



Special Planning, Zoning, and Affordable Housing Committee

Agenda

Monday, December 13, 2021, 5:30 PM

Electronic Meeting

Due to COVID-19 Council Chambers is Closed

Dial In: 1-855-703-8985 (Canada Toll Free) or 1-778-907-2071 Meeting ID: 867 1149 2772

To Participate: During the public participation period, press **Star (*) 9** to "raise your hand".

Participants will be unmuted one by one when it is their turn to speak.

When called upon, you will have to press *6 to unmute the phone from your side as well.

We may experience a delay in opening the meeting due to technical difficulties. In the event that the meeting does not start as scheduled please be patient and stay on the line, we will get started as quickly as possible.

Public Dial-In Details are also posted at www.langford.ca

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Planning, Zoning, and Affordable Housing Committee Minutes

November 29, 2021, 5:30 PM
Electronic Meeting

PRESENT: Councillor D. Blackwell
Councillor R. Wade
A. Kreuzot
D. Horner
J. Raappana - Remote
A. Ickovich
T. Stevens - Remote

ABSENT: C. Brown-Remote
K. Sheldrake

ATTENDING: M. Baldwin, Director of Planning and Subdivision
K. Dube, Manager of Information Technology
C. Lowe, IT Support Specialist
M. Mahovlich, Director of Engineering and Public Works
S. Paulus, Planning Assistant

**Due to COVID-19 Council Chambers is Closed
Meeting by Teleconference**

1. TERRITORIAL ACKNOWLEDGEMENT

2. CALL TO ORDER

The Chair called the meeting to order at 5:33 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: WADE

SECONDED: ICKOVICH

That the Committee approve the agenda as presented.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

4.1 Planning, Zoning and Affordable Housing Committee Meeting - November 8, 2021

MOVED BY: WADE

SECONDED: HORNER

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting from November 8, 2021.

Motion CARRIED.

5. REPORTS

5.1 Application to Rezone 3216 Happy Valley Road from Rural Residential 2 (RR2) Zone to Residential Townhouse 1 (RT1) Zone to Allow for an 18-unit Townhouse Development

MOVED BY: WADE

SECONDED: CREUZOT

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of 1st reading of Bylaw No. 2015 as follows:

a) to amend the zoning designation of the property located at 3216 Happy Valley Road from the Rural Residential 2 (RR2) Zone to the Residential Townhouse 1 (RT1) Zone, subject to the following terms and conditions:

1) That the applicant agrees to provide, as a bonus for increased density, the following contributions per new dwelling unit, prior to issuance of a building permit:

a) \$3,660 towards the General Amenity Reserve Fund; and

b) \$610 towards the Affordable Housing Reserve Fund.

2) That the applicant provides, prior to Public Hearing, the following:

a) A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering;

3) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

a) That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering; and

b) That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering; and

c) That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

b) By including the following amendments to Zoning Bylaw 300:

1) Adding the following text as Section 6.28.03(3):

“(3) Notwithstanding Subsection 6.28.03(1), on land whose legal description is Parcel A (DD 153694I) of Lot 15, Block 2, Section 83, Esquimalt District, Plan 1524 (3216 Happy Valley Road), the maximum floor area ratio may be increased to 1.5 if the owner of the land proposed to be developed:

a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit;”

2) By amending the text of Section 6.28.06 to read as follows:

“No building or structure may exceed a height of 3 storeys.”

AND

2. Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 3216 Happy Valley:

i. That Section 6.28.07(1)(d) be varied to reduce the minimum rear yard setback from the required 5.5m (18 ft) to 5.0m (16.4 ft).

Motion CARRIED.

5.2 Application to Rezone 640 and 644 Granderson Road from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to Allow for the Development of a Multi-Family Residential Building

MOVED BY: CREUZOT

SECONDED: ICKOVICH

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of 1st reading of Bylaw No. 2016 to amend the zoning designation of the properties located at 640 and 644 Granderson Road from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone subject to the following terms and conditions:

a) That the applicant provides, as a bonus for increased density, the following contributions per residential unit, prior to issuance of a building permit:

i. \$750 towards the Affordable Housing Fund; and

ii. \$2,850 towards the General Amenity Reserve Fund.

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy depending on use and height.

b) That the applicant provides, prior to Public Hearing, the following to the satisfaction of the Director of Engineering:

i. A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed development; and

ii. A Traffic Impact Assessment;

c) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

i. That the two subject properties be consolidated prior to issuance of a Development Permit for Form and Character;

ii. That the design of the building includes a reduced height along the eastern property boundary as presented to Council;

iii. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is allocated to each unit and for visitors as required by the zoning bylaw, and is not provided in exchange for compensation separate from that of a residential unit;

iv. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;

v. That 100% of residential parking spaces, excluding visitor parking spaces, shall

feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that:

1. Energized outlets shall be labelled for the use of electric vehicle charging;
 2. Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
 3. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment
- vi. That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to issuance of a building permit:
1. Frontage improvements, a turnaround, and any recommendations stemming from the Traffic Impact Assessment;
 2. A storm water management plan; and
 3. A construction parking management plan.
- vii. That a covenant is added to advise future owners of their proximity to the E&N Railway which presently is, or in the future may be, an active transportation corridor, and that there will be activities related to the use of those adjacent railway lands that may result in noise, dust, light, traffic and vibration, which may negatively impact the use and enjoyment of the Properties and any buildings located on the Properties.

Motion CARRIED.

5.3 719 Station Avenue Rear Lot Line Setback Development Permit Variance

MOVED BY: WADE
SECONDED: STEVENS

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variance for 719 Station Ave:
 - a) That section 6.45.07 (3) of Zoning Bylaw No. 300 be varied from 6m to 1.2m.

Motion CARRIED.

5.4 Application to Rezone 621 and 629 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) and RM2A (Attached Housing) to allow approximately 19 Single Family Dwellings, and a future townhouse site.

MOVED BY: WADE
SECONDED: HORNER

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of First Reading to and amended version of Bylaw No. 2011 that would amend the zoning designation of a portion of the property located at 621 and 629 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1; AND

2. Direct staff to prepare a bylaw to amend the zoning designation of a portion of the property located at 621 and 629 Rockingham Road from R2 (One- and Two-Family Residential to RM2A (Attached Housing), subject to the following terms and conditions:
 - a. That the owner agrees to provide, as a bonus for increased density, the following contributions per lot/unit, prior to subdivision approval for the single-family lots and prior to Building Permit issuance for the townhouse units:
 - i. \$3,960 towards the General Amenity Reserve Fund for the creation of a single-family lot less than 550 m²;
 - ii. \$660 towards the Affordable Housing Reserve Fund for the creation of a small lot for the creation of a single-family lot less than 550 m²;
 - iii. \$3,660 towards the General Amenity Reserve Fund for the creation of a townhouse unit; and
 - iv. \$610 towards the Affordable Housing Reserve Fund for the creation of a townhouse unit;
 - b. That the applicant provides, prior to Public Hearing, a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - c. That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering, including the construction of a sidewalk and road edge parking along Rockingham Road, prior to the issuance of a building permit or subdivision approval, whichever comes first;
 - ii. That a Stormwater Management Plan be provided and all required measures recommended be implemented by the owner as a condition of subdivision approval, to the satisfaction of the Director of Engineering;
 - iii. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.
3. Direct staff to amend Section 6.31A.02(1) within the RM2A (Attached Housing) Zone to change the minimum lot area required for subdivision from 1,800 m² to 1,600 m².
4. Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variance for the property at 621 and 629 Rockingham Road:
 - a. That Section 6.31A.06(3) be varied to reduce the rear lot line setback from the required 7.5 m to 0.9 m for the existing duplex structure only.

Motion CARRIED.

5.5 Application to Rezone 1300 Valemount Court from Attached Housing (RM2A) to Business Park – Sooke Road West (BP2A)

MOVED BY: HORNER
 SECONDED: STEVENS

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of first reading of Bylaw No. 1989 to amend the policy designation within Langford's OCP from Hillside or Shoreline Policy designation to

the Business or Light Industrial Policy designation for the property located at 1300, 1289, 1277, 1265 and 1253 Valemount Court.

2. Proceed with consideration of first reading of Bylaw No. 1990 to rezone the property at 1300 Valemount Court from RM2A (Attached Housing) Zone to BP2A (Business Park – Sooke Road West) and rezone 1289, 1277, 1265 and 1253 Valemount Court from Rural Residential (RR5) to Business Park – Sooke Road West (BP2A), subject to the following terms and conditions;

1. That the applicant provides, **prior to Public Hearing**, the following:

1. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
2. A Traffic Impact Assessment (TIA) to determine the traffic volume and frequency difference between the current OCP designation (Hillside or Shoreline) to the proposed OCP designation (Business or Light Industrial), to the satisfaction of the Director of Engineering.

2. That the applicant provides, prior to Bylaw Adoption, a section 219 covenant, registered in priority of all other charges on titles, that agrees to the following:

1. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;
2. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
3. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit.

Motion CARRIED.

6. ADJOURNMENT

The Chair adjourned the meeting at 6:58 pm.

Presiding Council Member

Certified Correct - Corporate Officer



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, December 13, 2021

DEPARTMENT: Planning

APPLICATION NO.: Z21-0037

SUBJECT: Application to Rezone 3420 Luxton Rd, 1120 Finney Rd, and 3219 & 3235 Loledo Pl from RR2 (Rural Residential 2) to RS1 (Residential Small Lot 1) to allow a mix of small lots, large lots with suites, duplexes, and townhomes.

PURPOSE

Sean Lubick has applied on behalf of 1299107BC Ltd., Sheila and Doug Popadyne, and Telluride Holdings Inc. to rezone 3420 Luxton Road, 1120 Finney Road, and 3219 and 3235 Loledo Place from RR2 (Rural Residential 2) to RS1 (Residential Small Lot 1) to allow a mix of small lots, large lots with suites, duplexes (two-family dwellings), and townhomes.

BACKGROUND

PREVIOUS APPLICATIONS

No relevant previous applications.

Table 1: Site Data

<i>Applicant</i>	Sean Lubick
<i>Owners</i>	1299107BC Ltd., Sheila and Doug Popadyne, and Telluride Holdings Inc.
<i>Civic Address</i>	3420 Luxton Road, 1120 Finney Road, and 3219 and 3235 Loledo Place
<i>Legal Description</i>	LOT 1 & 2 SECTION 88 METCHOSIN DISTRICT PLAN VIP76175 (3219 and 3235 Loledo Pl) LOT A SECTION 88 METCHOSIN DISTRICT PLAN EPP43238 (SEE PLAN AS TO LIMITED ACCESS) (3420 Luxton Rd) THE NORTHERLY 300 FEET OF LOT 10, BLOCK B, SECTIONS 88 AND 89, METCHOSIN DISTRICT, PLAN 1139 (1120 Finney Rd)
<i>Size of Property</i>	6.5 acres
<i>DP Areas</i>	Potential Habitat and Biodiversity
<i>Zoning Designation</i>	RR2 (Rural Residential 2)
<i>OCP Designation</i>	Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject properties are located along the east side of Sooke Road, north of Finney Road (Figure 1). 3219 and 3235 Loledo are located at the end of a cul-de-sac, backing onto 3420 Luxton and 1120 Finney. There is an existing single family home on 3219 Loledo, 3235 Loledo is being used for storage, and 3420 Luxton and 1120 Finney are currently vacant.

Figure 1 – Subject Properties

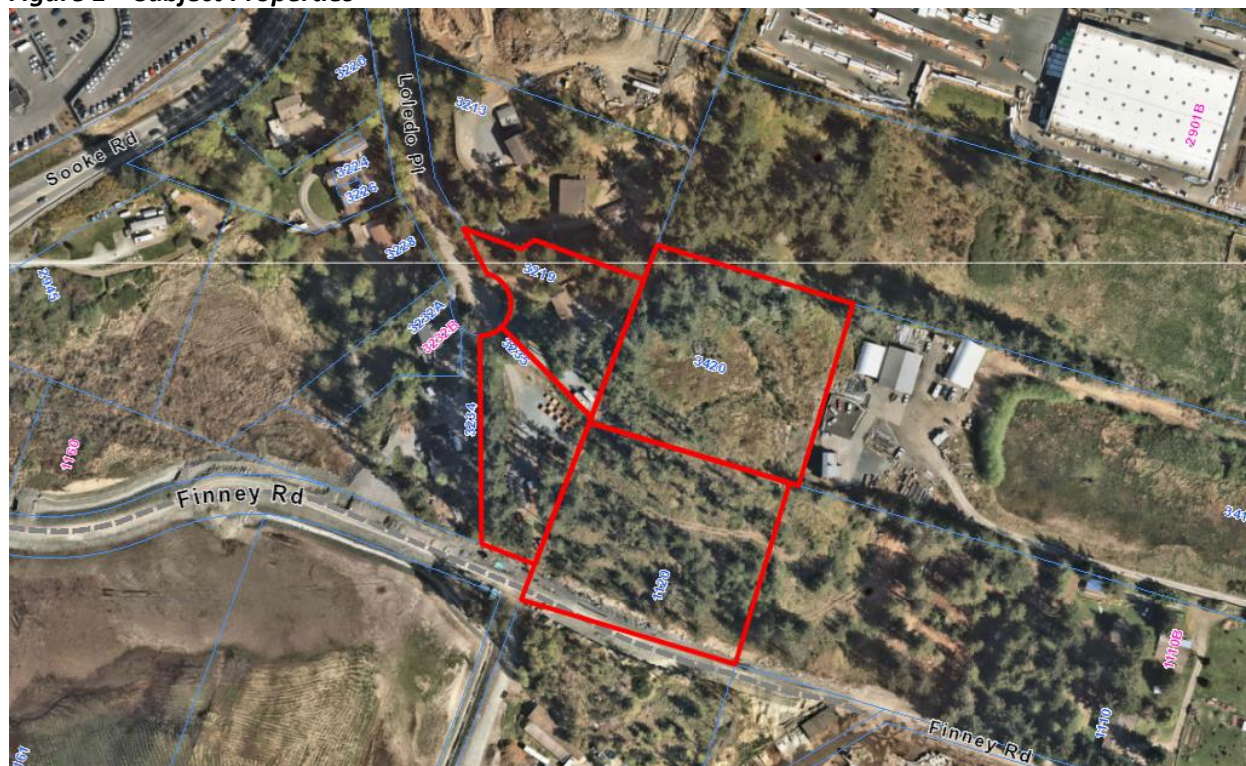


Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	RR2 (Rural Residential) BP2 (Business Park 2 – Sooke Road)	Single Family Dwelling, Business Park, cleared land for development
<i>East</i>	RR2 (Rural Residential 2) AG1 (Agriculture)	Single Family Dwelling and Agriculture
<i>South</i>	AG1 (Agriculture)	Agriculture
<i>West</i>	RR2 (Rural Residential 2)	Single Family Dwellings and Duplexes

