

To Langford City Council

Re: development of Langford Central

Without consulting those most impacted, a proposal has been made to the City of Langford 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-

Sincerely,  
Adam Galt

Bethany Sherman  
302-2717 Peatt Road  
Victoria, BC  
V9B 3V2

September 23, 2021

**Attn: Council**  
The City of Langford  
Town Hall  
Langford, B.C.  
V9B 2X8

Dear Council,

**RE: File Z21-0015; Rezoning application from and R2 to CCP zoning status.**

My name is Bethany Sherman and I moved to Langford 2 years ago with my partner after purchasing our first home, in a condo called The 'Blackberry' at 2717 Peatt Rd. Though we are enjoying being in central Langford, for the proximity to most amenities, from day one we have dealt with many unsafe issues on and around Peatt Road, on a daily basis.

I will go into more detail about these issues and my concerns below. Based on my personal experience living on Peatt Road, it is my belief that these very real issues would only be exacerbated by the building of the Central and Gateway proposed buildings for Peatt Rd and Scafe Rd As well as along Arncote Rd and Sundlerland Rd.

We recently received a pamphlet advertising these proposed sites, both situated along Peatt Rd, and I was immediately extremely concerned and disappointed. This letter is being written to address my concerns with the rezoning application for the properties 2739, 2743, 2747, 2749, 2751 Scafe Rd and 2746 Peatt Rd; File Z21-0015; proposing going from and R2 to CCP zoning status. Approving this rezoning status for these proposed buildings is not the appropriate or safe plan. Nor will it benefit Langford or is it in the best interests of its residents in this area and especially around Peatt Road.

While I appreciate and understand that the Council is looking at alternatives for affordable housing in Langford, I do not believe these buildings on Peatt/Scafe Road are the right solution for this particular type of high density housing, especially in this particular area that already comes with some serious traffic and safety issues. The issues that already plague Peatt Rd will only be made worse not better by this plan; they will only increase the already unsafe challenges for all residents in the area.

Some of the issues we see on a daily basis include:

- Insufficient street parking available for current residents living in this area. The existing housing in and around Peatt Road is already high density housing. Unfortunately, when the existing housing was built, there were not sufficient parking spots made available in the townhouses/condos to accommodate the number of current residents in this area. One only needs to drive through the area on any evening and you would see the evidence of this with street parking.
- An excess of traffic (not just at rush hour, but during all hours of the day). Peatt Road is treated as a thoroughfare/short cut from the highway/Veterans Way and there is constant traffic on this road.
- Speed and impatience of vehicles driving down Peatt Road. As such, vehicles/drivers do not treat this road as a residential road, they consider it to be a thoroughfare and routinely speed over the speed limit. Maximized street parking also impedes the safety of the traffic speeding down the road not to mention the safety of pedestrians and children walking in the area.

The proposed building plan wants to add 271 units in 18 and 24 story buildings, with the entire site having a total of 346 parking stalls, in that, only 10 visitor spots.

From my personal experience living in this area for the last two years, this number of parking spots will not be sufficient to accommodate the number of proposed units; it is an unrealistic and risky assumption that families in this area will only have one car per household. For these 271 units there are going to be multiple people occupying each one, and there will be AT LEAST 1 vehicle per unit. Taking into account that these units will most likely be family homes, supported by **dual income households**; to be able to afford to purchase and/or rent the units, there will more likely be 2 vehicles per unit, and that's not taking into account families that have children able to drive. In an area that is already overcrowded with vehicles fighting for street parking spots, adding in another approximately 500+ vehicles, and that's not including the business's that will take up more space, it is definitely not reasonable to approve this rezoning application as presented.

There are many, many young families with children and pets going to and from parks/schools/shops who utilize Peatt and Scafe on a daily basis. As mentioned above, this road is already dangerous due to the quick access to the highway and Millstream overpass, vehicles not stopping at stop signs and crosswalks, the lack of speed limit enforcement and the sheer volume of traffic both pedestrian and vehicular. Scafe Rd is a quiet back road paralleling Peatt Rd and simply cannot handle that mass influx of traffic. Peatt Rd is a connecting/back road used for quick access to Goldstream Rd. People use Peatt and the surrounding roads to bypass the already ridiculous congestion along Veteran's Memorial. The immense amount of vehicles using this road already contributes to unsafe driving conditions with speed and impatience being the main factors. Adding a 271-unit building (727units for both proposed sites) 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. It is already exhausting to deal with and **it simply isn't safe.**

Recently we witnessed and participated in an accident that took place on Peatt Rd. A tow truck driver was attempting to attach a car from a street parking spot. When an impatient vehicle tried to pass the

tow truck driver, she hit the tow truck door as the tow truck driver was attempting to exit the vehicle, in turn knocking the driver to the ground and injuring him. As a Registered Nurse I immediately went down to assist in the situation before the emergency services arrived. The tow truck driver was then taken to the hospital. This is just one instance of the result of the unsafe conditions on Peatt Road and the type of incidents we witness on a regular basis.

