

Trina Cruikshank

From: Adélaide Danet [REDACTED]
Sent: September 20, 2021 2:31 PM
To: Langford Planning General Mailbox
Subject: Zoning Amendment feedback Sunderland - Peatt Road

Good afternoon,

I want to express my opinion about the building announced on Peatt road and Sunderland as I won't be able to attend the public meeting.

I believe development is needed in Langford but these buildings are way too high for this neighborhood. Sunderland road is a small cul-de-sac which is already full of cars. It will also lose its small community feeling (I know you don't care about that).

I love the idea of having stores and a daycare but I can only wonder where all these people will park? It is nonsense to think people will walk to their work and go grocery shopping by foot. Most families have two cars and work Victoria downtown (just go on Peatt road at 7am and you will see all these people accessing the highway). The public transit is so bad in Langford that it's not reliable enough to arrive on time at work (I know I tried it).

To me, it would make sense to have a 6 storey building or townhouses, more than that would be unrealistic with the structures we have in Langford. Ambulance services are already overwhelmed, do you realize what would be the impact of a 22 and 18 storey building on emergency services, schools, roads...

Don't tell me you are creating affordable homes. These condos are nothing but affordable. Families who lived in houses that are getting demolished are getting pushed away and some of them are now living in trailers (with young kids). If you cared about affordability you would offer re-homing solutions to these families.

Moreover, they are demolishing houses containing asbestos with absolutely no protection for neighbors. I was walking past them when they demolished one of the houses and had to ask my kids to stop breathing and run as the dust was covering us. We called Worksafe BC and the city but we have no proof that they will be forced to follow proper procedures in the near future.

Also, I would like to remind the mayor that we came to an agreement a few years back with the city and citizens that this area should not have a building higher than 6 storeys. I wonder what made him change his mind? Oh wait, I know: greed.

I would ideally love to see more green spaces (like real Nature not artificial grass) in future developments. I know trees are becoming rare in Langford but let's save the one we already have on Peatt and Sunderland road, that would be great!

Thank you for reading and hopefully you will listen to people who actually live in the neighborhood and not some developers playing Monopoly with your city.

Have a great day,

Adelaide Danet
2630 sunderland road
Victoria BC V9B 3W3

Trina Cruikshank

From: emma [REDACTED]
Sent: September 20, 2021 7:37 PM
To: Langford Planning General Mailbox
Subject: Zoning Application file #Z21-0013

Hello,

As the owners of the property located at 2629 Sunderland Road, we are against building any construction taller than 6 stories high as our property is right next to this development, on the North side of the proposed development, which would mean casting a shade over our house, with no sun for our garden and plants and ourselves to enjoy. Also any construction, regardless how tall must have 1.5 parking spots per unit. Parking in Lagfor area is horrible and very poorly planned.

If you have any questions please reply to this email.

Thank you.

Calin and Emma
2629 Sunderland Road
V9B 3W4

September 15, 2021

We own a single family home on Arcote Place, which is one block from the proposed twin towers on Peatt and Sunderland. The size of this proposed development is alarming, and not even close in scope to anything nearby. Our neighbourhood cannot sustain two huge towers and their pets. We don't have the parks, roads or parking for this type of density. We have a small park on our street that is already a dog waste dump for blocks around. There is no parking in the area, and Peatt Rd traffic is already difficult, never mind the towers being adjacent to a busy intersection. Although the mayor has publicly stated he doesn't care what the residents think in this area, we are taxpayers and deserve some respect. We sure don't want our homes to drop in value because the surrounding area is overdeveloped. Please tell us how you plan to manage traffic, parking, noise, dog waste etc in our neighbourhood. Development in general in Langford started off as a great idea, but has gone too far. Residents of Greater Victoria started off saying how nice Langford was becoming, and now people talk about how awful the traffic and density is. Langford development has gone too far!

Janis Walker
861 Arcote Place
Victoria BC V9B 6Y1

Trina Cruikshank

From: Joel Holdaway [REDACTED]
Sent: September 22, 2021 11:17 AM
To: Robert Dykstra; Langford Planning General Mailbox
Cc: "☐" [REDACTED] "☐" [REDACTED]
"; "☐" [REDACTED]
Subject: Re: Information Regarding Proposed Langford Gateway
Follow Up Flag: Follow up
Flag Status: Completed

Hi Robert,

I hope you have had a pleasant weekend and good start to your week enjoying some of our beautiful fall weather. I left a message on your voicemail (I was informed you weren't working in the office this week) and I look forward to connecting with you in the near future. However, I didn't want to delay in raising our concerns below regarding the Langford Gateway development proposal, particularly relating to the engagement process at this stage. In addition to our feedback that we will submit as part of the engagement process outlined in the committee meeting notice, we would like to make this submission to you and your team in advance of the scheduled September 27th meeting. I'm writing to you to raise concerns with the engagement process itself and we are asking that the following concerns be incorporated into your recommendation to Committee, not as community input but rather considered by you and your team and incorporated into your recommendation.

As I indicated previously, our strata Council has yet to take a position on this project; however, we do expect the engagement process to be meaningful. This has not been the case to date. Our concerns centre around three components, all critical to a meaningful engagement process: timelines, access to information, and meaningful dialogue. I remain hopeful that we can reconcile our concerns and strengthen relationships with both the city and the developer. However, to help you understand our concerns, I've included the following examples of where the developer or the city has not adequately completed these three components.