OFFICIAL COMMUNITY PLAN

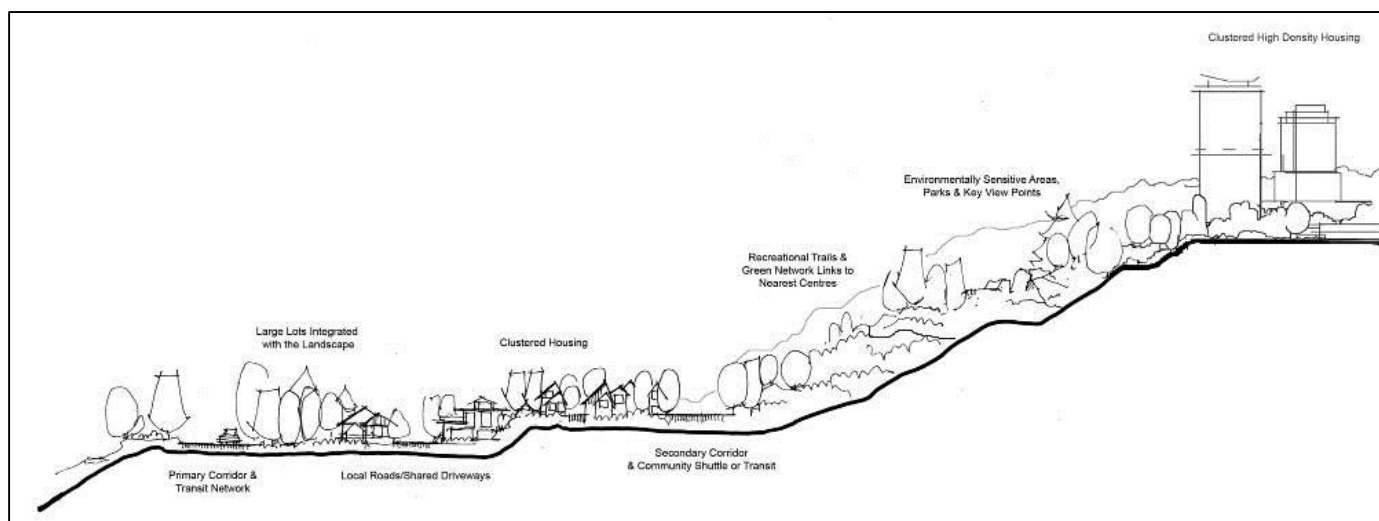
The subject property is designated as *Hillside or Shoreline* within the Official Community Plan Bylaw No. 1200 as described below:

Hillside or Shoreline

Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.

- Predominantly residential precinct that supports a range of clustered low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided some conditions are satisfied (see policies for this area)
- Schools, community facilities and other institutional uses are permitted throughout the area
- Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.
- Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, including 'tot lots' and outdoor exercise areas are strongly encouraged on hillside areas.
- This area allows for *Neighbourhood Centres* to emerge in the form of high and medium density clustered mixed-use nodes
- Transit stops are located where appropriate

A Concept for Hillside or Shoreline Areas



DEVELOPMENT PERMIT AREAS

All four properties are located within the Potential Habitat and Biodiversity Development Permit Area. As such, the applicant will be required to have an Environmental Impact Assessment completed by a registered professional biologist and apply for an environmental development permit prior to any alteration of the land. Additionally, a form and character development permit will be required for the construction of small lots, duplexes (two-family dwellings), and townhouses. Single family lots over 550 m² are exempt from form and character development permits.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is seeking to rezone 3420 Luxton Road, 1120 Finney Road, and 3219 and 3235 Loledo Place to RS1 (Residential Small Lot 1) to allow a mix of small lots, larger lots with suites, two-family dwellings, and townhouses. While the applicant has not submitted a proposed site plan at this time, they would like the opportunity to create a variety of housing types. Council may wish to require that the developer provide a site plan prior to Public Hearing.

If Council proceeds with this application for rezoning, changes to the RS1 zone would be required. Currently, the RS1 zone allows for single family homes on small lots (without suites) with a minimum lot size of 200 m² and single-family homes with suites on larger lots over 400 m². The current RS1 zone does not allow for two-family dwellings, and only allows townhousing on specific lots. If Council is supportive of allowing the option of two-family dwellings on appropriately dimensioned lots in the RS1 Zone, they may wish to globally change the Zone by adding two-family dwellings to the list of permitted uses and by specifying that they must be developed in accordance with the two-family dwelling requirements of the R2 (One- and Two-Family Residential) Zone. This would require duplexes to have a minimum lot size of 600 m², a minimum lot width of 15 m, and a minimum building envelope of 12 m. Additionally, it would not allow duplexes to be created on panhandle lots and would require duplexes to include basic landscaping requirements.

Furthermore, if Council is supportive of permitting townhouses at this location, they may wish to add townhouses as a permitted use specifically for the subject properties, as has been done for other sites. Similar to the above, the Zone could be amended to require that townhouses are developed in accordance with the RT1 (Residential Townhouse) Zone. The RT1 zone limits the lot coverage of each townhouse lot to 60% and limits the height to 10 m. The setback requirements noted in the RT1 zone are very similar to that of the RS1 zone with the main differences being that the interior side lot line requirement is reduced from 1.5 m to 1.2 m, and the length of a driveway is required to be 5.5 m instead of 6 m. The differences are demonstrated in Table 3 below.

Table 3: Proposal Data

	Permitted by RR2 (Current Zoning)	Proposed Zoning
<i>Minimum Lot Size</i>	40,000 m ² (3219 & 3235 Loledo, 1120 Finney) 3.2 acres (3420 Luxton)	Single Family Small Lot - 200 m ² Single Family w Suite – 400 m ² Duplex – 600 m ² Townhouse – 100 m ²
<i>Height</i>	10.5 m	Single Family – 9 m Duplex – 9 m Townhouse – 10 m
<i>Site Coverage</i>	n/a	Single Family - 50% Duplex – 50% Townhouse – 60%
<i>Front Yard Setback</i>	7.5 m	Single Family – 3 m or 6 m for garage/carport Townhouse & Duplex – 3 m or 5.5 m for garage/carport
<i>Interior Side Yard Setback</i>	3 m	Single Family and Duplex – 1.5 m Townhouse – 1.2 m
<i>Exterior Side Yard Setback</i>	3 m or 5.5 m for any garage or carport	Single Family – 3.5 m or 6 m for garage/carport Townhouse – 3.5 m or 5.5 m for garage/carport Duplex – 3 m or 5.5 m for garage/carport
<i>Rear Yard Setback</i>	10 m	5.5 m (all housing types)

PARKING

Each housing type, whether it be small lot single family, larger lot single family, two-family dwelling, or townhouse, must provide at least 2 parking spaces per unit. Any single family dwelling on a large lot containing a suite must provide an additional parking space on site for use of the suite. Street parking will be created at the rate of one street parking space for every two new lots created by subdivision. In the event of townhouse construction, the developer will be required to provide additional visitor parking and/or street parking in compliance with Part 4 of Zoning Bylaw No. 300.

DEVELOPMENT ACCESS

While no site plan has been provided at this time, the Director of Engineering has suggested that access from Finney Road may be preferable. If access to the site is given via Loledo Place, it is very likely that a variance will be required for the maximum required length of a road without a second way out. As previously noted, Council may wish to require the applicant submit a site plan prior to Public Hearing. The Ministry of Transportation has been notified of this development and will be required to sign off on the bylaw due to the site proximity to a controlled access highway. As such, Council may wish to request that we receive feedback from the Ministry of Transportation prior to Public Hearing.

TRAFFIC

The Director of Engineering has requested that the applicant provide a Traffic Impact Assessment prior to Public Hearing.

INFRASTRUCTURE

Full frontage improvements in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering will be required as a condition of subdivision approval. The Engineering Department has indicated that the developer will be required to complete Finney Road along the subject property's entire Finney Road legal frontage. Additional road dedication for the Finney Road extension will be required. This work constitutes two driving lanes, streetlights, bike lanes, and road stormwater control. Council may also wish to require that the developer construct a sidewalk on the north side of Finney Road to support the residential development.

SEWER

There is currently no sewer main along the frontage of the property. Prior to subdivision approval, the sewer main will be required to be extended and any sewer extensions or modifications within the municipal road allowance will be constructed by West Shore Environmental Services at the applicant's expense.

WATER

There are currently no CRD Water mains along the frontage of the property. Prior to subdivision approval, water mains will be required to be extended and any extensions or modifications within the municipal road allowance will be constructed at the applicant's expense.

STORMWATER MANAGEMENT

The applicant will be required to provide a stormwater management plan to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a building permit, whichever is first. Council may wish to require a stormwater technical memo prepared by the project engineer prior to Public Hearing to verify that storm water can be adequately managed on-site for the proposed development.

POTENTIAL NUISANCES

As has been past practice in Agricultural or Business Park areas, Council may wish to require the applicant to provide a Section 219 Covenant registered on title prior to Bylaw Adoption that provides future landowners with the understanding that a variety of agricultural and business park uses are located within close proximity of the site, that these pre-existing uses may result in general nuisances and that future landowners understand and accept the potential disruption to their residential occupancy of the site.

FINANCIAL CONTRIBUTIONS

COUNCIL'S AFFORDABLE HOUSING, PARK AND AMENITY CONTRIBUTION POLICY

Rezoning the subject property may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will be responsible for frontage improvements and connection to the

municipal sewer system, the direct capital costs to the municipality associated with this development will be negligible. A summary of the Amenity Contributions and Development Cost Charges that the developer will be expected to pay is outlined below in Tables 4 and 5.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution
<i>General Amenity Reserve Fund</i>	Small lot/ half duplex = \$3,960
	Large lot (over 550 m ²) = \$6,000
	Townhouse = \$3,660
<i>Affordable Housing Reserve Fund</i>	Small lot/ half duplex = \$660
	Large lot (over 550 m ²) = \$1,000
	Townhouse = \$610

Table 5 – Development Cost Charges –

Development Cost Charge	Per unit contribution	Total
<i>Roads</i>	Small lot and duplex = \$3,865	TBD
	Large lot = \$5,876	
	Townhouse = \$3,865	
<i>Storm Drainage</i>	Small lot and duplex = \$1,166	TBD
	Large lot = \$1,878	
	Townhouse = \$1,166	
<i>Park Improvement</i>	Small lot and duplex = \$1,890	TBD
	Large lot = \$1,890	
	Townhouse = \$1,890	
<i>Park Acquisition</i>	Small lot and duplex = \$1,100	TBD
	Large lot = \$1,100	
	Townhouse = \$1,100	
<i>Incremental Storage Improvement Fees</i>	Small lot = \$371.25	TBD
	Duplex = \$742.50	
	Large lot = \$495	

	Townhouse = \$371.35	
<i>Integrated Survey Area</i>	Small lot and duplex = \$35	TBD
	Large lot = \$35	
	Townhouse = \$35 per lot	
Subtotal (DCCs paid to City of Langford)		TBD
<i>CRD Water</i>	TBD – based on overall density	TBD
<i>School Site Acquisition</i>	TBD – based on overall density	TBD
TOTAL (estimate) DCCs		TBD

OPTIONS:**Option 1**

That the Planning, Zoning, and Affordable Housing Committee recommend that Council:

1. Direct staff to draft a Bylaw to:
 - a) Amend the zoning of the properties at 3420 Luxton Road, 1120 Finney Road, and 3219 and 3235 Loledo Place from the RR2 (Rural Residential 2) Zone to the RS1 (Residential Small Lot 1) Zone, subject to the following:
 - i. That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:
 - A. \$660 towards the Affordable Housing Reserve Fund per half duplex or single-family lot less than 550 m²;
 - B. \$3,960 towards the General Amenity Reserve Fund per half duplex or single-family lot less than 550 m²;
 - C. \$1,000 towards the Affordable Housing Reserve Fund per single family lot 550 m² or greater;
 - D. \$6,000 towards the General Amenity Reserve Fund per single family lot 550 m² or greater

- E. \$610 towards the Affordable Housing Reserve Fund per townhouse unit; and
 - F. \$3,660 towards the General Amenity Reserve Fund per townhouse unit
 - ii. That **prior to Public Hearing**, the applicant provides the following, to the satisfaction of the Director of Engineering:
 - A. A technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed development;
 - B. A Traffic Impact Assessment; and
 - C. A site plan showing proposed lot layout and access.
 - iii. That **prior to Public Hearing**, staff receive feedback on the proposal from the Ministry of Transportation;
 - iv. That **prior to Bylaw Adoption**, the applicant:
 - A. Provides a Section 219 covenant registered in priority of all other charges on title that agrees to the following:
 - I. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior subdivision approval or the issuance of a building permit, whichever is first:
 - a. Full frontage improvements including the completion of Finney Road which will require two driving lanes, streetlights, bike lanes, road stormwater control, and a sidewalk.
 - b. A storm water management plan;
 - c. A construction parking management plan;
 - II. That road dedication for the extension of Finney Road will be provided, to the satisfaction of the Director of Engineering;
 - III. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
 - IV. That the site is in proximity to agricultural and business park areas, and that these may create general noise, odour, and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances.
- b) Amend the RS1 (Residential Small Lot 1) Zone to allow two-family dwellings pursuant to the regulations of the R2 (One- and Two-Family Residential) Zone;
- c) Amend the RS1 (Residential Small Lot 1) Zone to allow townhouses on the subject properties,

pursuant to the regulations of the RT1 (Residential Townhouse) Zone;

OR Option 2

That the Planning, Zoning, and Affordable Housing Committee recommend that Council:

1. Take no action with respect to this application to amend the zoning of the properties at 3420 Luxton Road, 1120 Finney Road, and 3219 and 3235 Loledo Place