This road is also a main access point for the Langford Fire Department, as it resides on Peatt, and emergency vehicles that service the 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.

The future traffic plan listed in the Official Community Plan is a nice idea but not realistic in the short term. Langford is a commuting community and they are talking about adding another 2000 people to that commute. Where do you think they are coming from? They are coming from Victoria or Sooke or Sidney because it is becoming less affordable everywhere. There are many people that despite the plans to add businesses to Langford, still have to work in Victoria. This is not always negotiable for many people working in Victoria, and surrounding areas. The amount of changes and promotion in changing the traffic and transportation in Langford will take way longer than it will for these buildings to be built. And the damage and stress on the community these buildings will bring will already have been done by then.

In the Official Community Plan 1200 it states the goal of Policy 5.11.1 is to ensure architecture and landscape design reflects local climate, topography, and history. Two 20 plus story buildings (6 buildings in reality) will be an eye sore but also not adhering to this plan, allowing this size of building is doing the exact opposite. Langford is not Vancouver nor do we want it to be. We live on the island for a reason, not to be overshadowed by unwanted skyscrapers. These buildings do not need to be 20 stories; the lack of privacy on an already busy road will worsen. On a personal note, the lack of sun our building will receive will directly impact our mental health. These buildings will be in our immediate eye line and new view from our balcony; you are taking away trees and replacing it with concrete and glass. This is not the Langford we chose or want. We are all for growth and development, but not this way, this is the wrong direction to take. If the plan is to (Objective 5.11) promote a greater sense of place that celebrates our community's unique setting and people. Passing this rezoning application is the worst way to go achieve this goal.

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 rezoning 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

I would request that the Council consider the serious implications of passing this rezoning application before approving the new construction of these buildings on Peatt, Scafe, Sunderland, and Arncliffe

Roads. At the very least, I would like to see the Council consider requiring a significant increase in onsite parking spots available for the proposed residents and businesses within the proposed buildings; also performing an actual/realistic traffic assessment. While this will not rectify the existing 'traffic/parking' issues it will help in alleviating the ongoing and any projected future challenges of street parking on Peatt Road. I would also like to see the Council consider implementing some safety measures on Peatt Road to both discourage the use of Peatt Road as a 'thoroughfare/bypass' as well as slow down traffic. Also ask yourselves if these massive buildings are right for our community, do they truly compliment Langford, or will they cause more problems than they are worth.

I thank you for your time and attention in considering my letter and my concerns.

Sincerely,

Bethany Sherman

September 25, 2021

Dear Council,

**RE: Files Z21-0013 and Z21-0015; Rezoning applications from and R2 to CCP zoning status.**

I am writing this letter to address the concerns that have been brought forth with these proposed buildings for Peatt, Scafe, Sunderland and Arncote Roads. I have lived in Langford for 2 years now, my partner and I reside in a Condo called 'The Blackberry located directly on Peatt Rd. We enjoy living in Langford, however I already lose sleep over the stress of and lack of parking along Peatt, and the idea of these buildings going in gives me nightmares.

The developer states with respect to file Z21-0015, that "The applicant has proposed to reduce the onsite parking from the required 356 stalls to 346 stalls. These 10 stalls would be considered 10 visitor stalls, which the applicant is proposing to provide along Scafe Road. Each residential unit would still have their required parking stall allocated to them onsite, so it would simply be some visitor stalls (which double as commercial parking) that would be provided for offsite".