Timelines

We ask that the Zoning committee consider some clear realities as to the adequacy and nature of the developer's engagement process when considering their recommendation and documentation to the Committee. This includes the following facts:

1. There was no public-facing information regarding this rezoning application until late August. A sign notifying of the pending construction was only placed on property two weeks prior to the only community engagement session planned before the committee meeting and city deadline for input.
2. The website was not live until September 1st which is the only public-facing information currently available (beyond what is on the development sign & pamphlet).
3. Only on September 1st was the public informed of 2 1-hour information sessions to take place on September 8th.
4. The information sessions were in a closed format in that attendees could not see other attendees, the questions could only be provided in written format, and questions were hidden from public view.
5. The public was required at the meeting to ask when the deadline was to submit information (at the 6 PM meeting). Community members and organizations were provided only 1-week to prepare and submit comments.

It is also worth noting that on Monday, three business days after the presentation (a short turnaround time), I sent an email on behalf of council to the developer seeking to have our question answered and asking for additional information. We received a response the day before the deadline to submit comments. It is impossible for us to adequately consult within Council and with our owners and subsequently provide feedback by the developer's deadline.

Meaningful Engagement & Access to Information

We would like the Planning department and Zoning Committee to consider is how the community engagement Zoom presentations were designed. We could tell that the development team has put effort into their proposal; however, unfortunately their presentation was focused on (1) how they are adhering to bylaws and providing tax benefits to the city, (2) how future residents residing in the development will benefit and the various amenities that will only be available to the development's future residents, and (3) how the 50 and Up Club will benefit. We want to highlight to the Zoning Committee that no confirmed future residents were at the meeting, and conversations with the city and 50 and Up Club had already occurred well prior to this publicly announced meeting. As a meeting designed for the community, a fuller understanding of community benefits is essential. I raised this during the Zoom community engagement. The question was ignored (this is on record). In the response from the developer (noted above under timelines) where I repeated the question, the developer expressed confusion as to the need to address community concerns and denied our request for additional information (this is in writing). We asked a third time in the feedback we sent to the developer following an impromptu council meeting that we would like to engage in further discussion to understand more about their proposal. We have yet to hear back.

We also ask the Zoning Committee to factor into their decision the fact that behavioural nudge techniques were utilized in the developers response form. Asking community members "how do you feel about the addition of daycare spaces in the city centre" and "do you feel the area needs additional housing options for families" are questions designed to illicit favourable responses to imply community support, not seek genuine engagement or grapple with community interests.

Finally, I would like to raise to the Zoning Community some concerning statements made by the developer at the meeting. Its worth noting that the developer stated in the 6 PM meeting that developments such as the one proposed reduce traffic congestion. This was later contradicted by additional details from a study that indicated an increase in vehicles expected to traverse Peat, Arncote, and Sunderland. Given the contradictory nature of this exchange, further dialogue is required. Such contradictory statements appear to also suggest that the developer was initially withholding information that they perceived unfavourable. Another concerning statement was made when the developer refused to share an estimated construction timeline for the Langford Gateway development during the community session. It is highly unlikely that a group consisting of several experienced engineers would not have an estimate of how long it would take to construct such buildings. The developer has also publicly advertised an 18 percent return on investment. This cannot be calculated without some context as to when the units would be sold (to make such statements without such an estimate would be against BC securities law).

The developer has consistently referred community questions to the OCP, has repeated their statement that their proposal is consistent with community plan, and also stated that interests of residents are managed in the community plan. We want to note that if such details were managed only in the OCP, then there would be no engagement process for such developments. It is well understood that rezoning and development applications allow the community an opportunity to ensure that their interests are met and that this is the best development for the area, within the context of the OCP.

Specific to the city, it should be noted that our residents received notice last week of the pending Planning, Zoning, and affordable Housing Committee meeting and it should be noted that this notice itself was only provided 7 business days prior to the meeting, which allows little time to make a submission to the Council. Furthermore, it has come to our attention that the city is in possession of a traffic study for the area. As this study likely doesn't contain large quantities of commercial information that cannot be easily redacted, it should have been forwarded to me in August with my initial request, as per BC legislation. Can you please forward me this study, along with any other information submitted

by the developer or directly relating to your assessment? Since the rezoning application would be for both Phases, we would also like the information for Phase 2. Given the time needed to review this and other documents, as well as have meaningful dialogue, we are asking the city to delay the committee meeting currently scheduled for September 27th.

It should be noted that to not include these concerns in the report to Committee could make the the city complicit in this flawed process. I believe there is still an opportunity to sit down with the developer and Council and seriously engage with community concerns. This could begin as simply as a two or three-way zoom meeting where we outline our concerns and list the initial information and clarity that could mitigate many of the concerns. I look forward to an initial chat by telephone and hopefully subsequently setting up a Zoom meeting to address these concerns.

Thanks,

Joel

Joel C. Holdaway

T: [REDACTED]
E: [REDACTED]

On Sep 15, 2021, at 6:58 PM, Joel Holdaway [REDACTED] wrote:

Hi Robert,

Thanks for this information. We are having a rushed informal Council meeting this evening to ensure that we provide some feedback to the developer by their deadline.