SUBMITTED BY: Julia Buckingham, Planner II

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

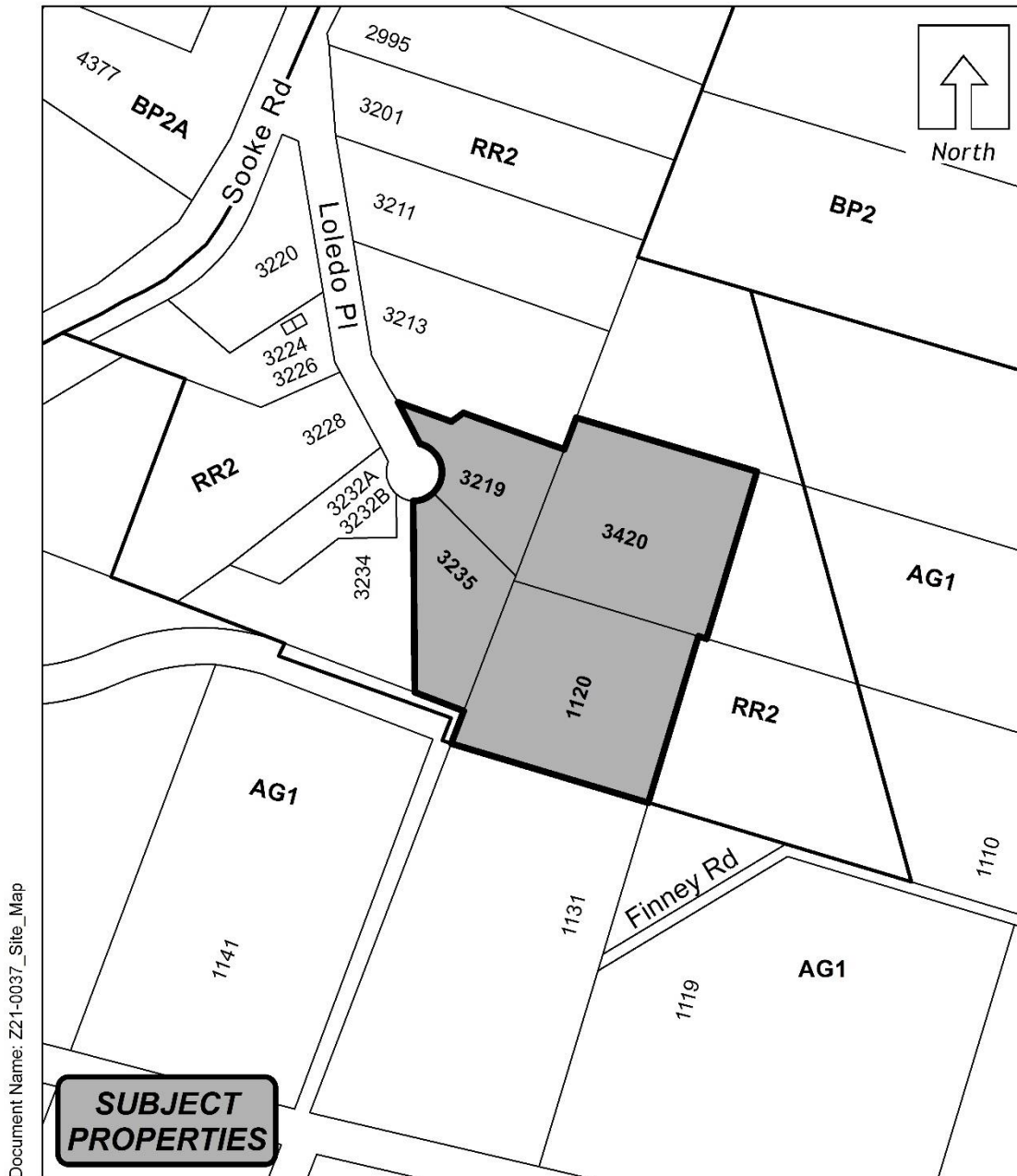
Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

REZONING BYLAW AMENDMENT

(Z21-0037)

3420 Luxton Rd, 1120 Finney Rd, 3219 & 3235 Loledo Pl



Scale: N.T.S.

Last Revised: 10/8/2021

Appendix B – Location Map

REZONING BYLAW AMENDMENT

(Z21-0037)

3420 Luxton Rd, 1120 Finney Rd, 3219 & 3235 Loledo Pl



Document Name: Z21-0037_Location_Map

Scale: N.T.S.

Last Revised: 10/12/2021



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, December 13, 2021

DEPARTMENT: Planning

APPLICATION NO.: DVP20-0009

SUBJECT: Application for Development Variance Permit to allow for setback variances at 3235 Happy Valley Road

PURPOSE

Rov Dosanjh has applied on behalf of BC 1123983 for a development variance permit to allow a front, rear, and side setback variance for proposed Lot A ("Lot A") and proposed Lot C ("Lot C") at 3235 Happy Valley Road. Specifically, the variances are to reduce the front lot line setback of Lot A from the required 3 m to 1.55 m, to reduce the rear setback of Lot A from the required 5.5 m to 3.95 m, and to reduce the exterior side setback of Lot C from the required 3.5 m to 1.5 m.

BACKGROUND

PREVIOUS APPLICATIONS

Z20-0020 – A portion of this property was recently rezoned from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) in April of 2021 to allow for a three-lot subdivision. Within this process, variances to the front lot line setback of Lot A and the exterior side setback of Lot C were considered by Council and given a resolution to proceed with consideration of issuance once the rezoning application was approved. After the public hearing, City staff determined that a wider road dedication than originally expected was required and therefore the lot lines had to shift, creating the need for an additional variance to the rear lot line setback of Lot A. Due to this, additional Council review is necessary.

Table 1: Site Data

<i>Applicant</i>	Rov Dosanjh
<i>Owner</i>	1123983 BC Ltd.
<i>Civic Address</i>	3235 Happy Valley Road
<i>Legal Description</i>	LOT 8, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027
<i>Size of Property</i>	1213 m ²
<i>DP Areas</i>	Hazardous Development Permit Area: Drainage Concern DP Area

<i>Zoning Designation</i>	RS1 – Residential Small Lot 1
<i>OCP Designation</i>	Neighbourhood Designation

SITE AND SURROUNDING AREA

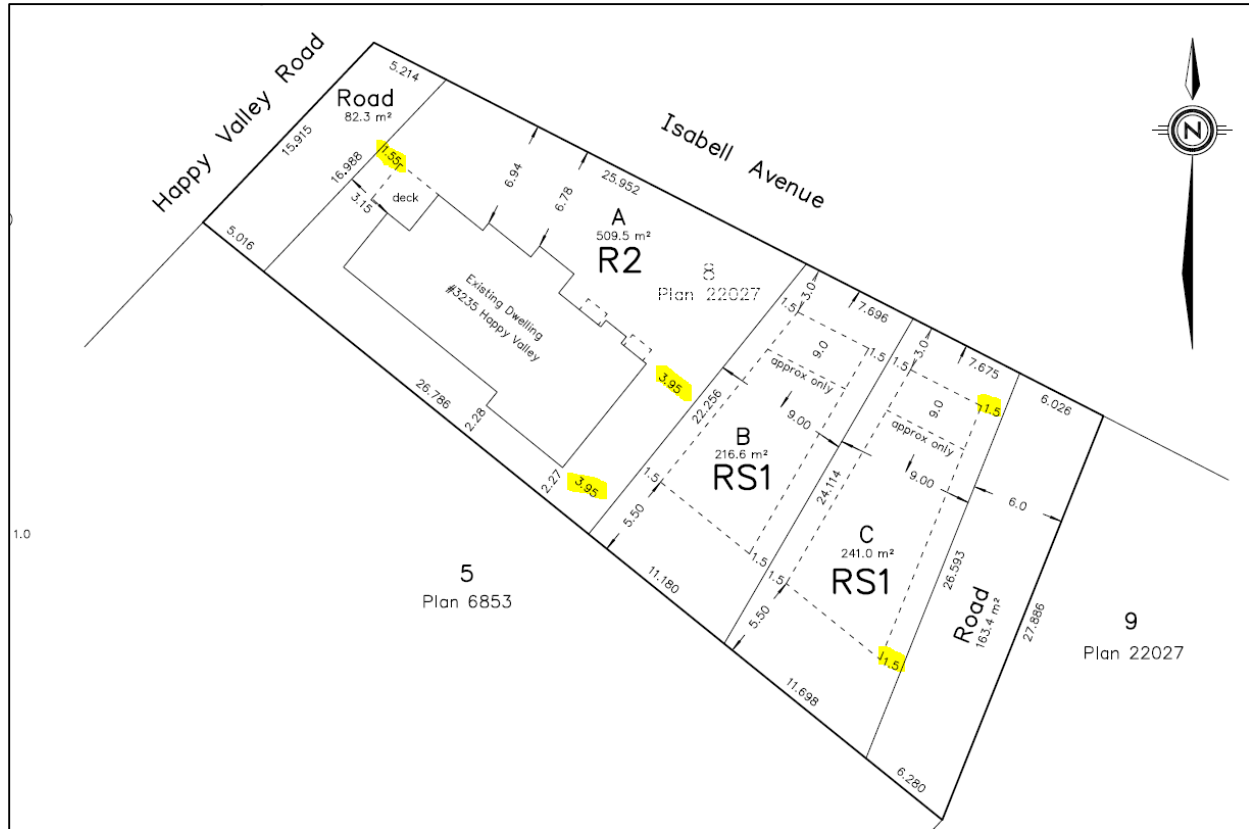
The subject site is a corner property that currently contains a one-family dwelling, which is proposed to remain on the site. As well, an accessory storage building, that will be removed, is also on the property. The one-family dwelling faces and has driveway access off of Isabell Avenue. The flat site is partially treed, with most of the trees located along the road frontages and the southeast corner of the property.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North (3231 Happy Valley Road)</i>	R2, Residential One and Two Family Dwelling, Zone	One family dwelling
<i>East (967A and 967B Isabell Ave.)</i>	RS1, Residential Small Lot 1, Zone	Two family dwelling
<i>South (3239 Happy Valley Road)</i>	R2, Residential One and Two Family Dwelling, Zone	One family dwelling
<i>West (3236 Happy Valley Road)</i>	R2, Residential One and Two Family Dwelling, Zone	One family dwelling

COMMENTS**DEVELOPMENT PROPOSAL**

As discussed above, the three variances that are being sought by the applicant are to reduce the front lot line setback (Happy Valley Road) of Lot A from the required 3 m to 1.55 m, to reduce the rear setback of Lot A from the required 5.5 m to 3.95 m, and to reduce the exterior side setback of Lot C from the required 3.5 m to 1.5 m. The variances are demonstrated below in Figure 1. Council may wish to note that 3235 Happy Valley Road was “split zoned”, meaning that Lot A is still within the R2 (One- and Two-Family Residential) Zone, while Lots B and C are within the RS1 (Residential Small Lot 1) Zone. This means that the minimum required lot size is larger for Lot A than Lots B and C, and the required setbacks are slightly different.

Figure 1: Site plan with proposed variances highlighted

The variance to the front lot line setback of Lot A is necessary because the City required the developer to dedicate 5 m of the property along Happy Valley as road. Given that the developers are intending to retain the existing dwelling, the structure will now need a variance to 1.55 to accommodate the existing home and deck. Council may wish to note that they could issue this variance for the existing dwelling only so that if the home is demolished in the future, a new dwelling would be required to conform to the standard setback requirement of 3 m. When Council originally contemplated this variance within the rezoning process, their resolution required as a condition of granting the variance, that the developer construct fencing in accordance with Section 3.21 of the Zoning Bylaw and that upgrades be made to the front façade of the home to better meet our design guidelines for Intensive Residential development on corner lots. The project designer has noted that the planned upgrades to the existing dwelling include adding HardieShingle in the gables, board and batten on the bump outs and front entry, and new railings on the deck. Figure 2 below depicts a streetscape drawing of Isabell Avenue showing how the existing home with upgrades will look beside the two homes planned for Lots B and C.

Figure 2 – Isabell Avenue Streetscape



The variance to the rear lot line setback of Lot A was not contemplated by Council during rezoning as it was not deemed necessary at the time of report writing. Since then, City staff determined that we would need a wider road dedication along the boundary of Lot C for the new road (shown above). Due to this, Lot C was no longer large enough to meet the minimum lot size of the zone, resulting in the interior side lot lines of Lots B and C being shifted towards Lot A. This has reduced the amount of space provided between the existing dwelling and the rear lot line from the required 5.5 m to 3.95 m. As noted above, Council could issue this variance for the existing dwelling only so that should the home be demolished in the future, a new dwelling would be required to conform to the standard setback requirement of 5.5 m.

The variance to the exterior side setback of Lot C is requested to accommodate the proposed building envelope which, after the required road dedication to create the new road, will be 1.5 m to the property line instead of the required 3.5 m. When Council originally contemplated this variance within the rezoning process, their resolution required, as a condition of granting the variance, that the developer construct fencing in accordance with Section 3.21 of the Zoning Bylaw. Given this, Council may wish to proceed with the same condition.

OPTIONS:

Option 1

THAT the Planning, Zoning, and Affordable Housing Committee recommend:

1. That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 3235 Happy Valley Rd with the following variances:
 - a) That Section 6.22.07(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback requirement from 3m to 1.55 m for the existing structure only on Proposed Lot A, subject to the following condition:
 - i) That the developer agrees to modify the design of the front façade of the existing home to align better with the Design Guidelines for Intensive Residential development on corner properties, to the satisfaction of the Director of Planning;
 - ii) That the developer agrees to construct fencing along all property lines in accordance with Section 3.21 of Zoning Bylaw No. 300.
 - b) That Section 6.22.07(1)(b) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback requirement from 5.5 m to 3.95 m for the existing structure only on Proposed Lot A;
 - c) That Section 6.20.06(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback requirement from 3.5 m to 1.5 m for Proposed Lot C, subject to the following condition:
 - i) That the developer agrees to construct fencing along all property lines in accordance with Section 3.21 of Zoning Bylaw No. 300.

OR Option 2

THAT the Planning, Zoning, and Affordable Housing Committee recommend:

2. That Council reject this application for development variance permit.

SUBMITTED BY: Julia Buckingham, Planner II

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

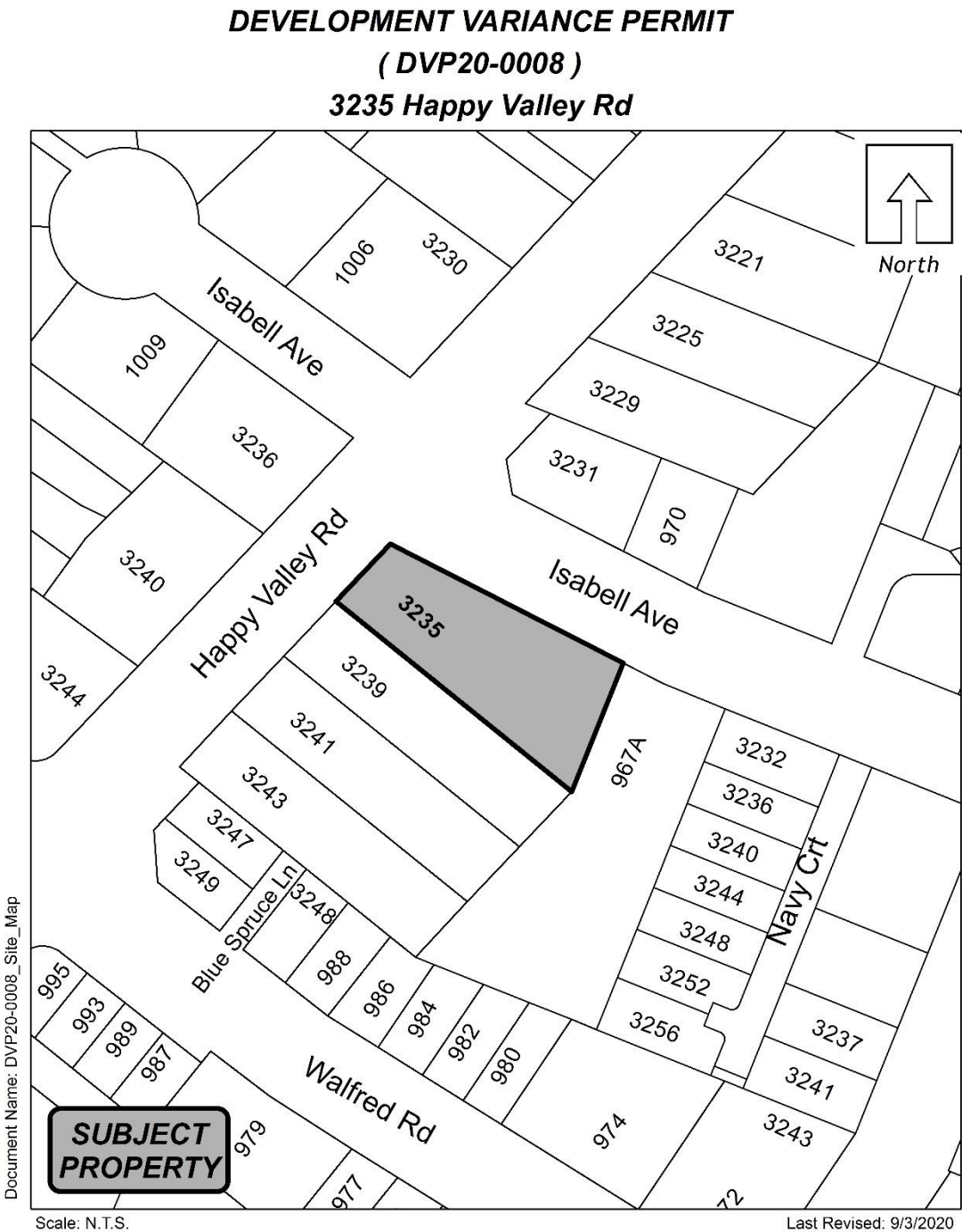
Concurrence: Michelle Mahovich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