I would like to address my concerns regarding the above proposal:

- we understand that if rezoned to a CCP zone, they are only required to provide 1.25 parking stalls for 0-2 bedroom unit, and 2.25 for 3 bedroom units per the bylaw. However, considering that they plan to add in a total of 727 units combined under both applications, this is not nearly enough parking stalls to manage that type of influx of residents.
- to accommodate the "visitor" stalls they propose taking away from the already meager amount of stalls they are proposing and allowing for 10 "extra"...for all of the visitors and employees/patrons accessing the residence and business sites. They specifically state that they will DOUBLE as commercial parking. I can guarantee that those visitor spots will never be open for visitors, as they will always be occupied by residents of the buildings. Housing, as "affordable" as it proposes, most of the units will be purchased or rented by a dual income household. This means multiple vehicles; based on the existing high density housing on Peatt Road, 1.25 parking stalls per unit is illogical.

I would enquire as to whether a study has been completed to determine if 1.25 parking stalls per 2 bedroom or even 1 bedroom unit is sufficient in this area? Based on my personal experience with 'fighting' for street parking spots on a daily basis, I would suggest that 1.25 parking stalls will not be sufficient.

Also when Reviewing the Developer's application, it states:

**Z21-0013**

A Traffic Impact Assessment (TIA) for this development is required, which has already been submitted.

This is currently under review and is anticipated to be approved prior to Public Hearing. Currently, the version submitted recommends the following improvements beyond the immediate frontage:

- A right-turn only from Arncote onto Peatt;
- A designated northbound left-turn lane on Peatt to access Arncote.

**Z21-0015**

A Traffic Impact Assessment (TIA) for this development has been submitted. However, the TIA does not state whether or not road improvements beyond the immediate frontage of this site are required. I would also like to enquire as to whether the traffic impact assessment completed, in fact, tracked a 24 hour traffic pattern assessment, both weekday and weekend, as this would generate a more accurate description of what traffic is truly like. I highly recommend that before any decisions are made that this is done, and done appropriately.

With an estimated potential 1500+ residents, added to this condensed area, not only will traffic and parking be a nightmarish safety hazard, but the pedestrian traffic of the proposed residents and children could present a safety hazard as well.

Point in fact, Peatt Road is treated as a thoroughfare/short cut from the highway/Veterans Way and there is constant traffic on this road (not just at rush hour, but during all hours of the day). As such, vehicles/drivers do not treat this road as a residential road, they consider it to be a thoroughfare and routinely *speed* over the speed limit. We have witnessed both speed and impatience of vehicles driving down Peatt Road on a regular basis. Maximized street parking also impedes the safety of the traffic speeding down the road not to mention the safety of pedestrians and children walking in the area.

Has any consideration be given to reducing the speed limit on Peatt Road? Are there any plans in place to not only address the current traffic issues but also the potential future traffic issues that will result from these proposed high density buildings?

This is also a mass increase of people in the community, a community that is already struggling with providing enough room for kids in schools. The developer mentions having daycare spaces in each proposed site. This will only be enough room to accommodate the residents of the building, if that. That's only enough if they can adequately staff it first, and have enough physical space for as many children that will occupy the buildings; 1800 square feet is not that big. The amount of children that could reside in these buildings could fill an entire elementary school, where is your proposed site for adding another school in the area?

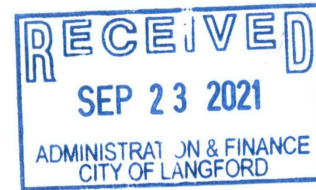
As a current resident living in this area, my concerns are very real. I am hopeful that the Council will consider these additional concerns before approving these two rezoning applications.

Thanks kindly for your time and consideration.

Sincerely,

Brett Smith  
302-2717 Peatt Rd  
Victoria, BC  
V9B 3V2





To Langford City Council

Re: development of Langford Central

Without consulting those most impacted, a proposal has been made to the City of Langford 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-



Elizabeth Parkinson  
2760 Scafe Rd  
Langford, BC  
V9B 3W7

September 22, 2021

City of Langford  
Planning, Zoning and Affordable Housing Committee  
877 Goldstream Ave  
Langford, BC  
V9B 2X8  
By Email: [planning@langford.ca](mailto:planning@langford.ca)

**RE: Zoning Amendment, File Z21-0015**

Dear Committee members,

I would like to thank you for your time and careful consideration of my letter. I have lived on Scafe Rd for more than 6 years with my children. It is a very quiet, safe neighbourhood, consisting of mostly families who have lived here much longer than us and a few homes that have recently been purchased and rented out by a local developer looking forward to future development. I'd like to note that overall, our neighbours are fine, but one rental is problematic with noise at all times of the day and night year round.