We look forward to remaining in contact with you and your team.

Best,

Joel

Joel C. Holdaway

T: [REDACTED]
E: [REDACTED]

On Sep 13, 2021, at 10:53 AM, Robert Dykstra <rdykstra@langford.ca> wrote:

Hi Joel,

I've attached bylaw 1904, but that's related to the CC1 Zone and the 'Gateway' project is proposing to rezone to the CCP zone. This zone is address in bylaw 1919, so I've attached that for your information.

With respect to bylaw 1987, that was recently adoption on July 19th.

Thanks,
Robert

Robert Dykstra, MCIP, RPP

Senior Planner, Deputy Approving Officer

250.478.7882 x4611

From: Joel Holdaway [REDACTED]
Sent: September 13, 2021 9:15 AM
To: Robert Dykstra <rdykstra@langford.ca>
Cc: " [REDACTED]"; " [REDACTED]"

Subject: Re: Information Regarding Proposed Langford Gateway

Hi Robert,

Thanks again for the information a couple weeks back. I've reviewed the information in more detail early last week and it was very helpful in understanding context and the current discussions occurring at City Hall. I have a couple of follow-up questions:

1. I could not find a copy of Bylaw 1904 on the website. Is this something you would be able to send me or can you at least point me in the right direction?
2. Has there been any progress with Blylaw 1987 since the Staff report on May 10th?

I had an opportunity to attend the meeting last week by the developer. We are currently preparing comments to submit through their feedback mechanism early this week.

Best,

Joel

Joel C. Holdaway

T: [REDACTED]
E: [REDACTED]

On Aug 27, 2021, at 2:39 PM, Joel Holdaway [REDACTED] wrote:

Hi Robert,

Thanks for this helpful information. I briefly scanned the May 10th meeting notes and it looks to be valuable for understanding the context related to this proposal. I will take a more detailed look next week when I return from visiting family.

Yes, please send my colleagues and I the public hearing package when available.

Best,

Joel

Joel C. Holdaway

T: [REDACTED]
E: [REDACTED]

On Aug 26, 2021, at 12:35 AM, Robert Dykstra <rdykstra@langford.ca> wrote:

Hi Joel,

I saw the notification that was sent out and they have provided similar drawings and descriptions to what we have on file. The only difference would be that the full proposal would be for 2 phases, and right now they're just talking about phase 1. In the drawing you'll see 'ghosted out' buildings behind the two presented, which would be phase 2. These are shorter buildings, but it does still mean more people. Along the ground level of Arncote they're proposing a daycare, and along Peatt they're proposing commercial/retail space. Tenants unknown at this time. Everything else is intended to be residential, and as a strata (condo).

We don't have a public hearing package that we send out prior to the Committee meeting. We only a package that we send out upon request prior to the Council meeting. However, if you check this website ([Planning, Zoning, and Affordable Housing Committee](#)), the agenda for the Committee meeting would be posted and information could be found there. Prior to the public hearing at Council though, I can have everyone on this email sent the public hearing package if you wish.

With respect to the community plan, I think going through and comparing the old and new documents might get difficult given the length of these. Instead, you may find this link more useful ([May 10th Meeting](#)). It's a link to the Council meeting that considered the changes, and on page 259 is the start of the report that specifically addresses the change to the downtown core.

I trust you'll find this information helpful.

Thanks,
Robert

Robert Dykstra, MCIP, RPP

Senior Planner, Deputy Approving Officer

250.478.7882 x4611

From: Joel Holdaway [REDACTED]
Sent: August 24, 2021 12:42 PM
To: Robert Dykstra <rdykstra@langford.ca>

Cc: " [REDACTED]"; " [REDACTED]
[REDACTED]; " [REDACTED]

Subject: Information Regarding Proposed Langford Gateway

Hi Rob,

I hope you are enjoying your summer so far despite the unfortunate fires. I am the President of Council for 827 Arncote Avenue and had the pleasure of speaking with Trina earlier today in pursuit of additional information for the proposed Langford Gateway across the street from us. The developer has informed us by mail of their early community engagement in September. As part of our due diligence, I'm seeking additional information from the City of Langford on this proposed new development.

Trina kindly informed me of your tentative timelines and overall structure of the zoning approval process. I look forward to engaging with you further on this project; however at this time I have three questions that I'm hoping you can assist me with:

1. Can you please forward me any information that you are able to share about the proposed project at this time (such as any information you can share that has been provided by the developer)?
2. Would it be possible to put in a request at this time to receive a copy of the report as soon as it is prepared in late September, 2021?
3. Is there any chance you might have the last two versions of the community plan before the most recent one? I ask because reviewing the changes will be helpful in understanding how the city has evolved its thinking with regards to envisioned development over the relevant years.

Please feel free to reach out to me by email or phone at anytime.