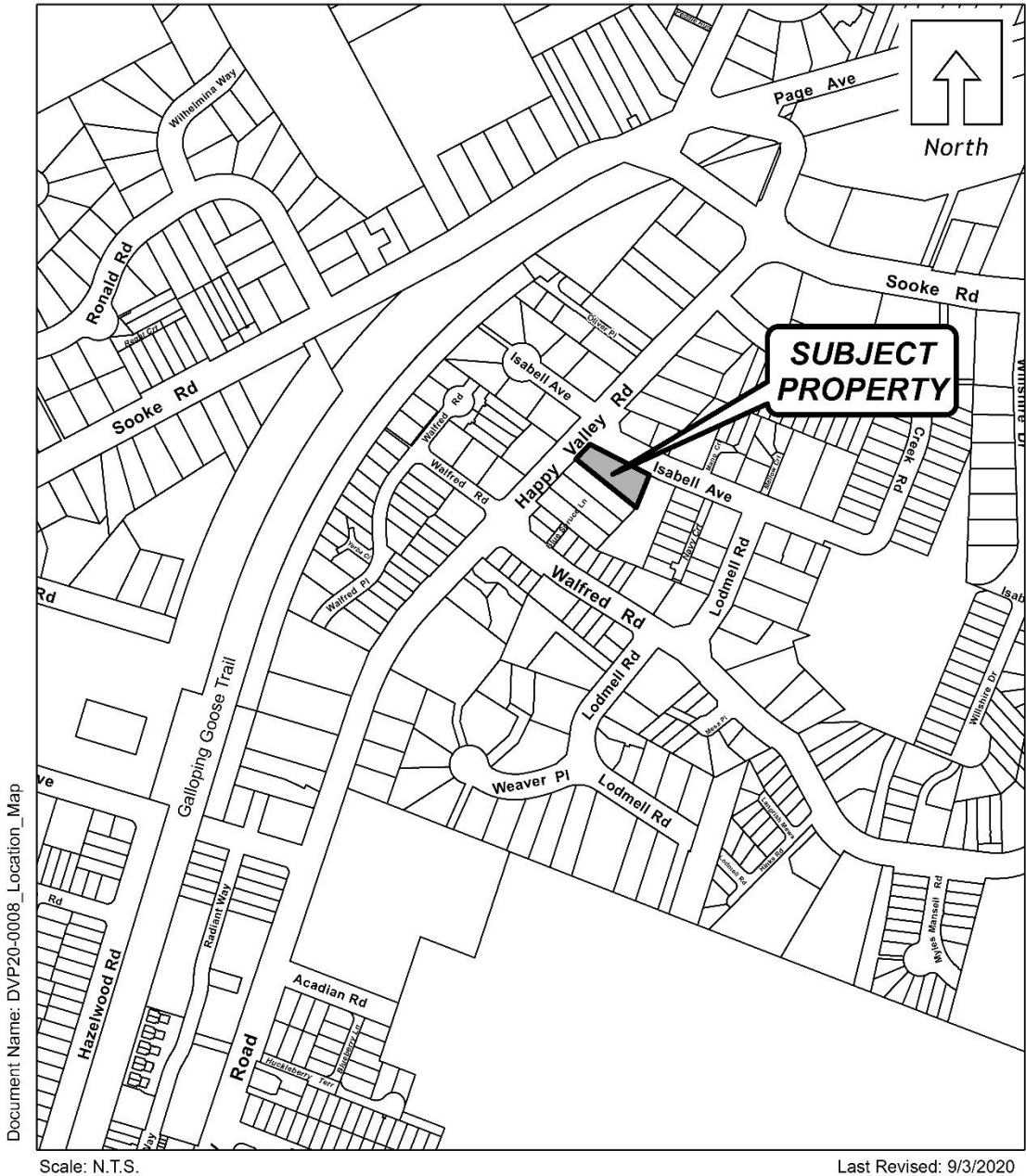
Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Map



Appendix B – Location Map

DEVELOPMENT VARIANCE PERMIT
(DVP20-0008)
3235 Happy Valley Rd





Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, December 13, 2021

DEPARTMENT: Planning

APPLICATION NO.: Z21-0033

SUBJECT: Bylaw No. 2019 – Application to rezone 982, 984, 986 and 988 Bray Avenue from the One- and Two-Family Residential (R2) zone to the City Centre 1 (CC1) zone to allow for a multi-family residential building.

PURPOSE

Pradip Misra of Misra Architect Ltd. has applied on behalf of the property owners to rezone 982-988 Bray Avenue from *One- and Two-Family Residential (R2)* zone to the *City Centre (CC1)* zone in order to construct a four-storey multi-family residential building that would contain approximately 43 residential units.

BACKGROUND

PREVIOUS APPLICATIONS

The City has not received any previous planning applications on the subject properties.

Table 1: Site Data

<i>Applicant</i>	Pradip Misra
<i>Owners</i>	Simon Ngai Lynda and Ron Greenough
<i>Civic Addresses</i>	982, 984, 986 and 988 Bray Avenue
<i>Legal Descriptions</i>	982 and 984 Bray Avenue: Lot 4, Section 79, Esquimalt District, Plan 10124 (PID: 000-138-088) 986 and 988 Bray Avenue: Lot 3, Section 79, Esquimalt District, Plan 10124 (PID: 000-059-803)
<i>Size of Properties</i>	1,937 m ² (0.48 acres)
<i>DP Areas</i>	City Centre

<i>Zoning Designation</i>	Existing: One- and Two-Family Residential (R2)	Proposed: City Centre 1 (CC1)
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The existing properties each contain a two-family dwelling, and all properties are flat in nature. There are a few trees and large bushes throughout, but these properties, as well as surrounding properties have minimal tree coverage overall. To the east, south, and west are similar properties containing some one and two-family dwellings as well as townhouses. To the north is Centennial Park, which contains baseball diamonds, tennis courts, and a playground.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	P2 (Community Institutional)	Recreational
<i>East</i>	R2 (One- and Two-Family Residential)	One-Family Residential
<i>South</i>	R2 (One- and Two-Family Residential)	One and Two-Family Residential
<i>West</i>	RT1 (Residential Townhouse)	Townhomes

Figure 1: Subject Properties



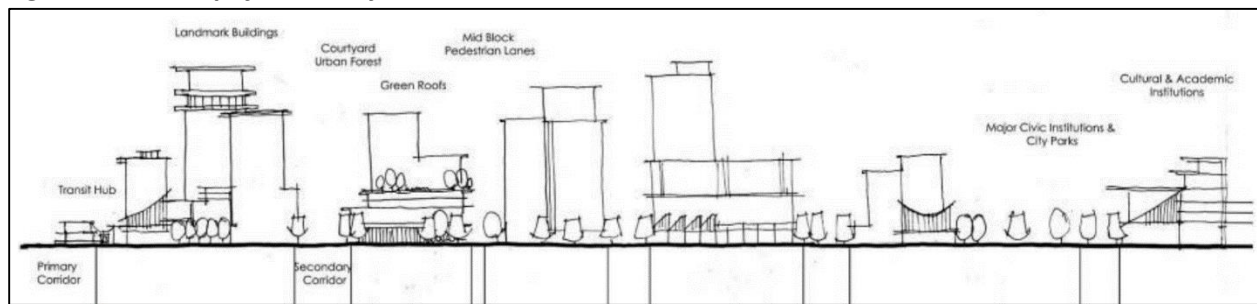
COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'City Centre', which is defined by the following text:

- A major regional growth centre that support a wide range of high density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering and celebration
- A wide range of public squares, parks and open spaces are integrated throughout
- The City's major entertainment and/or cultural precinct
- Inter-city and/or inter-regional transit hub connect residents

Figure 1: A Concept for the City Centre



DEVELOPMENT PERMIT AREAS

The subject properties are not located within any of the Environmental Protection or Hazardous Area Development Permit Areas. However, these properties are located within the City Centre Development Permit Area and since the proposal is for a multi-family development, a Development Permit for Form and Character will be required. Conceptual elevation drawings are attached to this report as Appendix B; however these will be further reviewed and refined as part of the Development Permit process to ensure the design is consistent with the City's Design Guidelines.

DESIGN GUIDELINES

The subject properties are located within 'S1 Centennial Park' of the City Centre Neighbourhoods in the Design Guidelines as outlined in Figure 2. For this region of the City Centre, the design intent is as follows:

Surrounding a large green space, the Centennial Park neighbourhood boasts late century single family dwellings located on cul-de-sac roads.

This neighbourhood is very suitable for mixed-use development, shared streets and enlarged walkways as well as high-density apartment buildings near Goldstream Ave.

Other opportunities for development in this neighbourhood include townhouses and medium density apartments to replace the single-family dwellings on cul-de-sacs and shared streets.

Emphasis within the Centennial Park neighbourhood shall be placed on a family focus and being able to move through the housing continuum by addressing various housing types.

Further to these Neighborhood Guidelines, the subject properties are identified as being appropriate for consideration of the City Centre 1 (CC1) Zone on the City Centre Concept Map recently added to the City Centre design guidelines. As such, this proposal is consistent with the City Centre Concept Map.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the subject properties to CC1 (City Centre) in order to construct a four-storey residential building that would contain approximately 43 residential units.

The existing properties would be consolidated into one lot and there would be a single point of entry and exit located at the east side of the property. This entryway would provide direct access to the ramp for the underground parkade. Council may wish to require the lot consolidation to occur prior to issuance of a Development Permit for Form and Character.

The ground level residential units along Bray Avenue would all have individual pedestrian access to the fronting sidewalk, thereby complying with the 80% active frontage requirement. The common outdoor amenity space for the residents is at the rear of the building.

The proposed development would be located next to a well-used Park, one that generates noise from a variety of uses that take place at a variety of times. This could cause some discomfort for individuals living in this building and by extension, there could potentially be complaints to the City regarding the noise. Due to the potential conflict, Council may wish to require a covenant be registered on title that informs

Figure 2: S1 Centennial Park



individuals that there will be noise generated from the variety of Park uses that will take place at a variety of times.

With respect to type of units, Langford has seen a concentration of rental apartments among multi-family residential developments. In an effort to provide options for future home ownership and ensure flexibility of housing types for all residents, Council may wish to require that developers strata title multi-family residential buildings at the time of construction so that individual units may be offered for sale if market conditions change at some later date. Taking this step at the time of construction does not impede the use of the building as a rental, but ensures that a building is appropriately constructed and will not require potentially costly upgrades if strata title conversion is sought in the future. Council may wish to have the applicant register a building strata plan as a condition of rezoning prior to issuance of an occupancy permit and have this provision secured within a section 219 covenant registered on title.

To remain consistent with other multi-family developments that have recently been rezoned, Council may wish to require the onsite parking stalls be secured to each unit in accordance with the Zoning Bylaw parking requirements to ensure separate rent is not charged for a parking space. This would prevent future tenants from declining to pay separately for a parking stall and choosing to park on the surrounding streets instead.

The developer will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. The developer will be responsible for providing FUS calculations prior to the issuance of a development permit. The developer should be aware that the spatial distance between buildings may be affected by the FUS report, and will take precedence over any setback requirements of the Zone. A condition, within a Section 219 covenant registered on the property, should make the developer aware of the requirement to submit the FUS calculations prior to the issuance of a DP to develop the site.

Additionally, Council may wish to require the onsite parking spaces to be equipped with infrastructure so that electric charging stations can be installed at a future date without the need of an expensive retrofit to the building. Given the future development of electric vehicles, this may be viewed as a proactive step that would allow residents of the building a wider choice of vehicles in the future.

Table 3: Proposal Data

	Permitted by R2 (Current Zone)	Permitted by CC1 (Proposed Zone)
<i>Permitted Uses</i>	<ul style="list-style-type: none"> • One or Two-Family Dwelling • Group Day Care • Home Occupation 	<ul style="list-style-type: none"> • Apartment • Hotel • Office • Retail Store
<i>Density</i>	n/a	5.0 FAR
<i>Height</i>	9m (30 ft)	6 storeys

<i>Site Coverage</i>	40% max	n/a
<i>Front Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	2.0m (6.6 ft) 1-2 storeys 4.0m (13 ft) 3+ storeys
<i>Interior Side Yard Setback</i>	1.5m (5.0 ft)	3.0 (9.8 ft)
<i>Exterior Side Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	2.0m (6.6 ft) 1-2 storeys 4.0m (13 ft) 3+ storeys
<i>Rear Yard Setback</i>	5.5m (18 ft)	3.0 (9.8 ft)
<i>Parking</i>	2 per unit + 1 per suite	1.25 per 0-2 bedrooms 2.25 per 3 + bedrooms

FRONTAGE IMPROVEMENTS

Bray Avenue

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, prior to issuance of a building permit. Improvements would include parking scallops, a bike lane, a 2.2 m separated sidewalk, boulevard landscaping with irrigation, and street lighting. The improvements would be to the satisfaction of the Director of Engineering. Council may wish to require that the applicant provide a Traffic Impact Assessment to determine if a turning lane would be needed. Furthermore, Council may wish for the applicant to provide a road cross section showing all required frontage improvements, including the turning lane if triggered, in order to determine if any road dedication is required.

SEWERS

A sewer main does exist within Bray Avenue fronting this site and connections from the building to this main would be required. Any improvements, extensions, or modifications needed to the sewer main within the municipal road right-of-way will be completed by West Shore Environmental Services at the applicant's expense.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within an area where stormwater infiltration is required as per Bylaw 1000, and stormwater mains do not exist within Bray Avenue. As a condition of rezoning, Council may wish to request the applicant to examine how stormwater can be managed on-site through infiltration and have a technical memo from a qualified engineer be provided in this regard to the satisfaction of the Director of Engineering prior to public hearing. A full stormwater management plan will be required prior to issuance of a Building Permit.