Parking on Scafe Rd has been an issue since before I moved here 6 years ago, due to the condominium developments on Brock and at the corner of Peatt and Brock. My home is at the turn on Scafe Rd, more than a block away, and still people have literally parked right up in my driveway and walked away up the street, as well as parking in front of all the homes around me and regularly blocking our driveway access. Spring and summer is especially challenging as many people have parties and get together.

I used to call Bylaw Enforcement, but they would only issue a 'warning letter' and attach it to the vehicle, and the people when they returned would throw it on the ground and drive off. Bylaw Enforcement has not been effective in dealing with the problematic parking issue as it is now; add thousands of new residents, staff working at the proposed buildings, visitors to the buildings, both residences and businesses, and parents dropping and picking up children from the daycare, and I foresee a huge problem for the local homeowners that won't be dealt with.

It's my understanding that the distance people are allowed to park their cars near driveways has actually been made smaller recently (from 1.5 metres to 1 metre) as a result of the complaints from homeowners about this. This is terrible in my opinion and only exacerbates the issue. It has created safety issues, as now you can't see past the parked cars to leave your driveway, especially on a corner. Visitors should not be jamming up the only parking available to homeowners. How will you address this, and then enforce it effectively?

...2

The traffic on Goldstream Ave is also already extremely congested and typically back-to-back during weekends and work hours. I travel downtown to work and wait up to 10 minutes just to get onto Peatt Rd for access onto the Hwy most days. How will this be dealt with to enable a few thousand more cars access?

Infrastructure in our area is already past being able to handle the constant increase in people moving here. We have no available local Doctors and walk-in clinics and even the Urgent Care clinic, which was intended to alleviate excessive wait times, are all at capacity by 9:00 am in the morning. Two local high schools, Belmont and Royal Bay, built in 2015 for 1200 and 800 students respectively, are already well past their capacities with multiple portables, and now have 1450 and 1480 students each.

Also, for the last 3 years I believe 5 or 6 homes on the corner of Scafe and Strathmore Rds have been flooded by sewer lines exploding. How will those same sewer lines handle the addition of this massive, proposed development and thousands more toilets, sinks and showers? Will this begin happening to other homes along Scafe Rd? How will the local Fire Department respond to emergencies in a 24-storey building in the event of a fire? I don't believe they have the appropriate trucks and equipment to manage a major or minor event at these 19 and 24 storey buildings.

With all the new residents and businesses, I am expecting our quiet, safe neighbourhood will become a noisy, crime-ridden main road, effectively ruining our cosy neighbourhood. Impact on home values for the remaining family homes will be significant. I'm not against development, but I bought a home here in Langford to raise my children in a peaceful area, not to live across the street from 2 massive, noisy, high rises and all the associated major problems that will bring to our neighbourhood.

To summarize, the developers will make a lot of money at our expense, bucket fulls; and we homeowners will have to deal with the issues above, probably years of the building mess and chaos and home values dropping. Saying this is an unfair situation is an understatement.

Yours truly,

Elizabeth Parkinson

September 22, 2021

To: City of Langford: Planning, Zoning and Affordable Housing Committee

From: Frederick Cunningham, 2755 Scafe Rd, V9B 3W6

Re: **Jagpal Development / Langford Central project** application to be reviewed by the above noted committee on Monday, September 27, 2021.

Dear Members;

Please note that I virtually attended the developer's community presentation on September 8, 2021 at 6 pm. I was not impressed with many aspects of their presentation, in particular their general tone of ducking any responsibility for parking, traffic congestion, parks and green space. As a property owner near this proposed development on Scafe and Peatt Rds., I have several comments that I would like the Planning, Zoning and Affordable Housing Committee members to consider:

1. City of Langford Design Principles and Development Permit Areas Appendices "A" to "V" to Zoning Bylaw #300 includes at J11 the "City Centre Concept Map". This map clearly identifies the homes on most of Scafe Rd and Strathmore as being part of City Centre 2 (CC2) – and **specifies a 4 story height limit** – for apartments/condos and townhouses, no commercial. The developers' proposal is for a total of 271 units in 24 and 18 story buildings which clearly does not conform to Langford's plan for 4 story buildings.
2. They requested a variance for a 10 stall visitor parking lot due to "design constraints", which is absolutely not feasible, since on-street parking already uses most or all available spaces on Scafe Rd. In fact, **there are no design constraints, they simply do not want to acquire sufficient land to fulfill their obligations**. The realtor assembling the land told me that they were only going to buy more property for parking or green space if council forced them to. And 10 stalls still isn't nearly enough for 271 units. Victoria requires 1 for each 10 units, which equals 27.
3. A total of 271 families could conceivably result in hundreds of children living there, with no greenspace or park proposed. I would like to remind the Committee that the Official Community Plan, page 18, states: **"Every new development shall consider how to include park and open space in a manner that contributes to the overall community space"**. At the September 8 zoom presentation, they referred only to having a tiny roof top play area for the day care center they are proposing. They ignored the Community Plan requirement and instead stated that parks and green space are the City of Langford's' responsibility, not theirs. This development is simply not feasibly without significant green space actually adjacent to or very near the development.

The Langford Official Community Plan also refers to (S. 4.6.1) a Parks Master Plan (PMP). The PMP would define the standard (ha) per 1000 people and that there be parks within 400 meters. The only green space around that is significant is Ruth King School, (not a park) and it's a ½ km walk from central Scafe Rd. Clearly **either the developer of the City must acquire and designate some properties as park**. Parks provide the opportunity for rest,

relaxation, social interaction and physical fitness. Places without parks result in very little pride in community and will not be stable or prosperous in the long run.

4. This project is completely out of scale with the neighborhood and **provides no transition to lower density properties surrounding it** and would cast a permanent shadow on properties to the north and partially to those on the West.
5. The developer's presentation assumed low vehicle ownership and adequate public transportation would result in little additional traffic. In reality, **the area's traffic is already gridlocked and backed up every morning and afternoon.** Between this and the other project, hundreds of additional commuters are likely and the plan is not feasible without sufficient road infrastructure, which they specifically told us, was the responsibility of Langford and the Province, not theirs.
6. Finally, I'm not aware of the developer proposing any **public access pass through (path) from Scafe Rd to Peatt Rd.**, such walking connectivity being something that is also included in the Official Community Plan.

To conclude, I agree with Langford's ongoing support for higher density as a solution for the shortage of affordable homes. I do, however, strongly believe that if a project is too dense, or if basic amenities such as adequate parking, green spaces that foster positive social interactions, sufficient roads and highway access and walking connections are not met, then a project (such as this one as proposed) is destined to fail. And by fail I mean that at best, it will become an absentee owner rental ghetto, with little community pride and high turnover. I urge this committee to strongly recommend that major changes be made to this proposal. What I have seen so far suggests that profit alone motivates them and it's up this committee and council to ensure that commitments are extracted to ensure that resident needs are met.

Thank you for your consideration,

Yours Truly,

Frederick Cunningham

## Trina Cruikshank

---

**From:** Jake Rozell [REDACTED]  
**Sent:** September 26, 2021 11:59 AM  
**To:** Langford Planning General Mailbox  
**Subject:** Scafe road development

To whom it my concern

I am writing this email in regard of the possible new development of the 18 and 24 storey buildings on Scafe road. I myself am a resident of 2739 Scafe road and deeply sadden to hear of this possible development in this family oriented neighbourhood. It is a very tight community on this block, myself and many others in the community love the surrounding area and have all discussed that a 18 and 24 storey building is not suited for this residential area. I do understand the struggle with trying to find housing and this is a opportunity for people to get into the housing market for cheaper, and the possibility of more jobs to be created. But that being said this small tight community on Scafe road is not suited for such a big development on a quite street.

Many of the families in this area love the quiet area with little traffic and would be deeply sadden to see it turn into a busy area due to 2 condos going in.

I myself and my roommates absolutely love the House that we have today and would be extremely upset to see this house go... I hope that the council can reconsider this idea and realize the damage it may due to the surrounding neighbourhood.

Thank you for your time.

Jake Rozell  
2739 Scafe road  
[REDACTED]

Sent from my iPhone

## Trina Cruikshank

---

**From:** Jerami Kennedy [REDACTED]  
**Sent:** September 25, 2021 11:29 AM  
**To:** Langford Planning General Mailbox  
**Subject:** Meeting Notice file Z21-0015

Good morning,

My civic address is 209-2717 Peatt Road Langford BC V9B 3V2

I won't be able to attend the upcoming meeting on Monday. I am wondering if one building at a time can be built over a three year time span instead of simultaneously and Langford requires more parking to accommodate all of these vehicles than indicated in this proposal.