Best,

Joel

Joel C. Holdaway

T: [REDACTED]
E: [REDACTED]

<Bylaw 1904 - signed.pdf><Bylaw 1919 - signed.pdf>

Trina Cruikshank

From: Joel Holdaway [REDACTED]
Sent: September 22, 2021 11:18 AM
To: Robert Dykstra; Langford Planning General Mailbox
Cc: " [REDACTED] " [REDACTED]
Subject: Interests & Potential Solutions
Attachments: Langford Gateway Feedback (2021-09-15) - CONFIDENTIAL.docx
Follow Up Flag: Follow up
Flag Status: Completed

Hi Robert,

Further to my email listing our concerns, to get the conversation started as to how the interests of our community may be addressed, I'm listing our interests and possibilities for addressing such concerns. I've also attached our feedback provided through the developer's feedback form for your reference and additional context as to our interests.

Best,

Joel

Interests:

Our owners have two overarching interests at this time: (1) impact on property values, and (2) impact on liveability. We have identified the following interests that could impact these overarching interests:

1. Neighbourhood Improvement - There are currently several deteriorating homes adjacent to our strata. Improving the area would improve property values and could improve liveability; however, there are many different types of development that would improve the area. We are seeking more information to determine how this proposal fits within the future potential for the neighbourhood.
2. Parking - Given all residents currently use their driveway to park their vehicles, the addition of new units and the reduction of parking adjacent to our strata will limit the functionality of our units. Units with second vehicles and visitors will no longer have reliable nearby access to parking.
3. Safety - A four tower proposal of this size will mean significant construction activity adjacent to our units. Noise, and vehicle activity would negatively impact liveability and could impact property values during the course of construction
4. Light Reduction - Our units benefit from being designed to allow for significant light. Large towers adjacent to the property could potentially reduce light, thereby reducing liveability and property values.

Possible Solutions:

The following information could mitigate significant concerns by us:

- What does the study say about the increased traffic along Peatt road? What will be the effect for phase 2 on parking?

- Does the city have a plan for managing the increased traffic. Can we be sure that an emergency, such as an ambulance, is able to enter or exit Peatt Rd during rush hour? What is the city's plan for this?
- Can the city confirm that additional transit options will be made available? What will these look like?
- What is the city predicting around the additional 500+ families in terms of jobs - is the modelling expecting these jobs to be in Langford or will they need to use their vehicles to access Peatt Rd and the highway?
- What is the timeline for construction?
- How is the noise safety, and access to the adjacent streets going to be ensured during construction? If detours are required, where will these be?
- How is the city measuring the need for daycare space? In my feedback to the developer, attached, I noted that current sq footage of daycare space would result in a net reduction per capita of daycare space, not a net increase, further worsening the problem.

Parking

Though we have not received any information, it appears this development will significantly eliminate street parking on both Arncote and Sunderland. Ways to address street parking could include:

- Clarity around whether the proposed angle parking along Arncote is reserved.
- The city could ensure that the developer and the future Langford Gateway Strata guarantees "Pura Vida" (our Strata) at least 9 reserved visitors parking spaces (1 for each unit) within their parking facility with 24-hour access to it by our Strata units.

Liveability

- The area will inherently become a lot busier. One way our residents may be more willing to accept new traffic, noise, pollution, and delays could be to ensure the developer and the future Langford Gateway Strata gives tenants of "Pura Vida" un-restricted access & use of their common area amenities (playground, gym, etc) at no cost of maintenance or strata fees to our Strata.
- To ensure the neighbourhood is indeed focused on affordability for families, the city could ensure that the developer and the future Langford Gateway Strata does not allow any of their storefronts (CRU) to have tenancy that is not family friendly such as; Cannabis/Marijuana stores, Liquor stores, sex shops, etc.

Safety

Unfortunately, there have been two asbestos related infractions at the worksite. WorkSafe BC is investigating these practices, however, they only view the infraction from the health and safety of the worker. The health and safety of the community is the responsibility of Langford. Because the scope of the current investigation is the health and safety of the worker, Langford has an obligation to investigate for the health and safety of residents, given that the permit was issued by the City. We propose Langford do a quick and efficient soil sample to assure residents of the safety of the site before allowing work to continue (this would also be a good faith demonstration of transparency by the city). Not co-investigating this fraction may lead to legal liability given the city's responsibilities and the risk of asbestos dust in the neighbourhood from continued construction.

Do you live and/or work in the area?

Yes, I live in the area and I'm also responding on behalf of Council for 827 Arncote.

Do you feel the area needs additional housing options for families?

This is a nudge question that frames the answer in a favourable way for the current proposal. It therefore arguably invalidates the feedback because it encourages people to respond positively. This is not what is currently being discussed. What is being discussed is whether the proposal, as currently presented, makes is the preferred use of the property and whether the area should be rezoned to enable such development. Our council has yet to take a position on the proposed development, though we note that there are a number of outstanding questions that need to be answered. It is essential that your team engage with the community to specific address community interests.

How do you feel about the addition of daycare spaces in City Centre?

This is another nudge question. Most residents will agree that more daycare spaces in downtown Langford are required. Your team is talking about the square footage of the daycare space, absent the number of potential spots. Between both proposals, there is 4,700 sq ft of daycare space proposed and 540 new residential homes. A jurisdictional scan of comparable childcare facilities suggests that this square footage would accommodate roughly 24-48 children (the higher number would require dedicated outdoor space for the facilities, which doesn't appear to be in the plan). At an average of 2 children per household, this is enough daycare space for 12-24 families. Given that 540 new residential homes are proposed, this is likely a reduction of daycare space in the downtown core relative to the number of inhabitants, not an increase. We look forward to continued dialogue to explore innovative options to resolve this.