FINANCIAL CONTRIBUTIONS

FINANCIAL IMPLICATIONS

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is required to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 5 and 6 below.

COUNCIL'S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 5 below, which is based on 43 units.

Table 5 – Amenity Contributions per Council Policy

Amenity Item	Contribution Rates	Total
<i>Affordable Housing Reserve Fund</i>	\$750 per unit	\$32,250
<i>General Amenity Reserve Fund</i>	\$2,850 per unit	\$122,550

Table 6 – Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,092.39 per unit	\$132,972.77
<i>Park Improvement</i>	\$1,890 per unit	\$81,270
<i>Park Acquisition</i>	\$1,100 per unit	\$47,300
<i>ISIF Fees</i>	\$331.65 per unit	\$14,260.95
Subtotal (DCCs to Langford)		
<i>CRD Water</i>	\$1,644 per unit	\$70,692
<i>School Site Acquisition</i>	\$600 per unit	\$25,800
TOTAL DCCs (approximately)		\$372,295.72

OPTIONS:

Option 1

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2019 to amend the zoning designation of the property at 982, 984, 986 and 988 Bray Avenue from the One- and Two-Family Residential (R2) zone to the City Centre 1 (CC1) zone subject to the following terms and conditions:
 - a. That the applicant provides, as a bonus for increased density, the following contributions per residential unit, **prior to issuance of a building permit**:
 - i. \$750 towards the Affordable Housing Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund.
 - b. The applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
 - i. A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed development;
 - ii. A site plan showing the entry and exit to the parkade as far east as possible;
 - iii. A Traffic Impact Assessment (TIA) from a qualified engineer be provided regarding the proposed development to determine if a left turning lane is required;
 - iv. A road cross section be provided to determine possible land dedication;
 - c. That **prior to Bylaw Adoption**, the applicant registers a road dedication plan, if required, in accordance with the road cross section drawings provided and to the satisfaction of the Director of Engineering;
 - d. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all subject properties be consolidated together prior to issuance of a Development Permit for Form and Character;
 - ii. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building(s) that ensures parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;

- iii. That a separate covenant be registered that informs individuals about the potential noise that will be generated from the neighbouring Park at various times;
- iv. That no occupancy permit be issued for the proposed building unit a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
- v. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that:
 - 1. Energized outlets shall be labelled for the use of electric vehicle charging;
 - 2. Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
 - 3. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment.
- vi. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone;
- vii. That the following will be provided to the standards of Bylaw No. 1000 and implemented to the satisfaction of the Director of Engineering, prior to issuance of a building permit:
 - 1. Any upgrades, connections and installation of services and utilities required to support the proposed development;
 - 2. A formal storm water management plan;
 - 3. A construction parking and traffic management plan;
 - 4. Full frontage improvements including but not limited to parking scallops, a bike lane, a 2.2 m separated sidewalk, boulevard landscaping with irrigation and street lighting;
- viii. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in

the zone or from what has been granted through variances;

OR Option 2

THAT Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Take no action at this time with respect to Bylaw No. 2019

SUBMITTED BY: Matt Notley, Planner I

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

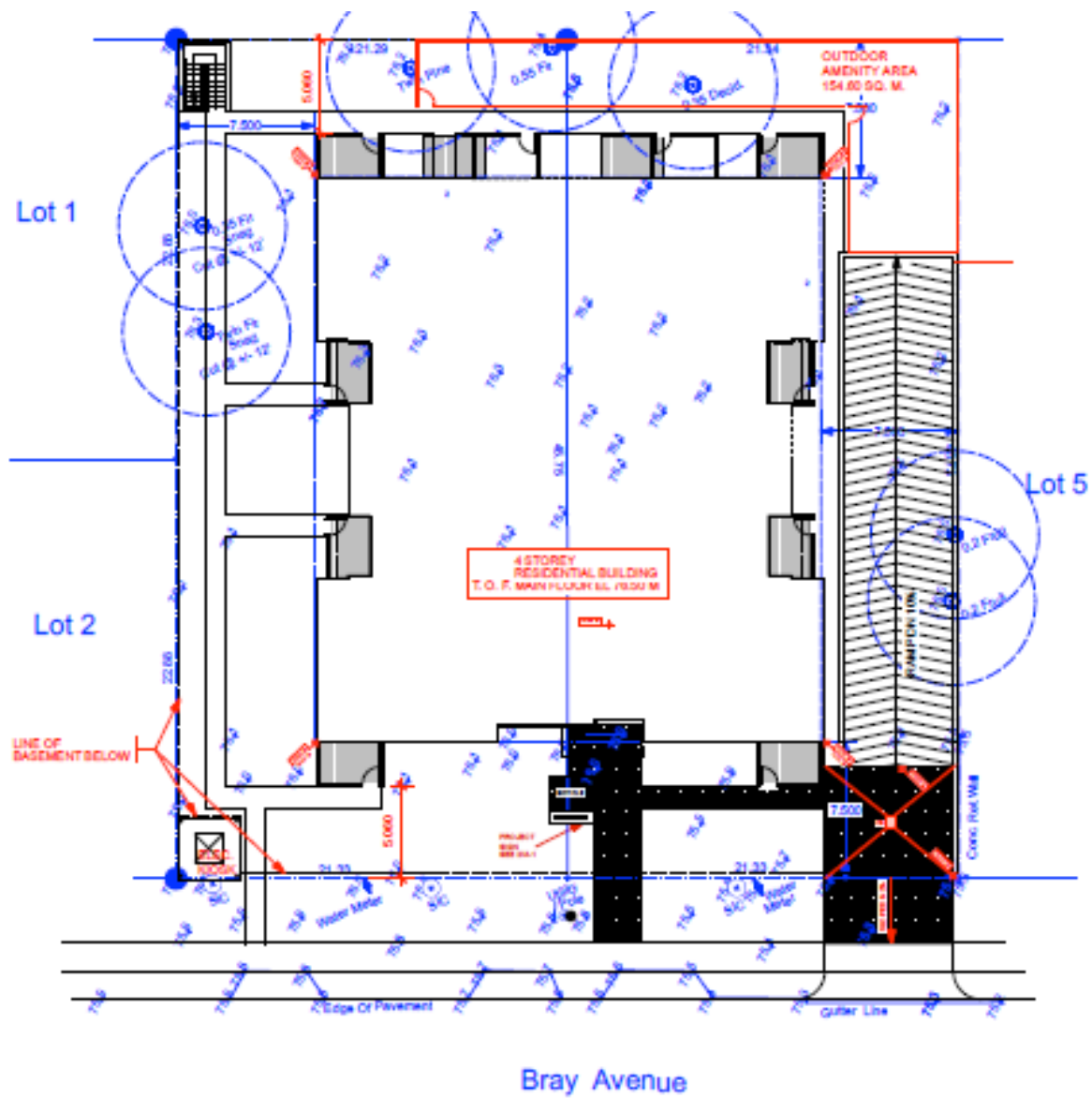
Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Plan



Appendix B – Elevation Drawings



1 SOUTH ELEVATION
Scale: 1/160



2 WEST ELEVATION
Scale: 1/160

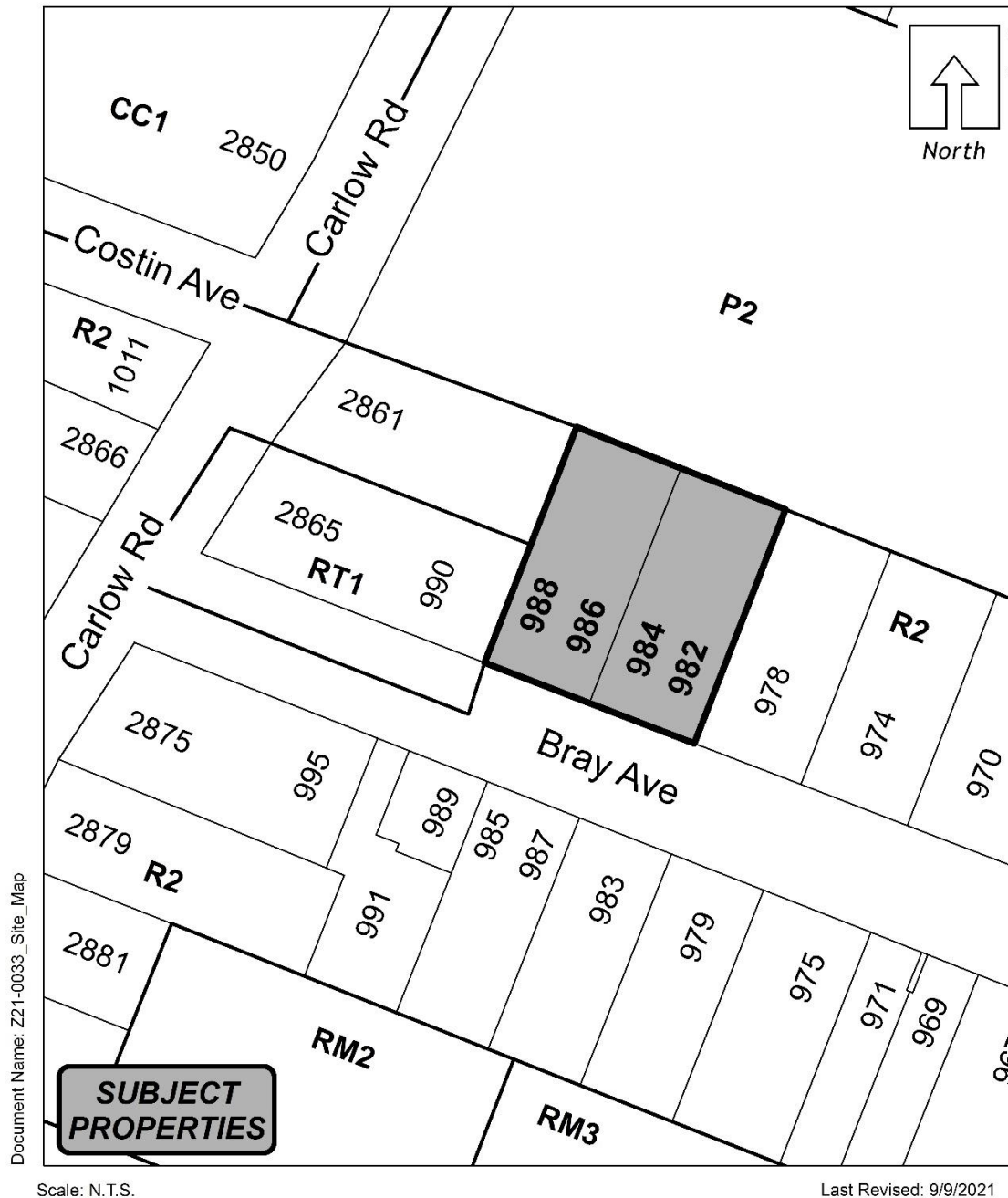
Appendix C – Subject Properties Map

**REZONING BYLAW AMENDMENT
(Z21-0033)
982, 984, 986 & 988 Bray Ave**



Appendix D – Site Map

REZONING BYLAW AMENDMENT
(Z21-0033)
982, 984, 986 & 988 Bray Ave



CITY OF LANGFORD BYLAW NO. 2019

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the One- and Two-Family Residential (R2) Zone and adding to City Centre (CC1) Zone the properties legally described as:

- Lot 3, Section 79, Esquimalt District, Plan 10124, PID NO. 000-059-803 (986 and 988 Bray Avenue)
- Lot 4, Section 79, Esquimalt District, Plan 10124, PID NO. 000-138-088 (982 and 984 Bray Avenue)

in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
CC1	2019	Lot 3, Section 79, Esquimalt District, Plan 10124, PID NO. 000-059-803, 986 and 988 Bray Avenue); Lot 4, Section 79, Esquimalt District, Plan 10124, PID NO. 000-138-088 (982 and 984 Bray Avenue).	a) \$2,850 per new residential unit created on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; and b) \$1,425 per new residential unit created on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund; and c) \$750 per new residential unit created on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund; and d) \$375 per new residential unit created on the 5 th and 6 th storeys of the building towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 650, (982, 984, 986, and 988 Bray Avenue), Bylaw No. 2019, 2021".

READ A FIRST TIME this day of, 2021.

PUBLIC HEARING held this day of , 2022.

READ A SECOND TIME this day of , 2022.

READ A THIRD TIME this day of , 2022.

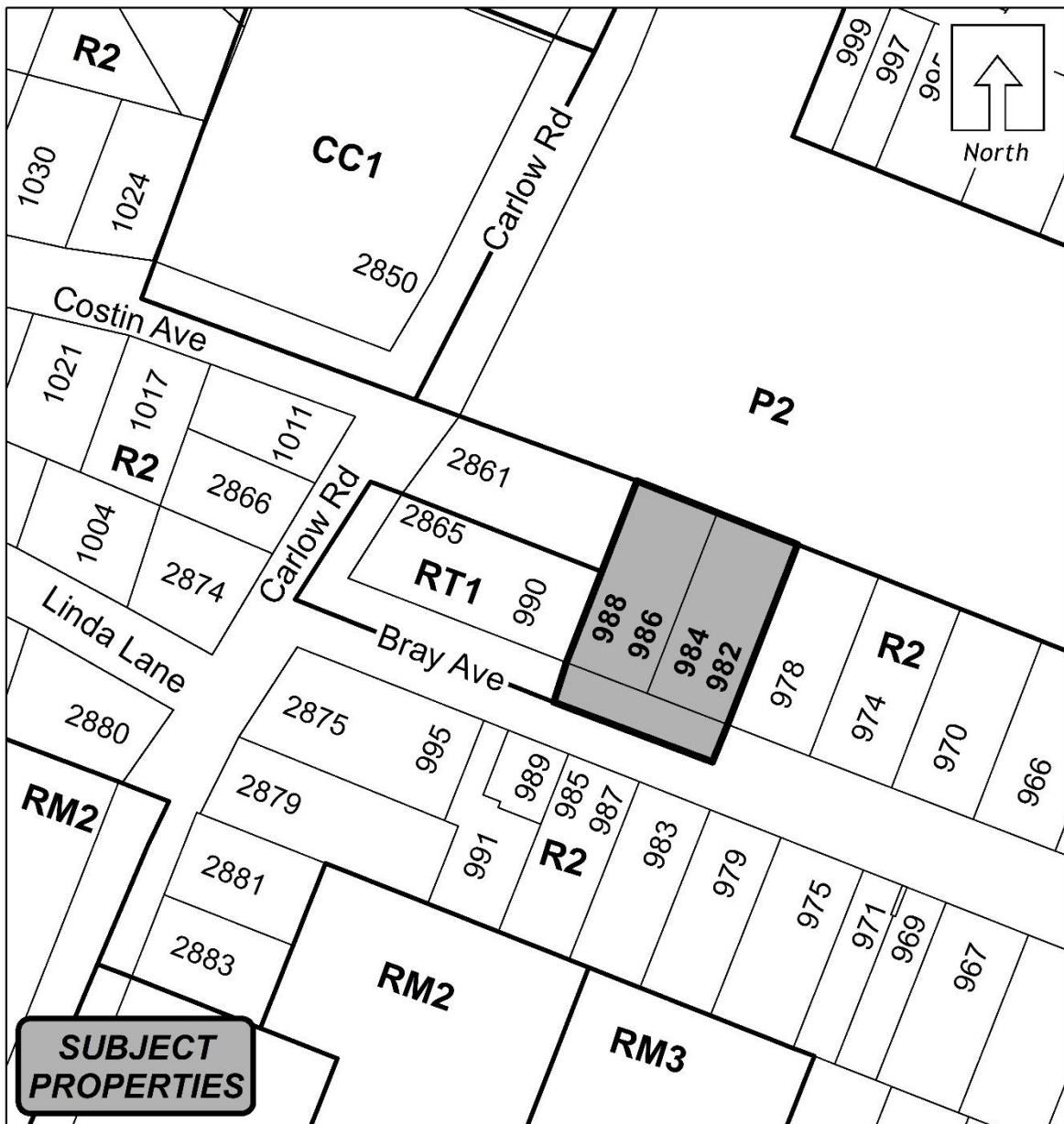
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2022.