Kind regards,

Jerami Kennedy



**Trina Cruikshank**

---

**From:** Justin Wilson [REDACTED]  
**Sent:** September 26, 2021 12:25 PM  
**To:** Langford Planning General Mailbox  
**Subject:** Zoning Amendment Scafe rd.

To the Planning Zoning and Affordable Housing Committee, I am writing to you regarding the application to build 18 story and 24 story towers on Scafe rd. I am a resident of 2739 Scafe rd. I believe that a development like this would not fit in the surrounding area. I have lived in the Langford/Colwood area my whole life. I have watched developments like this pop up all over the area and from my perspective ruined the neighbourhood that was once there. I have a great sense of community and share good connections with my neighbours. A development like this would put a complete divide in this area and would force out family's and kids that have lived here and called this neighbourhood home their while lives. You cannot have a neighbourhood, community feel, when you live in a shoebox one wall away from three over people.

Thank you to the Committee for considering my submission.

JustinWilson  
2739 Scafe rd

## Trina Cruikshank

---

**From:** Madison Rozell [REDACTED]  
**Sent:** September 26, 2021 11:58 AM  
**To:** Langford Planning General Mailbox  
**Subject:** Scafe Road Development

To whom It may concern,

I am writing in regards to the Scafe road development. I do not think that it is suitable nor fair to demolish perfectly good family oriented houses, with a very tight knit neighbourhood bond. To then put up 1, 18 and 1, 24 story buildings in. I myself am a [REDACTED] of one of these residents in these homes. With the buying/renting market right now, it makes it very hard to find a place that could [REDACTED]  
[REDACTED] Please re consider this decision of yours to better suit the patrons that are already living in this community.

Sincerely,  
Madi Rozell  
2739 Scafe Road

## Trina Cruikshank

---

**From:** Mary Wagner [REDACTED]  
**Sent:** September 26, 2021 3:14 PM  
**To:** Langford Planning General Mailbox  
**Subject:** Suggestions for Developments in Langford

Hello, I would like the Planning Committee and Council to ensure that new developments do not have unnecessary lighting, particularly above the ground floor. Signs and other lighting features create unwanted light pollution in the neighbourhood.

Also, with larger and larger development projects being proposed, I request that the Planning Committee and Council notify residents in a wider radius than the 100m that I believe is currently notified. The larger developments greatly impact a wider radius of the neighbourhood and residents should be informed within at least 200m or more.

Thanks for your consideration,

Mary Wagner

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

## Trina Cruikshank

---

**From:** Stuart Berry [REDACTED]  
**Sent:** September 26, 2021 4:26 PM  
**To:** Langford Planning General Mailbox  
**Subject:** File: Z21-0015 Application to Rezone 2739 to 2751 Scafe Road and 2746 Peatt Road

Please acknowledge receipt of this email correspondence

September 27, 2021

Zoning Amendment

Langford City Council and Planning, Zoning and Affordable Housing Committee

Ladies and Gentlemen

I recognize that the above application appears to meet guidelines set out by the Langford Official Community Plan (OCP) with respect to the area known as *City Centre*. Unfortunately, this application is silent on a number of key aspects of the City's vision, as well as statements in the OCP with respect to Langford being seen as a Sustainable City and this proposal appears to show a blindness towards the community who have called this area home for many years.

I understand that in any community there always needs to be a *First*. At the moment, I believe that most buildings in Langford top out at about 11 or 12 stories. Where else in Langford are there 18 to 24 story buildings especially in an area that is predominantly a less dense residential area? The idea of introducing buildings almost twice as high as what currently exists in the city and allowing them to be built within close proximity to each other, flies in the face of community vision statements outlined in Langford's commitment to a sustainable city. Is the city consciously changing or reinterpreting the community plan to suit its own interests?

Yes, the concept for *City Centre* calls for "a high range of high-density housing" and this includes "focus on mixed-use development, with the highest concentration being adjacent to major arterial routes" but where in any of these statements and commitments does the OCP state: **we will permit such high-density development at the cost of drastically altering the community and the lives of those currently living within these existing communities: one community will be sacrificed to the benefit of another.**

No, the OCP does not use these words, but to drop an enormous development, the size proposed by Langford Central, into an existing community of mixed low-rise family housing and small commercial developments disrespects the citizens and communities that would be most directly affected by this development and permanently alters the dynamic of this community. Is this the intent?