What do you think about the proposal for Central Langford on 2746 Peatt Road and 2739-2751 Scafe Road?

Due to the compressed timeline and in the interest of making informed comments and focusing on the project that most directly affects us, we will not comment on the Central Langford proposal at this time.

What do you think about the proposal for Langford Gateway on 808-820 Arncote Ave, 2630-2646 Peatt Road, and 2633-2647 Sunderland Road?

The size and scope of the proposal mean that there are a number of significant interests for the community, including our owners, that need to be addressed. Such interests may be addressed through clarifications as to what is being proposed or changes to the proposal may be required depending on the solutions uncovered to address such interests. We have yet to take a position on the project; however, we encourage the developers to engage with us and the community in open and honest dialogue to address such interests. We are concerned that open and honest dialogue has yet to occur. For example, the notice board and any information available to the public was

not available until approximately 2 weeks before the meeting and the meeting was geared towards the interests of the city, future residents, and the Langford 50 and Up Club. When asked if the development team could speak to the interests of residents, the question was left unanswered. Current interests of our owners fall into two overarching themes – maintaining property values and ensuring the liveability of our community. Interests within these themes include (but are not limited to) parking for residents and visitors, increases in traffic, pollution, and noise, as well as maintaining safety during and after construction. As the proposal is currently presented, these interests appear not to be met. A conversation around these interests would be a good start to building trust in the community and ensuring that your team prepares a project that has the support of local residents.

Is there anything else you'd like us to know at this time?

We know that your team has put considerable effort into preparing this proposal. It was evident in the presentation that your team is knowledgeable, and significant thought has gone into the proposal for how future residents will benefit. Unfortunately, we have considerable concerns with the timeline and secrecy of the recent engagement process with the community. Concerns include (but are not limited to) the fact that (1) there was no public-facing information regarding the Langford Gateway rezoning and development application until late August, (2) the website was not live until September 1st, meaning the only source of additional information on the property was not available until 1 week before the meeting and 2 weeks before the close of comments (3) the information sessions were in a closed format such that attendees could not see other attendees, the questions could only be provided in written format, and questions were hidden from public view, (4) the comment period, which contained framed nudge questions to encourage favourable answers, closed 1 week after the meetings, leaving little time for consultation, further discussion, or thoughtful coordinated responses (essential for Councils), and (5) essential information such as the traffic study and estimated construction timeline are not being disclosed to the community.

Development and rezoning permits can include provisions by the city or contain commitments from the developer to address local concerns. We look forward to meaningful dialogue with your team to address our interests and the interests of the community prior to advancing this project through the rezoning process. In many cases, additional information and clarity could resolve our concerns. Possible commitments to access, or commercial tenancy restrictions could address other interests. We strongly feel that this collaborative approach is the best way to ensure that our respective interests can be met. Please do not hesitate to reach out to us for further dialogue. The President of our Strata Council, Joel Holdaway, can be reached at [REDACTED] or [REDACTED].

Trina Cruikshank

From: [REDACTED]
Sent: September 18, 2021 5:22 PM
To: Langford Planning General Mailbox
Subject: September 27, 2021 Meeting regarding Zoning Amendment

We live in VIS5932 a strata complex at 2600 Peatt Road. We want to know should this ludicrous amendment pass what actions city council will take to ensure Peatt Road does not become one massive parking lot and traffic jam.

We will not be able to exit our complex safely and in a timely manner. As well what provisions are in place to ensure Langford Fire Station will have priority access on Peatt Road.

Ken and Roberta Helgason
#105 – 2600 PeattRoad
Langford, BC V9B 6X9

From: dev@eclipse3sixty.com
To: [Langford Council](#)
Subject: 20210902 - Liisa STEWART re Development Concerns
Date: September 2, 2021 11:37:08 AM

First Name

Liisa

Last Name

Stewart

Email Address

[REDACTED]

Phone

[REDACTED]

Address

2723 Peatt Road
Langford V9B3V2
Canada
[Map It](#)

Message

I spoke with a dad who lives on Sunderland Road and will be evicted from his home. He was outside his home watching his young son ride his bike back & forth on a safe no thru road. Families will be evicted, homes knocked down & Sunderland Road will no longer be safe for children to ride their bikes.

Langford Central & Gateway Langford are too high for our residential neighbourhood. We moved to Langford in 2000 with our young family & purchased our first home on Peatt Road. Both our sons grew up in Langford. Our youngest son celebrated his 1st birthday in our backyard and many years later my eldest son would be part of the 1st graduating class in 2016 from the brand new Belmont High School. Three years ago they purchased a condo together on Strathmore Road & recently moved in. We love Langford and I do understand that development has a positive impact on our community. With the hard work of Mayor & Council, Langford is a beautiful, vibrant & I feel fortunate my sons could afford to purchase a condo in Langford to call home. But developments also have a negative impact on neighbourhoods. In 2008 two houses were knocked down & a 4 storey, 30 unit condo was built next door to our property. And since then we have gone from 7 homes around our property to 67 homes. Our privacy has been impacted, the noise, traffic and parking are all negatives. All developments offer pros and cons but I will not support these two developments as they are proposed. I will only support 4 stories in height at each development. I hope Mayor and Council will also support 4 stories in our neighbourhood. I would like to know if we can have your support in our neighbourhood.

