:15 PM
To: Julie Coneybeer <jconeybeer@langford.ca>
Subject: New submission from Topic Contact Form

Topics

Mayor and Council

Name

Tanna Allan

Phone

[REDACTED]

Address

2727 Windman Lane
Victoria, British Columbia V9B6N3
Canada
[Map It](#)

Email

[REDACTED]

Message

To Mayor and council,

Re: Z21-0026

I live at 2727 Windman Lane and walk and cycle daily through the intersection of Winster Road and Hoffman Avenue and I have concerns with the increase of vehicle traffic that will be added with the building of a 68 units, six storey building. Firstly, there are no bike lanes or even a suitable shoulder space for cycling. I have seen many families and groups of children cycling or skateboarding on the sidewalk to get to Veterans Memorial Park as it isn't safe to ride on the street. The bike lanes on Veterans Memorial Parkway are not suitable for inexperienced cyclists as the vehicles are travelling at highway speeds—60 Kms plus. There are two school bus stops in this area which children have to cross at the four way stop or by the mall entrance on Winster Road. Many drivers refuse to stop to let them cross as they are focused on 'making the light' onto the Veterans Memorial Parkway . The school bus

driver is constantly honking at vehicles that don't respect the bus's flashing lights. At certain times of the day, traffic can be back up to Atkins Avenue with drivers blocking the intersection of Winster Road and Hoffman Avenue. There is also only a sidewalk on one side of Winster road as well as the crosswalk at Atkins that most drivers do not stop for. Right now the neighborhood is family focused and adding one and two bedroom units isn't focusing on family living. At present, the overflow of vehicles from 2745 Veterans Memorial Parkway , the Reflections building, block the corner of Wagar Avenue, Winster Avenue and Millstream Road forcing traffic to a single lane. Increasing traffic congestion in this area just makes more aggressive drivers and an unsafe neighborhood for families. Maybe townhouses, like the ones at the other end of Winster Road, with ample parking would be a better fit for a neighbourhood that is family friendly.

Tanna Allan
2727 Windman Lane

Sent from my iPad

From: [REDACTED]
To: [Langford Planning General Mailbox; s_price_@hotmail.com](mailto:s_price_@hotmail.com)
Subject: FILE Z21-0026
Date: August 9, 2021 7:47:03 AM

August 08th, 2021

Planning & Zoning Langford Council

2nd Floor, 877 Goldstream Avenue

Langford, BC V9B 2X8

RE: Rezoning Opposition Letter

Council,

I am writing to express my strong opposition to file Z21-0026, the proposed rezoning at 2762, 2768, and 2774 Winster Road. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Winster neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams already spans the distance between Goldstream Avenue and all along Veterans Memorial Pkwy. Atkins Avenue to Hoffman Avenue and on to Veterans Memorial Pkwy. is also congested with traffic at all times of day. Hoffman Avenue and Veterans Memorial Pkwy. Intersection, and the intersection at Goldstream and Veterans Memorial is routinely blocked by traffic during rush hour. The Planned Unit Development issues during critical times for the existing neighborhoods the traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common throughout each day. Was this anticipated during the rezoning meetings? It is frustrating and stressful driving most main routes within Langford every day, all day long.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The proposed planning area should be investigated by the appropriate agency prior to approving development for any endangered species.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. There are already many multi-family dwellings in the affected neighborhoods, but none that are six stories high have been developed in the area. I was disappointed that the number of notices mailed was not stated in the notice. There was no indication of where the notifications were sent, but I suspect none were delivered into other neighborhoods that will be affected by traffic or the school their children attend.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our community.

Sincerely,

Valerie Johnson

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: file Z21-0026
Date: August 5, 2021 8:15:42 AM

There is too much traffic for the roads in the area already . No increase in density should even be considered without an improvement in infrastructure . Traffic is frequently deadlocked on Hoffman Ave. while trying to access Veterans Memorial Parkway . I am totally opposed to this project .

W. Fletcher
621 Windman Court
Langford
V9B 6N4

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: File # Z21-0026
Date: August 8, 2021 7:45:50 PM

Subject property: 2762,2768,2774 Winster rd.

I am a resident at 645 Hoffman ave which is just around the corner from proposed zoning amendment properties and have several concerns .

First concerns is traffic , this area is already bogged down with traffic at the 4 way stop on Hoffman and Winster headed to Veterans Memorial Parkway. You can be waiting several light changes just to get on VMP.

The added cars in this area will only add to an already overly busy area where it is very dangerous for families with children and people walking their dogs. Also with the proposed build on Millstream rd this will make traffic and getting around extremely difficult.

The little amount of street parking that we have is already taken up by residence from the Reflections building and residence on Windman lane.

The proposed height of this building will substantially cut off natural light to residents on other side of road even affecting us home owners on Hoffman ave. Let alone the trees that will be cut down for this build. Langford is cutting huge swaths of trees down for the sake of developing which doesn't sit well with many many residents. If this is low income housing , the property owners in this area stand to lose value in their own homes.

I do however support MU1 zoning similar to 689 Hoffman ave.

Please take our concerns into consideration as I have lived in Langford for most of my 54 years . As I see Langford right now , it's far to busy with the infrastructure that we currently have in place . Getting around here during the day is a nightmare , it takes so much time

To go from point A to point B. I understand that building brings more money but at what cost? I was under the assumption that all the money collected from commercial property tax etc will keep us home owners taxes lower. My property taxes increased by nearly \$200 in one year. Again this is not sitting well with home owners.

Thank you for taking our concerns into consideration and not let a six story building pass this rezoning.

Regards , Wendy Butterfield
Sent from my iPhone