

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Submission to public hearing re. Files z20-0008, z20-0026
Date: August 11, 2021 4:17:56 PM

To whom it may concern,

My name is Jeff Heslop and I'm a tenant at 905 Bray Ave. I am writing to have my voice heard at this public hearing regarding the rezoning permits, File numbers: Z20-0026, and Z20-0008.

I am a husband and a father of a five member family. We are a single income household due to my wife having Trigeminal Neuralgia. This is a neurological disorder that causes extreme pain to the face, with resulting debilitating effects that make it impossible for her to get a job. We have requested any kind of help from both the provincial and federal governments, yet according to them I make too much. We require a home that has four bedrooms and allows pets, as pets are family too.

I understand the need for more housing, however we also need to have housing for larger (often blended) families. Every single apartment and condo built in the area does not allow for larger families. The largest unit I have seen is a 3 bedroom. With today's market it is next to impossible for a single income family to be able to afford the rental costs that people are demanding. We moved to the Langford area a couple years ago and found a nice home that was adequate for our needs and fitted into our financial budget. We were told that they wanted to have long term tenants, as this was their retirement income. Then just under 2 years the housing market spiked and the owners decided to jump on the opportunity to triple their investment and sell. This sent my family into a panic to try and find a new home. We find it very important for our children to live in the same area throughout school and want to keep a stable living environment. However, even searching farther, we couldn't find any rental.

If this application to change the zoning gets accepted, it will remove us from yet another home, sending us into another frantic hunt for the next impossible home. The thing is, there are no houses out there that are available and large enough for any larger family. My neighbours all have families and struggle to find homes in this market. I am asking for this request to be denied as it will send at least 13 families out of the homes that they know. It will cause at least 13 families to uproot their children from their schools and friends. With all the new construction, building apartments for bachelors, couples, and "small" families, they are taking homes away from the larger families. The current housing shortage is a strain for many, this I understand, however families like mine are left out of any new constructions. There is nothing being done to accommodate us.

I have made applications at many of the co-op housings in the area, but the waiting lists are years long. The City of Langford needs to build more affordable housing for larger families, especially with the increase in blended families. The City of Langford needs to have new co-op housing developments built for families to come together, in an affordable and community driven environment. They need to start thinking about the families who struggle, who live paycheque to paycheque. The ones who are worrying if they will be able to find a place that will fit their family and still afford it. They need to start thinking about the hard working father who works long days to keep a roof over his family's head, one he can barely afford as it is.

Please, I would like to speak for the entire area under the rezoning permit and strongly request the permit to be denied. There are other places that a mixed-use residential development can be built. There are no places for all of us to move to, regardless of affordability. I truly hope you will take this into consideration when you make your decision upon the conclusion of this hearing.

Thank you, very much, for your time.

Jeffrey Heslop
905 Bray Ave.
Victoria, B.C
V9B 2S9



From: [Matthew Baldwin](#)
To: [REDACTED]
Cc: [Suzette Chapman](#); [Julie Coneybeer](#)
Subject: Re: New apartments concerns
Date: August 11, 2021 5:37:47 PM

Good afternoon Mr. Ojala,

Thank you for your recent email regarding development in Langford. Unfortunately, I find it hard to even acknowledge inflammatory comments such as "relentless and careless pace of development" and "Hockley and Peatt is an example of overkill", not to mention "unfair congestion, noise and disruption" except to provide assurances that there is nothing careless or unfair about the manner in which the City is developing, and that our community that is growing and diversifying due to its popularity, supported by the popularity of the region. The ongoing development of Langford is likely to continue for the foreseeable future.

That said, I believe that the root question in your email is in regards to service vehicle access and parking, which is something that I can address directly (and yes, it does register in our minds as Planners, as well as in the minds of Architects, Traffic Engineers and Developers). You seem to be of the opinion that there is no consideration given to delivery vehicle parking, and that somehow we would be better served by returning to wasteful land use practices that may be found in the subdivision designs of the 1970s in Colwood (also available in parts of Langford too). The reality is that your need for delivery vehicle parking has been considered in each new multi-family residential building and it should be clearly marked for you as "visitor" parking. If you find that your customer's buildings do not have visitor parking that is available for you to use, then that is another matter, and you should ask your customer's to address with their strata board, or their landlord. It is not the City's responsibility to police parking on private property. If the situation cannot be addressed to your satisfaction with your customers, I believe you are within your rights as a business operator to refuse service.

To your question about a "traffic and mobility upgrade fund", the answer is most definitely yes. All new development pays money, depending on the proposed density, towards the City's Roads Development Cost Charge program. You can review the DCC bylaws on the City's website and see the rate at which new development pays, and the infrastructure upgrades that will be funded with these monies. In addition to the DCCs (which also include payments for parks and park improvements, water and schools) new development is obligated to complete road improvements along their frontages to Municipal standards and the satisfaction of the Director of Engineering. Were it not for the contributions made by new development in these two ways, I would imagine that you would find it even more difficult to navigate the streets of Langford, or that your property taxes would be significantly higher.

In closing, if you are opposed to development in Langford (which is your right), then I have little to offer in the way of comfort. If you look at the City's Official Community Plan and the

CRD's Regional Growth Strategy, you will see that the City Centre of Langford is on a path towards growth, densification and redevelopment. I thought you should know this.

Sincerely,

Matthew Baldwin, MCIP RPP
Director of Planning and Subdivision

From: Bwayne Powa [REDACTED]
Sent: August 11, 2021 12:51 PM
To: Langford Planning General Mailbox <planning@langford.ca>
Subject: New apartments concerns

As a resident of Langford close to Jacklin and Goldstream, I am frustrated with the relentless and careless pace of development here. A recent and ongoing situation at the intersection of hockley and peatt is an example of overkill. Developing three high density buildings simultaneously has caused unfair congestion, noise, and disruption in the area, and difficulty for service vehicles to access and park. **Another example is the perpetual disruption of traffic flow at peatt and brock. I hope** Langford can take a more paced approach to development in the future.

Another concern is the increase of traffic density these developments will bring. Do developers pay into a traffic and mobility upgrade fund?

Finally, as a delivery driver working often in the Langford westshore area, I encounter a DEFINITE disregard for delivery vehicle parking provision at these new apartment buildings. Even the new detached homes on bear mountain, and the westhills lack adequate street parking. City planners must be cognizant of the surge in online ordering and how many things are being delivered to residents now. However, this apparent fact does not seem to register in the minds of architects and planners. I hope this changes.

By contrast, I find areas in colwood to be very delivery friendly, as there is adequate spacing and road shoulders to pull over.

If we are going to see more of these practices, then I am opposed to more 'development' in Langford.

Thank you for your understanding,

Sincerely,
Wayne Ojala
Langford, BC