One last comment, I also think developers don't really compromise on height in their developments. Sure the height is sometimes less than the original proposal but I think that was always the plan. The developers ask for too much and end up getting what they really wanted in height.

Thank you.

Liisa Stewart. 2723 Peatt Road

Trina Cruikshank

From: Mary Wagner [REDACTED]
Sent: September 10, 2021 4:14 PM
To: Trina Cruikshank
Subject: Re: Westhills Report

Thank you. I am particularly concerned about the Langford Gateway development at Peatt, Sunderland and Arncote, since I live next to Sunderland in some townhouses. Will there be a meeting about that next month? Are things discussed at these type of meetings like the noise disturbance that will be over several years since the project is so large (4 towers of 13 to 22 storeys high planned) and will cause a lot of stress for me as I work from home and will hear the noise all day every day?

Sincerely,

Mary Wagner

On 2021-09-10 2:41 p.m., Trina Cruikshank wrote:

Good afternoon,

You recently requested a copy of the Westhills report. Planning, Zoning, and Affordable Housing Committee Agendas are posted to our website the Friday afternoon prior to the Committee Meeting. The Agenda was just posted and here is the [link](#).

Trina Cruikshank

Assistant Land Development

City of Langford

t 250.478.7882 x4606

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

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Trina Cruikshank

From: Matthew Baldwin
Sent: September 16, 2021 9:44 AM
To: Mary Wagner
Cc: Robert Dykstra
Subject: RE: Considerations for Light Pollution

Good morning Ms. Wagner,

Thank you for your email of earlier this morning.

This particular rezoning application has not yet proceeded past the staff stage to Council's Planning Zoning and Affordable Housing Committee for review. When this application is considered by the Committee (they meet in an open meeting and the Chair encourages public input) you may suggest that the Committee recommend to Council that a shadow study be provided prior to Public Hearing. Please bear in mind, however, that this development site is within a wider area defined as the City Centre in Langford's Official Community Plan and this area calls for higher density development with various height limits. I am not entirely sure what a shadow study would tell us that we do not already know. These proposed buildings, if constructed, will cast shadows. Other surrounding properties (including yours) could also be developed with buildings that will also cast shadows. Notwithstanding the circumstances that your sister and North Vancouver operate under, a shadow study is not a standard requirement for rezoning.

In terms of light pollution, the City of Langford has had design guidelines for development that are aimed at preventing illumination of the night sky (for the benefit of astronomers) and preventing light pollution from reaching neighboring properties. The City's guidelines speak to lighting being shielded to prevent this kind of light pollution and requirements are written into every Development Permit, which becomes a contract with the property owner that is registered on title.

Again, I thank you for taking the time to write and I hope that my response has provided information that is helpful. If you have any additional questions or concerns, please do not hesitate to contact me here.

Sincerely,

Matthew Baldwin, MCIP, RPP

Director of Planning and Subdivision

250.474.6919

From: Mary Wagner [REDACTED]
Sent: Thursday, September 16, 2021 9:12 AM
To: Langford Planning General Mailbox <planning@langford.ca>
Subject: Considerations for Light Pollution

I am a resident on the corner of Arncote and Deville with many plants that need sun and mostly using natural light from my windows during the day, this new development proposal for the Langford Gateway project concerns me a great deal: "One 22-storey residential building and one 18-storey residential building atop a podium".

How do I access the shadow analysis for this building? My sister works for the North Vancouver city planning department and says these things are standard and can be used to accurately map how many hours of sunlight are obstructed by the building at specific times of day. Please let me know when the shadow analysis is available and how I can determine the impact it will have on my garden and the natural light from my windows.

I also want to know what lights will be used and what steps are being taken to limit light pollution. I worked at the University of Victoria on a study of light at night pollution and its links with cancer in humans as well as its impact on wildlife and generally disturbing the peace at night. The City of Langford should require that developers use shades on outdoor lighting to aim the beam of light down. Are you limiting the intensity of the light, particularly that comes from the higher levels of buildings? I have seen so many towers that use light for "decorative" reasons, but this is irresponsible. The less light the building throws out into the night the better. What is the City of Langford doing to take responsibility for the light pollution created by new development projects?

I work from home as well, so this development will have a massive impact on my well-being both day and night. Sorry if my questions are not well-worded. This is not a subject area that I have dealt with before.

Thanks,

Mary Wagner

Trina Cruikshank

From: Matthew Baldwin
Sent: September 21, 2021 10:30 AM
To: Mary Wagner
Cc: Robert Dykstra
Subject: RE: Complete Information Related to Monday Sept 27 Meeting

Good morning, Ms. Wagner

Thank you for your recent email.

The meeting next Monday night is Council's Planning Zoning and Affordable Housing Committee. This Committee reviews applications and makes non-binding recommendations to Council.

You are welcome to participate in the Committee meeting. We are holding meetings virtually, due to COVID, and there are instructions on the City's website (www.langford.ca) about how to connect.

You are also welcome to make submissions in writing to either the Committee, or Council. Council will receive all written submissions (including ones sent prior to the Committee meeting) prior to Public Hearing.