ADOPTED this day of , 2022.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A





Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, December 13, 2021

DEPARTMENT: Planning

APPLICATION NO.: Z21-0040

SUBJECT: Application to Rezone 2772 Vantilburg Crescent from One- and Two-Family Residential (R2) Zone to City Centre 2 (CC2) Zone to allow for the development of 20 townhomes.

BACKGROUND:

Mehdi Khataw of Khataw Developments has applied on to rezone 2772 Vantilburg Crescent from the One- and Two-Family Residential (R2) Zone to the City Centre 2 (CC2) Zone to allow for the development of approximately 20 townhouses.

PREVIOUS APPLICATIONS

The City received a Development Variance Permit application in 2004; however this application was later closed.

Table 1: Site Data

<i>Applicant</i>	Mehdi Khataw
<i>Owner</i>	Khataw Developments
<i>Civic Address</i>	2772 Vantilburg Crescent
<i>Legal Description</i>	Lot 1, Section 1, Esquimalt District, Plan 44446
<i>Size of Property</i>	3,356 m ² (0.83 acres)
<i>DP Areas</i>	City Centre and Drainage Concern
<i>Zoning Designation</i>	One- and Two-Family Residential (R2)
<i>OCP Designation</i>	City Centre

SITE AND SURROUNDING AREA

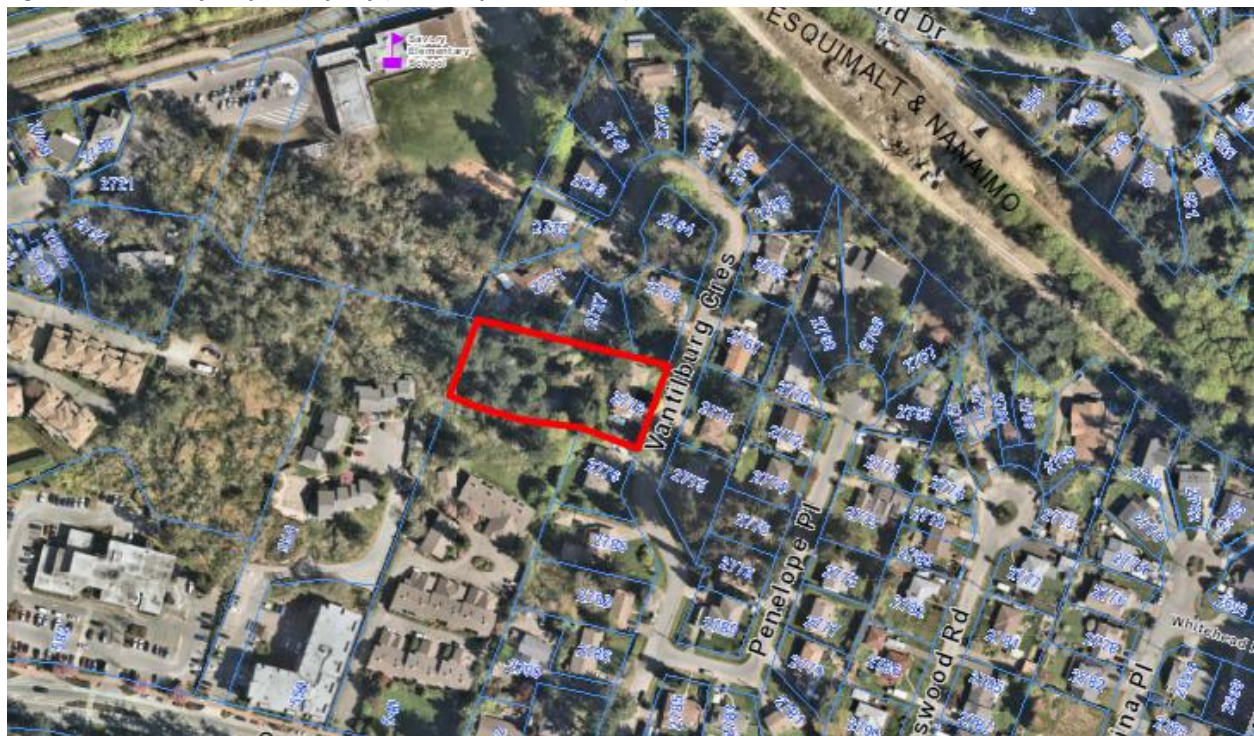
The subject parcel is located north of Goldstream Avenue on a cul-de-sac road within the City Centre. The existing property contains a single-family dwelling and is flat in nature. The surrounding land uses include medium density residential buildings, public elementary school, as well as single family dwellings.

There is a pond at the rear of the property, which has been designated as a Drainage Concern Development Permit Area (Hazard) since 1997 but is not designated within the Riparian Development Permit Area (Environmental Protection). The applicant has provided a report from a Registered Biologist who concludes the waterbody is an isolated pond with no direct connection to fish habitat off the site including Millstream Creek. The Biologist explains there are no environmental sensitivities identified within the confines of the lot or in the pond, and that the pond does not meet the Provincial Riparian Areas Protection Regulation (RAPR).

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2	Residential
<i>East</i>	R2	Residential
<i>South</i>	RM2 & R2	Single-Family and Multi-Family Residential
<i>West</i>	MU1A & P2	Single-Family and Multi-Family Residential and School

Figure 1: Location of Subject Property (Ortho Captured in 2021)



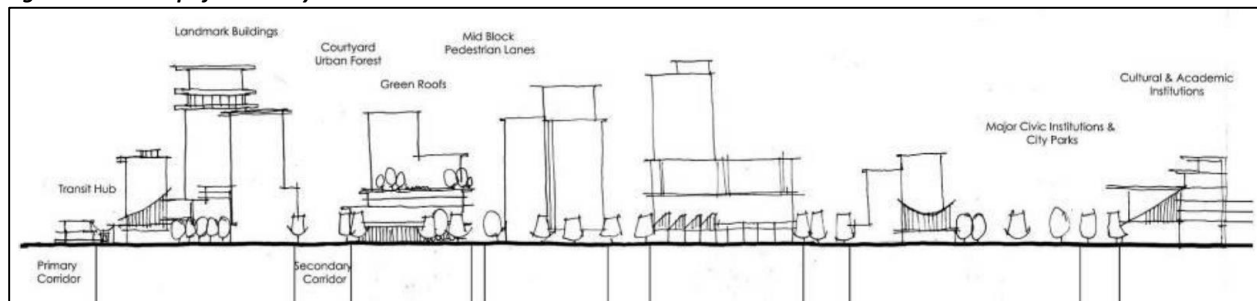
COMMENTS:

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as “City Centre”, which is defined by the following text:

- A major regional growth centre that supports a wide range of high-density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering and celebration
- A wide range of public squares, parks and open spaces are integrated throughout
- The City’s major entertainment and/or cultural precinct
- Inter-city and/or inter-regional transit hub connect residents

Figure 2: A Concept for the City Centre



DEVELOPMENT PERMIT AREAS

As noted above, a portion of the subject property is located within the Drainage Concern Development Permit Area (Hazard). As such, a report from a qualified professional addressing this must be provided as part of the Development Permit application, and this report will form part of the stormwater management plan for the property. A development permit must be issued prior to alteration of any land on-site. The subject property is also located within the City Centre Development Permit Area, and since the proposal is for a townhouse development, a Development Permit for Form and Character will also be required. This DP would need to be issued prior to a building permit to ensure the design is consistent with the City’s Design Guidelines.

DESIGN GUIDELINES

The subject property is located within “S6 Goldstream East” of the City Centre Neighbourhoods in the Design Guidelines as outlined in Figure 2. For this region of the City Centre, the design intent is as follows:

The Goldstream East neighbourhood is located on the easternmost boundary of the City Centre and is comprised of predominantly low-rise single-family dwelling. There are commercial and institutional facilities located along the western portion of Goldstream Avenue.

Development shall focus on medium-density residential buildings, with mixed-use building encouraged along Goldstream Avenue, particularly towards the Goldstream Avenue and Veterans Memorial Parkway Intersection.

A development emphasis should incorporate pedestrian access between cul-de-sac roads in the east as well as creating a family orientation near the school with green and open space.

It is further noted for Council's information that the subject property is designated as being appropriate for consideration of the CC2 Zone, as proposed, within the City Centre Concept map included in the City Centre design guidelines.

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the subject property to City Centre 2 (CC2) in order to construct approximately 20 townhouse units within eight separate townhouse blocks. The proposal generally meets the guidelines for multi-family residential development; however, a more thorough review of the design and layout of the units will be completed during the Form and Character Development Permit process, and additional changes may be required.

At the time of Development Permit, if the applicant wishes to construct apartment units at a later date, the proposed change will be subject to a new Public Hearing.

Access to the site will be along the east property boundary with parking at the rear of the units fronting Vantilburg, providing a "walk up" presence.

Resident parking will be provided in accordance with Section 4.01 of Zoning Bylaw No. 300 with two enclosed stalls for each unit. The applicant has proposed the necessary amount of visitor parking located at the front and rear of the property.

Figure 3: S6 Goldstream East



Table 3: Proposal Data

	Permitted by R2 (Current Zone)	Permitted by CC2 (via RT1) (Proposed Zone)
<i>Density (min. lot size)</i>	400 m ² (4,305 ft ²)	100 m ² (1,076.4 ft ²)

<i>Height</i>	9 m (29.5 ft)	10 m (32.8 ft)
<i>Site Coverage</i>	40%	60%
<i>Front Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion
<i>Interior Side Yard Setback</i>	1.5 m (4.9 ft)	1.2 m (3.9 ft)
<i>Exterior Side Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion
<i>Rear Yard Setback</i>	5.5 m (18 ft)	5.5 m (18 ft)
<i>Parking Requirement</i>	2 per dwelling unit + 1 per suite	2 per dwelling unit plus 2-5 visitor spaces depending on number of units

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

BC Transit has indicated the proposed development is serviced within a 200 metre proximity to Local Transit Network (LTN) and Regional Transit Network (RTN) routes, including:

LTN – Route 46 Dockyard/Westhills

- LTN service provides connection to local neighborhoods and local destinations as well as to Rapid and Frequent Transit Networks. This service is vital for the use of customers to get to work, school, or local shopping centers.

RTN – Route 50 Langford/Downtown

- Rapid Transit Network (RTN) services high volumes of passengers between major regional destination along key transportation corridors. RTN services will be frequent, therefore, 15 minute or better intervals between 7:00am – 10:00pm seven days per week.

FRONTAGE IMPROVEMENTS

The applicant will be required to provide full frontage improvements in accordance with Bylaw No. 1000, prior to the issuance of a building permit. These works will include but are not limited to road edge parking and streetlights.

STORMWATER MANAGEMENT

The applicant will be required to provide a stormwater management plan to the satisfaction of the Director of Engineering prior to the issuance of a building permit. Council may wish to require a stormwater technical memo prepared by the project engineer prior to Public Hearing to verify that storm water can be adequately managed on-site for the proposed development.

CONSTRUCTION PARKING MANAGEMENT PLAN

Council may wish to require a Construction Parking Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to issuance of a Building Permit. This should be secured within a covenant, prior to Bylaw Adoption.

FINANCIAL CONTRIBUTIONS:

FINANCIAL IMPLICATIONS

Rezoning the subject properties to permit higher densities will increase the assessed value of the land and eventually increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, servicing connections and upgrades necessary to service the site, the direct capital costs to the City associated with this development will be negligible.

A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below, based on the submitted plans proposing 20 units.

Table 4: Amenity Contributions per Council Policy

Amenity Item	Contribution Rates	Total
<i>General Amenity Reserve Fund</i>	\$3,800 per unit	\$76,000
<i>Affordable Housing Reserve Fund</i>	\$1,000 per unit	\$20,000
TOTAL POLICY CONTRIBUTIONS		\$96,000

Table 5: Estimated Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,865	\$77,300
<i>Park Improvement</i>	\$1,890	\$37,800
<i>Park Acquisition</i>	\$1,100	\$22,000
<i>Incremental Storage Improvement Fees</i>	\$371.25	\$7,425
Subtotal (DCCs paid to City of Langford)		\$144,525
<i>CRD Water</i>	\$1,644	\$32,880
<i>School Site Acquisition</i>	\$800	\$16,000
TOTAL DCC's (estimated)		\$193,405

OPTIONS:

Option 1

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2012 to amend the zoning designation of the property at 2772 Vantilburg Crescent from the One- and Two-Family Residential (R2) to City Centre 2 (CC2) subject to the following conditions:
 - a) That the applicant provides, as a bonus for increased density, the following contributions per unit, prior to issuance of building permit:
 - i. \$3,800 towards the General Amenity Fund; and
 - ii. \$1,000 towards the Affordable Housing Fund.
 - b) That **prior to Public Hearing**, the applicant provides a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering
 - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 - i. Full frontage improvements;
 - ii. A storm water management plan; and
 - iii. A Construction Parking and Traffic Management Plan.

OR Option 2

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Take no action at this time with respect to Bylaw No. 2012.