Yes, there are benefits, and the developer has gone to great length to pitch these benefits to the city and the sales pitch is full of wonderful catchphrases as well as significant financial supports for the city. There is, unfortunately significant social cost

that is not made public in any way in this proposal. The city is silent on these issues, and sadly, the Mayor is quite clear in his dismissive and one-sided responses to the press. Condo towers appear more important than anything else and the Mayor appears blind to any other issue or concern raised by taxpaying citizens. Is it the intent of the city to force out lower density structures and rich communities in order to push an agenda that nowhere states: “densification at all costs”?

Langford’s Sustainable City Vision states, in part, “*Our sustainable community is welcoming and inclusive for all and is planned and designed to support the needs of a diverse and changing population*”. I believe most residents of Langford recognize the changing population, the need for more homes, and a general understanding regarding the processes inherent in the densification of different areas of our city. But what about the many citizens of Langford who have invested their life savings into housing and made life commitments to the communities within the areas where the city is actively encouraging high-density development? How does this development offer a welcoming and inclusive community for people directly adjacent to the proposed development? How does the city reasonably transition from very low density, legacy housing and zoning to the density wished for in the current OCP?

This is a massive wall of buildings being proposed in an area of single and multi-family dwellings. Yes, we all know development is coming but I would ask any council member to please come and stand on either Peatt or Scafe, look at the empty 11 story building on Claude Rd and then imagine two towers right in front of you: *twice that height*.

Would there be a community uproar if the proposed development was 11 or 14 stories? Probably, but I believe that given the current height of existing developments within Langford, a well-crafted proposal could easily be accepted and sold to the communities within which these would be built. I am not against the concept of densification; I am against the idea that a developer is encouraged to come into my community and attempt to sway my city into allowing the building of massive structures that do not respect the communities within which they are proposed to be built. These developments might make City Hall happy but what about the people and the communities within the affected areas? Are these just disrespected casualties in the growth dream of this city?

Yes, the OCP language is clear regarding growth and densification of Langford City Centre but to allow such an over-sized development to proceed within a direct area that currently has buildings of 6 to 11 stories, disrespects a vibrant family and social community. Unfortunately, the Mayor’s recent comments to the press suggest that Langford is clearly willing to destroy one community for the sake of another. His dismissive language unfairly pits one community against another and suggests that it is acceptable to drastically re-engineer the downtown core into a sea of condo towers with no regard for existing communities or any other concerns they may have. It appears that the cash tsunami offered by the developer and the dream of turning parts of Langford into a mini tower-laden Vancouver West End clearly supersedes the rich vision currently stated in the OCP.

I would like to believe that the OCP language with respect to City Centre includes the honouring of neighborhoods, an appreciation for a fair and equitable mix of community housing, while working towards the city’s goal of growth and development without imposing such drastic change that will alter the lives of those being asked to share their community

with this new neighbour. The community will support development when it can see that the city shares their concerns and offers a fair balance between developer interest, city growth, and sustainable communities. I trust this committee and council can find a better way to create an equitable solution for all citizens within our city.

Sincerely

Stuart Berry

104 – 2733 Peatt Rd

Victoria, BC V9B3V2

[REDACTED]

[REDACTED]



## Trina Cruikshank

---

**From:** Taylor Clark [REDACTED]  
**Sent:** September 26, 2021 12:08 PM  
**To:** Langford Planning General Mailbox  
**Subject:** Scafe rd skyscraper

I am sending you an email to give my personal opinion on the Scafe rd skyscraper development request. I have lived in the Victoria and Langford area my entire life and have seen nothing but this city go downhill. Local residents are no longer able to afford the rising cost of owning or renting a house, all attractions are being taken away from the community and there's more bike lanes than roads being built. Now you wanna add 2 tower for "affordable housing" which in reality is just attracting people from afar to move into our town and chasing more residents out of their family homes and land. More residents, equals more cars, equals more traffic on the tiny roads that are not being grown to accommodate such traffic. Why aren't the roads being sized accordingly? Probably due to no money to be made so why fix the obvious issue that is to come? Langford should spend more time and effort on ensuring that the locals are happy and in love with the town they grew up in instead of chasing them out. Building 2 huge complex's is not improving the community, instead just adding money to the pockets of the developers. But in all seriousness, this small tight knit, original Langford community is soon going to be no longer and the true colours of this city will just be a past to remember, which I myself, and thousands of other residents would be deeply saddened to see.