We can provide your email below to Committee and Council, however I would like to point out a few items which you might not be aware of:

- With regards to solar power, this is not something that is particularly effective in our locale. It is also difficult to find alternative energy sources in British Columbia that can compete with hydroelectricity. You are welcome to suggest this, but I don't believe that Council would mandate this.
- With regards to building height, the proposed height is consistent with the City's Official Community Plan. Placing an arbitrary limit on height would not be consistent with the plan. In addition to this, limiting development in the part of the City where greatest density of development should occur is both contrary to the OCP and inconsistent with the need to address the current housing crisis.
- With respect to EV-ready development, Council has already made this a requirement for all new multi-family residential development. This building will be constructed to an EV-ready standard.

I trust that this information is helpful. If you have any additional questions or concerns, please do not hesitate to contact me here.

Sincerely,

Matthew Baldwin, MCIP, RPP

Director of Planning and Subdivision

250.474.6919

From: Mary Wagner [REDACTED]
Sent: Monday, September 20, 2021 8:09 PM
To: Langford Planning General Mailbox <planning@langford.ca>
Subject: Complete Information Related to Monday Sept 27 Meeting

I received notice of a meeting of the Planning, Zoning and Affordable Housing Committee on Monday Sept. 27.

Can I please have a copy of the complete Notice and other material relating to the permit and questions related to this meeting?

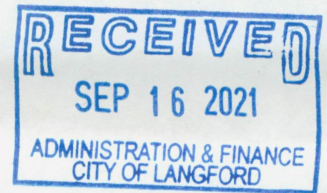
What types of things are acceptable for making a submission to Council? For example, I want council to encourage the use of solar power in this and any new developments, as well as requiring electric-vehicle ready parking for all new housing units. I also want to request that building heights be limited to 12 storeys to fit with the larger of the current developments I am aware of in Langford, rather than a large jump in building height to double that typical of the area. Is there specific wording that is required for my concerns to be discussed in the meeting?

Thanks,

Mary Wagner

104-2669 Deville Rd., Victoria, BC V9B 0C1

Langford City Council



Re: Development proposals for Langford Gateway and Langford Central

As I walked around Scafe, Strathmore, and Peatt Rd. handing out letters to residents regarding the proposed developments, I was overwhelmed with the number of people who were opposed. Have any council members recently walked down Scafe? The gardens are lovely, the houses (that aren't rented out) well maintained. My big question to Council members is, **who are you serving, these long-time residents of Langford, or the Development company?**

There will always be those who want to move to Greater Victoria- from the rest of Canada as well as the rest of the world. Developers could build 24 high rise apartments of 24 stories, and as long as the economy remains strong, they would have no problem finding buyers. But local residents will be pushed out, the neighbourhood forever changed. **Is that the job of our elected officials, to welcome the world but reject the wishes of Langford long time residents?**

The residents I spoke with were opposed to any development over 3 stories- in other words – **Please, no apartment buildings, only town house complexes.**

Without consulting those most impacted, this proposal before the City of Langford plans for a 24 storey building on a quiet residential street. As the 6 homes torn down become over 200 residences, a major impact will be felt by those living on Scafe Rd. as well as the surrounding neighbourhood. Although the structure is within current bylaws for size and parking spaces, there are other factors to consider:

When the virtual Open House presentation was made, earthquake safety was not addressed. Homes are built here on gravel and sand, which worked well when we were on a septic system. A twenty four storey building, with only one level underground, and that for parking? The presentation failed to answer questions regarding structural safety.

A second safety issue is regarding fire rescue. Currently our fire truck ladder extends 105 feet, which will serve buildings of 6-8 storeys. How will the city respond to fires on floors beyond that height? This also impacts the

neighbours, as was evident in the fire in the condo opposite Tim Horton's on Goldstream Avenue last year.

The parking issue on Scafe Road has not been addressed, as it appears they are allowing only one parking space per unit, even for the 3 bedrooms. Already on the corner of Brock and Scafe there is little parking available, and residents here have to call city hall when those parked for weeks interfere with regular maintenance such as grass cutting and hedge trimming. Access to driveways and walkways has been compromised already- how will the rest of the street be impacted by this development?

The city of Langford was developed at a time when Highway 1 and the Island Railway were the main connection routes to the surrounding areas. These routes impacted the grid of the road layout in our city, meaning few roads are designed in the usual city block pattern you would find in a large city. Brock Avenue's access to the north to Highway 1 was blocked off, the main access now being via Peatt Rd. Many roads, such as Scafe, wind their way through a neighbourhood, leaving few options for access to the main thoroughfares. Although there are more working from home or in the WestShore these days, not needing to drive into the City of Victoria, the gridlock one experiences commuting to work will only get worse.

The climate on South Vancouver Island is unlike anywhere else in Canada. Because of our mild winters we are able to grow plants not found elsewhere in Canada. Of course this climate is also appealing for many Canadians to make this their homes, but should we sacrifice this backyard green space for high-rise apartment, cement and asphalt? When the winter rains come, will there be significant flooding, as is already being experienced with our increased paved areas?