SUBMITTED BY: Matt Notley, Planner I

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

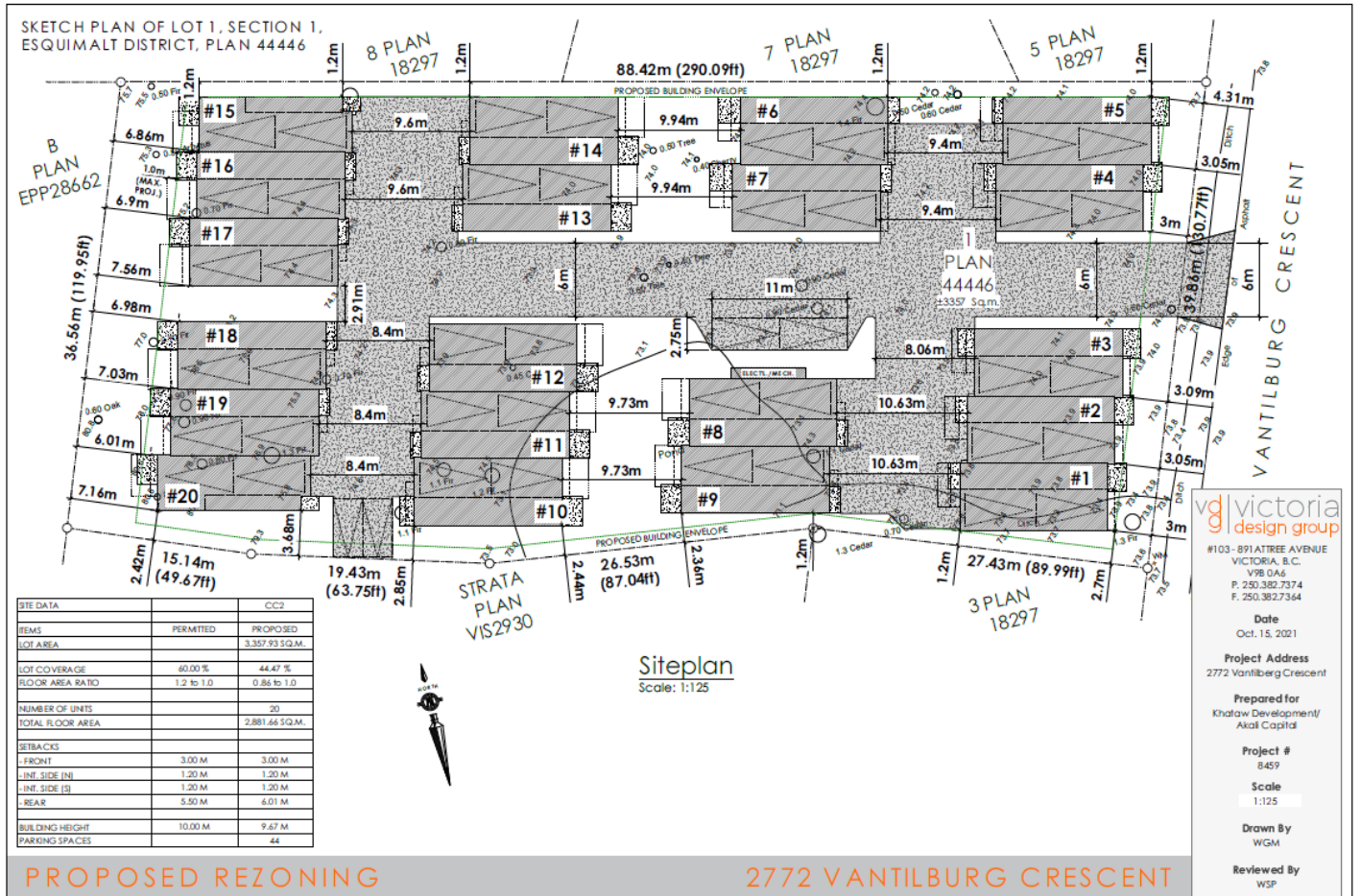
Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Plan



Appendix B – Elevation Renderings

UNITS #1-3



Front Elevation (Viewed from Vantilburg Crescent)

PROPOSED COLOUR PALETTE:

PRIMARY COLOUR	BM - OC 62 - BABY'S BREATH
SECONDARY COLOUR	BM - HC 168 - CHELSEA GRAY
ACCENT	SMOKED BIRCH (METAL SIDING)
STONE	ELDERADO STONE - PEBBLE BEACH
WINDOW JAMB/SASH	BLACK
FASCIA/TRIM BOARD	BM - OC 62 - BABY'S BREATH
ROOFING (SLOPED)	LAMINATED ASPHALT SHINGLES (GRAY)
ROOFING (FLAT)	S.B.S TORCH-ON ROOFING MEMBRANE

vd | victoria
design group

#103 - 891 ATREE AVENUE
VICTORIA, B.C.
V9B 0A6
P. 250.382.7374
F. 250.382.7364

Date
Oct. 15, 2021

Project Address
2772 Vantilburg Crescent

Prepared for
Khalaw Development/
Akai Capital

Project #
8459

Scale
1/4" = 1'-0"

Drawn By
WGM

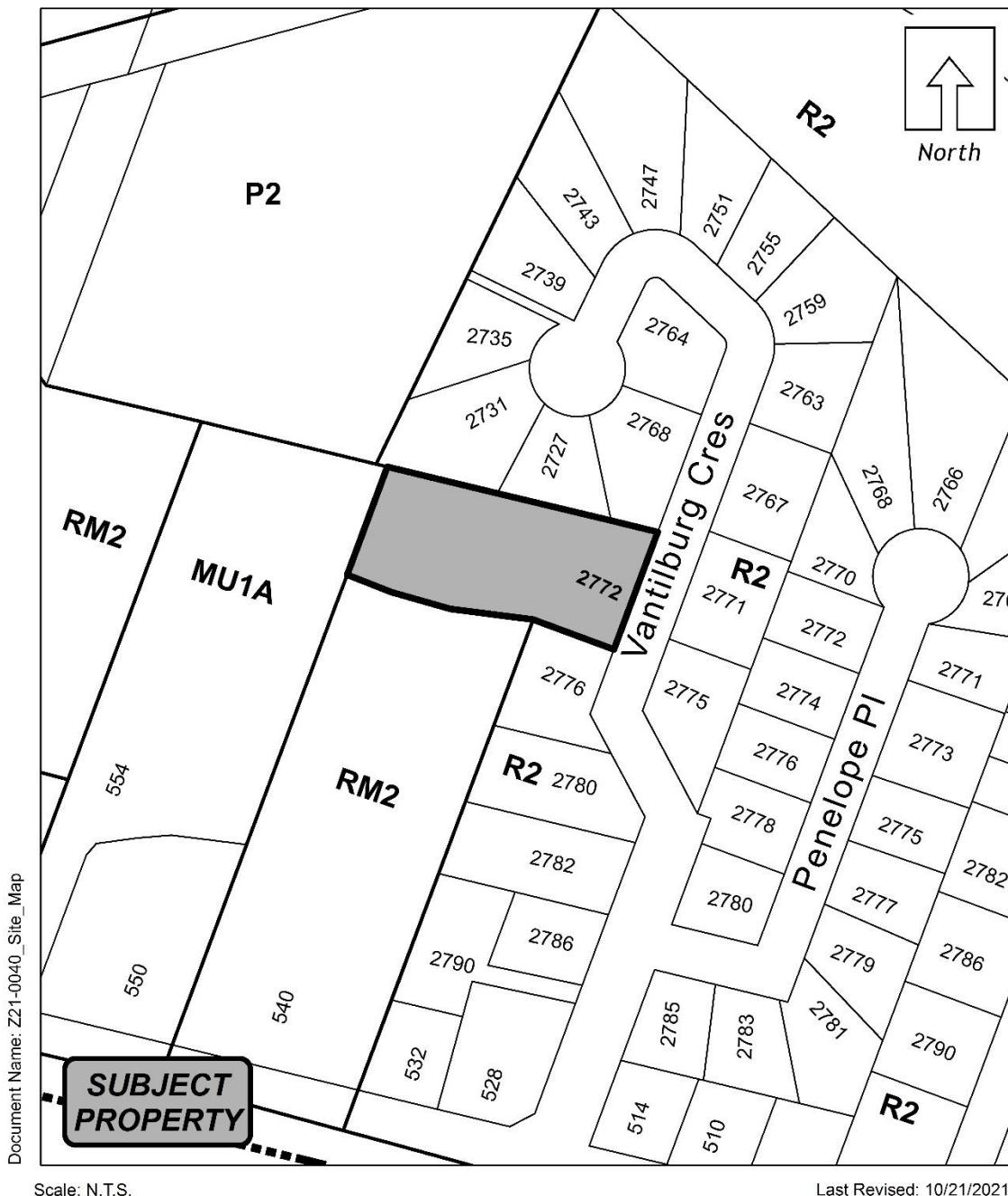
Reviewed By
WSP

PROPOSED REZONING

2772 VANTILBURG CRESCENT

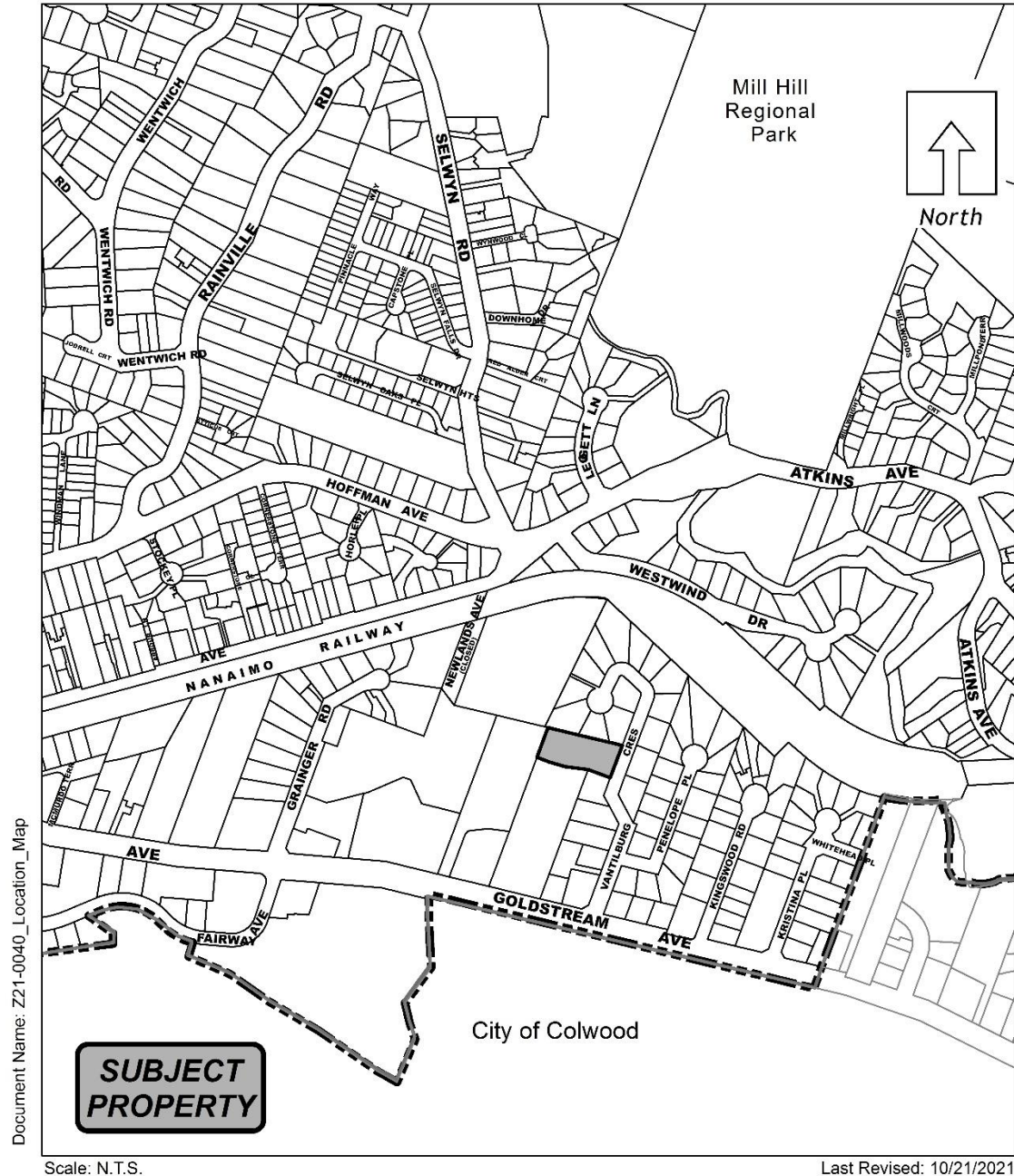
Appendix C – Site Map

**REZONING BYLAW AMENDMENT
(Z21-0040)
2772 Vantilburg Cres**



Appendix D – Location Map

**REZONING BYLAW AMENDMENT
(Z21-0040)
2772 Vantilburg Cres**



**CITY OF LANGFORD
BYLAW NO. 2012**

**A BYLAW TO AMEND BYLAW NO. 300,
"LANGFORD ZONING BYLAW, 1999"**

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the One- and Two-Family Residential (R2) Zone and adding to City Centre 2 (CC2) Zone the properties legally described as Lot 1, Section 1, Esquimalt District, Plan 44446, PID No. 005-488-800 (2772 Vantilburg Crescent) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
R2 to CC2	2012	Lot 1, Section 1, Esquimalt District, Plan 44446, PID No. 005-488-800 (2772 Vantilburg Crescent)	a) \$3,800 towards the General Amenity Reserve Fund per residential unit; and b) \$1,000 towards the Affordable Housing Reserve Fund per residential unit.	No

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 645, (2772 Vantilburg Crescent), Bylaw No. 2012, 2021".

READ A FIRST TIME this day of , 2021.

PUBLIC HEARING held this day of , 2022.

READ A SECOND TIME this day of , 2022.

READ A THIRD TIME this day of , 2022.