Taylor Clark  
Proud resident of 2739 Scafe rd.

Sent from my iPhone

## Trina Cruikshank

---

**From:** [REDACTED]  
**Sent:** September 26, 2021 1:09 PM  
**To:** Langford Planning General Mailbox; t x  
**Subject:** 2746 Peatt Road-Langford Council Planning and Zoning

**Subject:** 2746 Peatt Road/Langford Central

I have lived on Peatt Road for the past 13 years and have experienced constant construction during this entire time. Recently, with the traffic circle closure(fourth "improvement project"), it has been taking me 7-9 minutes to drive around the block from 2717 Peatt to the intersection of Peatt and Veteran's Parkway. This is ridiculous and just a taste of what Peatt Road will/has become.

I am very much opposed to the giant towers(18 and 24 story) proposed for 2746 Peatt Road with the addition of 271 homes, inadequate parking, office and commercial space and a day care. This increases vehicle traffic to unsustainable levels. Peatt Road was not built with this kind of infrastructure in mind. And this does not include the other proposed debacle at 2630-2646 Peatt Road. It is narrow, the sidewalks are not complete on both sides, there isn't suitable or sufficient parking and the bicycle lane is not complete and is dangerous for pedestrians, cyclists and drivers. Much is being asked of a road that has little room for expansion.

Peatt Road is used as a short track speedway to Westshore Mall. 4 weeks ago a pedestrian was struck in front of 2717 Peatt Road. This will only increase with worse outcomes.

The only motivating factor for such high density buildings on Peatt Road is greed. Greed of the current mayor and council and greed of the developer. None of whom live on Peatt Road. I personally would rather see an increase in my taxes than to be pushed out of my neighborhood. I did not move here 13 years ago to live "downtown" or in a "city". I want to see trees and green spaces and not just concrete and cars.

When will the decimation of Langford end?

In dismay,  
T M Drummond  
405-2717 Peatt Road

September 28, 2021

I have some concerns about the new development on Peatt road. I have run my business, Chiropractic for Life, out of the above address for 21 years and when I first opened Peat road was closed on and off for my first year of practice. Water would dig up the road and leave it closed for weeks and when they finished sewer would do the same then the gas lines. No coordination, no interest in the lessening the impacts on local traffic.

Recently, Peatt road is again closed for months for a traffic circle that seemed to take an inordinate amount of time and now sewer and water need to continue the road closure for the new apartment buildings?

It would be greatly appreciated if some coordination was done to minimize the road closures and some notice given to the businesses along the road. As well if there are no workers on the road for a week at a time why leave it closed?

Finally, when any of these buildings are being constructed there is a large increase in work vehicles parked everywhere, all day including the dedicated visitor sites in my parking lot, making it difficult for the patients of the clinic to find parking.

Is there a plan for parking and can the road closures be minimized and will this information be available to business owners? Thanks for your consideration,

Dr. John Vedova  
100-2778 Peatt Road  
Langford, British Columbia V9B 3V3

September 28, 2021

I understand that the City of Langford's Official Community Plan does not have any height limits at this time, but I request that some restrictions be considered such as 12 storey towers. Currently, most newer apartments are 6 storeys or less, and many areas have increased density by adding townhouse complexes that are attractive but don't drastically alter the neighbourhood. Even in the areas of the Official Community Plan designated as high density, building heights of 12 storeys are in line with the other tallest new buildings in the area. These larger buildings go a long way to increase density without overburdening any one neighbourhood with years of construction followed by a large, sudden increase in density, light pollution, noise pollution, vehicle traffic, pedestrian traffic, dog waste etc.. Other regions of Victoria have more "neighbour-friendly" policies and height restrictions even in higher density areas. For example, in the Esquimalt Official Community Plan it states: "Consider new high density residential development proposals with a Floor Area Ratio of up to 3.0, and up to 12 storeys in height."

I urge council to consider the current residents of Langford, many of us who chose not to live in the denser areas of Victoria. I appreciate modest growth in our area while still enjoying a suburban feel rather than a loud, busy city with reduced sunlight to our homes and increased noise and light pollution, traffic congestion and adding unwanted stress to our lives.

Mary Wagner  
104-2669 Deville Rd  
Langford V9B 0C1