Please consider the environmental impact of such a development-

Rosemary Linnowski
837 Brock Ave

Trina Cruikshank

From: Yazmin Hernandez Banuelas [REDACTED]
Sent: September 15, 2021 8:49 PM
To: openhouse@poonigroup.com; Robert Dykstra
Cc: Matthew Baldwin
Subject: Langford Gateway Proposal @ 808-820 Arncote & 2630-2646 Peatt

Samantha and Robert,

Please accept this email as my feedback on the proposed development at 808-820 Arncote & 2630-2646 Peatt.

- **1.5 FAR BASE DENSITY IN CITY CENTRE** - The OCP may not have a height limit for the area, but it does recommend a FAR of 1.5. The gateway project well exceeds 1.5FAR despite the fact that the project's presentation material did not state the proposed density. The proposed provision of childcare and "meeting places" (50 and up Club) should not entitle this development to such a massive density increase above the base 1.5 FAR. The amenity should be commensurate with the density increase. How is this assessed/determined?
 - **DAYCARE** - There is no current service provider mentioned in the proposal, it is clear that the inclusion of daycare is merely to meet an OCP requirement to access additional density but no thought has been put into designing an adequate space for the use. Where is the required outdoor play area that must be contiguous to the space as per VIHA requirements? Where is the drop-off/short term parking for the daycare? How can we be sure a provider will step up to use the space once constructed? Will the provision of daycare space be secured under a restrictive covenant for a minimum period of 10 years?
 - **50 & UP CLUB** - If the provision of the space for the seniors club is being considered an amenity for which extra density is allocated to the development, I would like to know what criteria does a group have to meet to be considered a "community gathering place" Can I please be provided with a copy of the COuncil policy referenced in Objective 3.27 of the OCP?
- **NOT FAMILY HOUSING** - I do not see any features that make this proposal attractive to families. 93% of units are small 1-2 bedroom units. Given the amount of units the allocation of private open space (including the private amenity area in the 5th floor and tiny balconies) is minimal.
- **LACK OF GROUND FLOOR PROMINENCE AT THE CORNER OF PEATT AND ARNCOTE** - Corner sites should have a prominent corner feature that includes landscaping. The developments at the corners of Brock and Peatt and Bock and Deville incorporate prominent public/private landscape areas that enhance the streetscape and help give the corner a sense of a plaza/gathering place.
- **LACK OF GROUND FLOOR /STREET APPEAL** - This proposal lacks street appeal and interest at grade level. Designing to "human scale" is a key urban design principle that is missing from the proposed Gateway Building.
- **LITTLE TO NO LANDSCAPING** - A 2.5m setback along Peatt allows no landscaping. Vegetation should be incorporated to add warmth and charm to the streetscape. All the rendings make sure to add greenery to enhance the appeal of the plans, yet the development itself proposes little more than glazing and concrete elements. A 5th floor amenity area is good for the use and enjoyment of residents but does little to enhance the public's view off the street.
- **CONDITIONS OF REZONING** - **Improvements to the public path adjacent to the development along the north property line** should be required as part of this rezoning. This development is an opportunity to enhance this public asset, which will no doubt be widely used by the future residents of the development. I believe the path should be treated as a linear park and landscaped with drought resistant native plants and at least one garbage can be provided at the Peatt Road entrance. The benefits from development should be felt in the neighbourhood with enhanced public assets. While the developer believes the path is not a factor during Phase 1, the fact is the

rezoning is for both phases and I urge you to please include improvements to the path into your development agreement considerations.

- **BUS STOP and TRAFFIC IMPACT ASSESSMENT-** The Site plan does not show the current bus stop along the Peatt frontage. Will that be relocated further down Peatt to improve the flow of traffic at VMP & Peatt? What other modes of transportation are supported or enabled through the approval of the proposed development? What are the required frontage improvements and do they enhance cycling or other modes of transportation? What are the recommended improvements to nearby intersections: Arncote & Deville, etc.
- **SIGHT LINES** at Arncote and Peat should be carefully considered for the safety of pedestrians, cyclists and motorists. PLEASE do not enable **angled on-street parking** unless you adequately assess the setback needed to achieve the sight line from the intersection of the roads. Angled parking on Arncote has in the recent past made it unsafe for motorists on Sunderland turning left on Arncote. There will now be a few hundred more vehicles trying to make that left turn. The safety of hundreds is more valuable than haphazardly accommodating 16 on-street parking spaces. On-street parking is a public good and should not be dedicated for the exclusive use of the businesses or residents of a private development - just like I do not own the on-street parking in front of my house, neither does this new development with the spaces along their frontage(s). Please design on-street/public spaces for the safety of the public.
- **SCALE/HEIGHT OF DEVELOPMENT AND SKYLINE-** City planning is all about managing change. The lack of a height limit in the city centre area doesn't mean that every and any high rise is appropriate at every single site in the downtown core. This is not how cities develop and even developing a skyline should be done with thought and care for the variation in scale and rhythm of buildings. As city staff work with the developer to draft the parameters of the new zone, I would urge you to reduce the heights of the building and add variation to the tower height so the end product results in a more interesting product rather than a repeat of the same concept 3 times within a 75m radius (the Central is just a slight modification of the Gateway, which in turn has 2 phases that are a simple mirror image).

Thank you in advance for considering my comments during this early stage of the rezoning process. I look forward to reading the staff report on this application as it will hopefully clarify most of my questions.

Robert could you please confirm the application is going forward to the committee on September 27th?

Best,
Yazmin