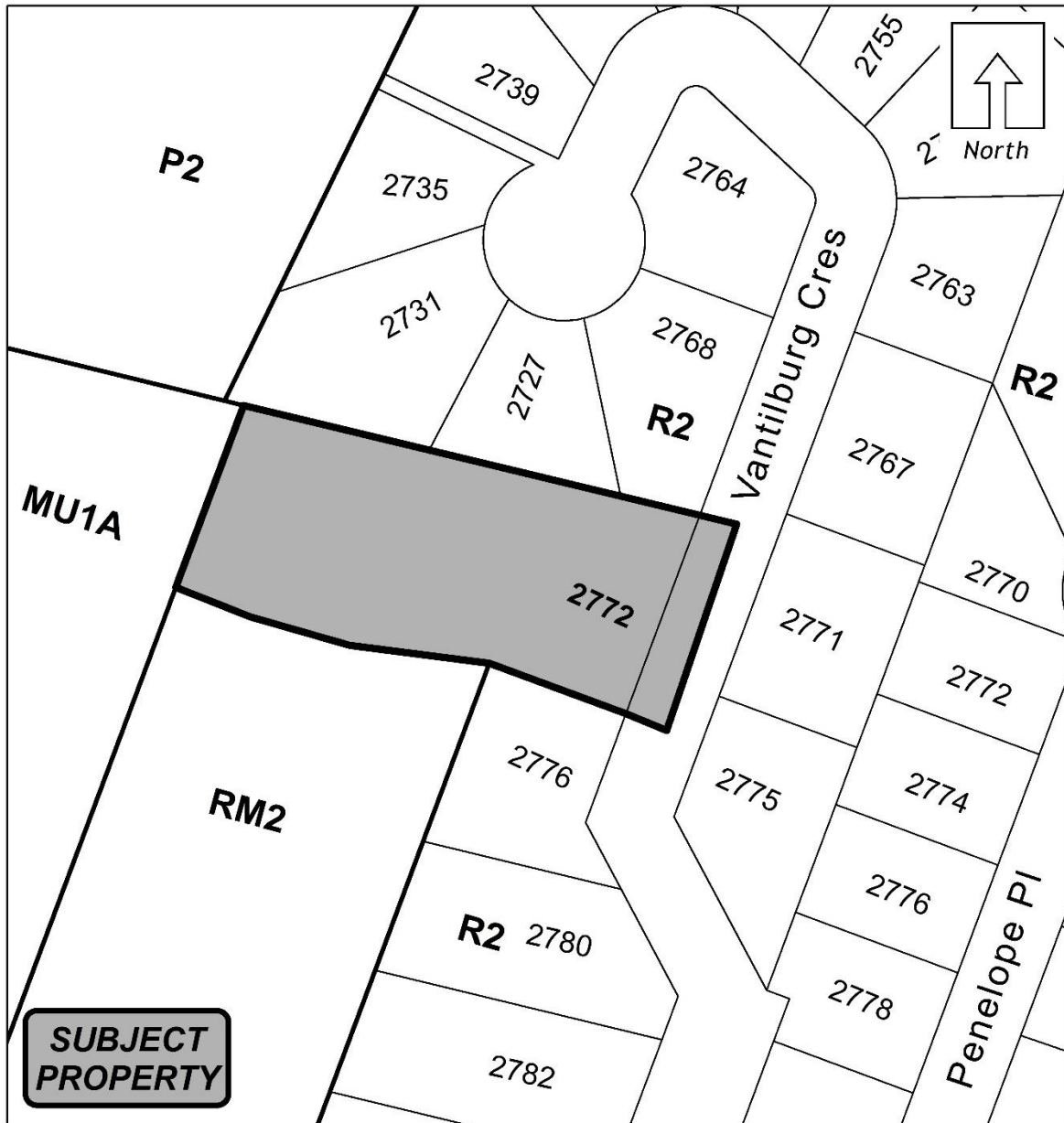
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2022.

ADOPTED this day of , 2022.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



Dear City of Langford Council,

I am writing to express my concerns to the development Z21-0040, the proposed rezoning at 2772 Vantilburg Cres. Rezoning from the current R2 to CC2 right in the center of an area that is primarily only R2 will have considerable collateral effects on our neighbourhood.

Traffic and safety of pedestrians are major areas of concern. Traffic jams west of Vantilburg is already at an all time high in the Langford City Centre. A multi-family dwelling townhouse will make the traffic on this residential street worse. While the traffic may be greater on average, the local neighborhood traffic will disproportionately surge during morning and afternoon school hours, causing traffic issues during critical times for the existing Vantilburg/Ponelope neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings, to Savory Elementary at the end of the street. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from Goldstream past Vantilburg Cres and beyond during peak traffic times. With the proposed townhouse complex there will not be enough room for extra vehicles within the proposed site and they will certainly spill out onto Vantilburg and Penelope causing safety concerns with how any emergency vehicles, especially firetrucks will be able to navigate an overcrowded narrow street.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. The SD 62 is scheduled to open another elementary school in September 2022. This will have no impact on the current Savory Elementary Catchment (see attachment enclosed.). This school is already at a max capacity. The concern as residents is that when the new development happened across the street from Happy Valley Elementary that school was already at capacity and children who should be able to walk across the street to the school were unable to attend. Savory Elementary is currently the last school in the district for funding and has no foreseeable funding for expansion, accommodation to classroom sizes, and learning tools to enhance the child's educational experience. This new multi-home zoning change will put an already stressed school over the edge and our children (the residents who pay the taxes) will fall behind. The city just approved another 6 story condo building in which the children who reside here will attend Savory Elementary when complete, providing there is room.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. We currently have a family of ravens, and horned owl who has resided in this subject property of 2772 for at least the past 12 years. These birds of prey are important on our eco system. Also there will be an impact with the displacement of the ground water that runs through and under this property. Displacing this water will for sure damage three of the surrounding properties. There are only shallow ditches and not a storm system to manage rain and water run off.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhoods in this area. With a greater density we can be certain of an increase in crime in our quiet neighborhood. The fact that our local RCMP are already reaching their limits with manpower and our local volunteer fire department cannot meet with the provincial guidelines for minimal requirements is definitely a major issue. It is quite obvious that our infrastructure is very far behind the overwhelming rate of development in the Westshore area.

We received notice of this hearing on Monday the 6th of December. The postage mark on the letter from the city of Langford is marked 30th of November. A very unacceptable and extremely short notice to reply and consider this proposed rezoning. I stress the lack of notice and preparation we had on our side to discuss this matter that is very concerning to us. I strongly urge you to consider the collateral effects the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many.

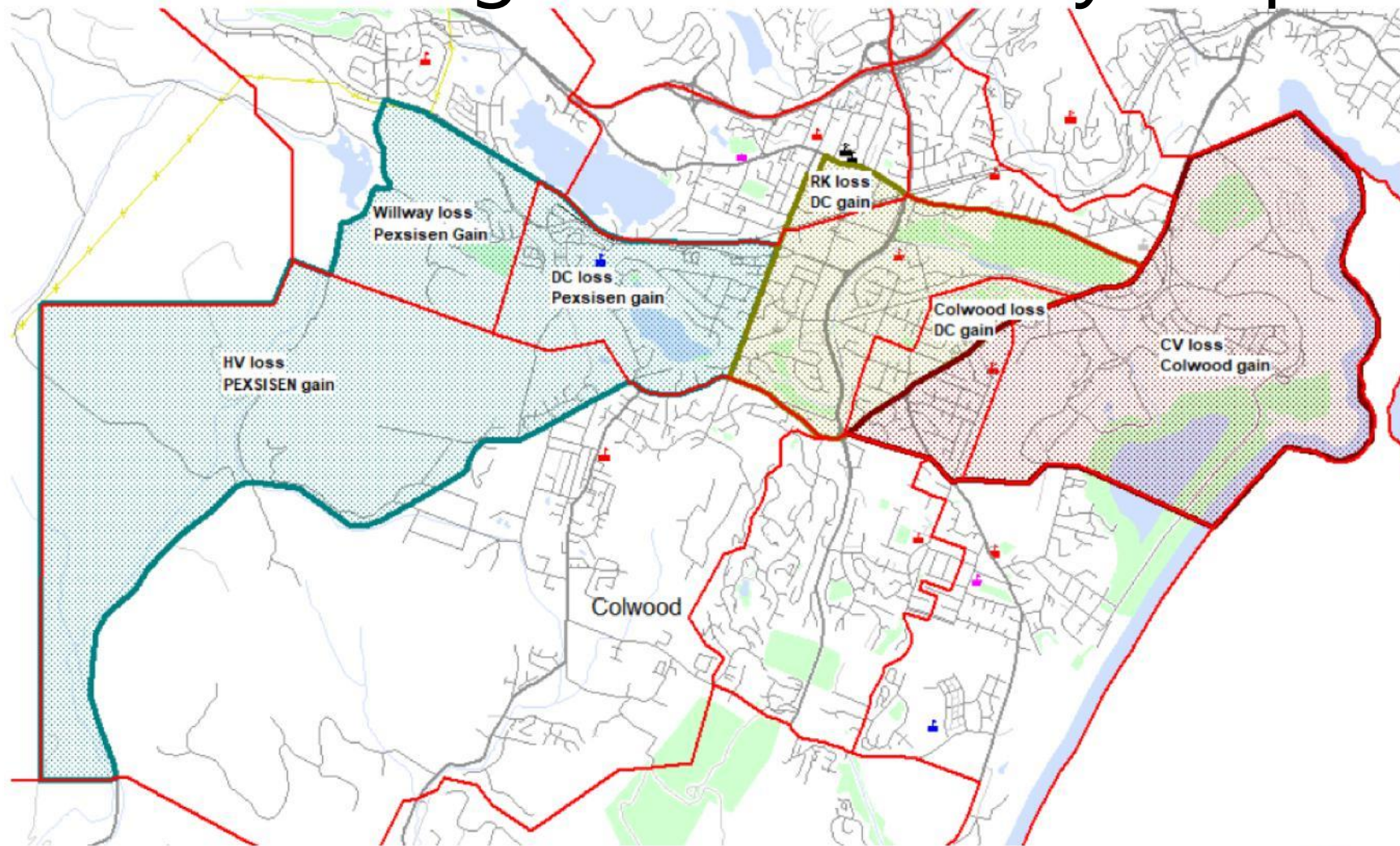
Thank you for your continued service and support of our communities.





Best regards,

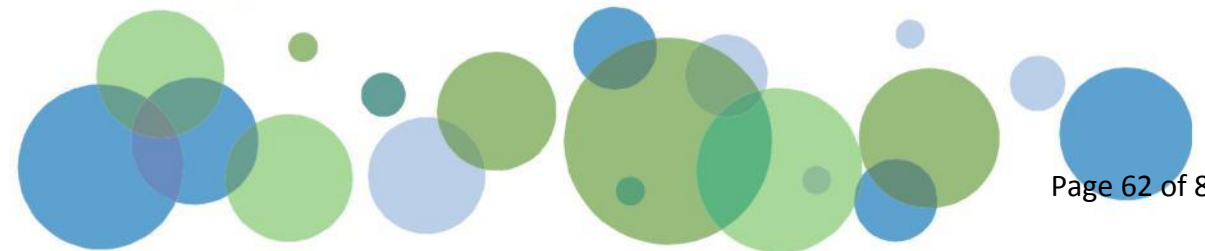
James Kilpatrick and Amalia Eaton

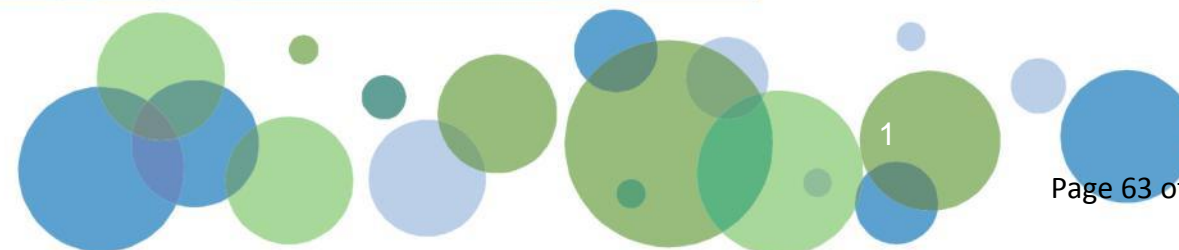
2731 Vantilburg Cres.

Regular Elementary Map



-  Elementary School
-  Middle School
-  Secondary School
-  Alternate School





Changes for September 2022

Elementary

- Adjusted boundaries for Happy Valley, Crystal View, Willway, Ruth King, David Cameron and Colwood.

Middle

- Adjusted boundaries and transition schools for Dunsmuir and Spencer

Secondary

- Continue with transitioning French Immersion program at Ecole John Stubbs Middle to Royal Bay Secondary

MIDDLE SCHOOL ALIGNMENT

Spencer
Lakewood
Millstream (English)
Ruth King
Savory

Dunsmuir
Crystal View
Colwood
Sangster
Wishart
Hans Helgesen

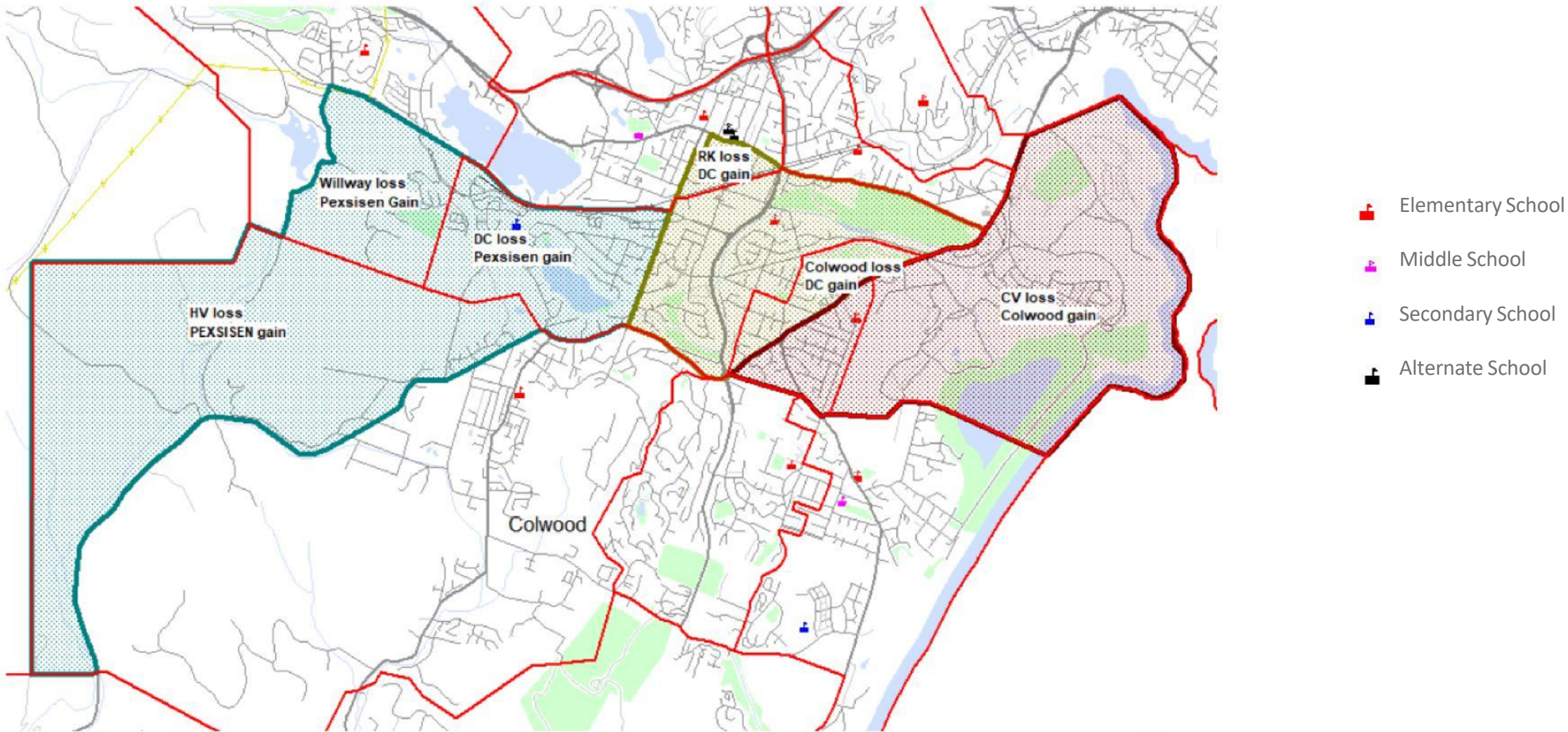
Centre Mountain Lellum
Pexsisen
Willway
Happy Valley
David Cameron

SECONDARY SCHOOL ALIGNMENT

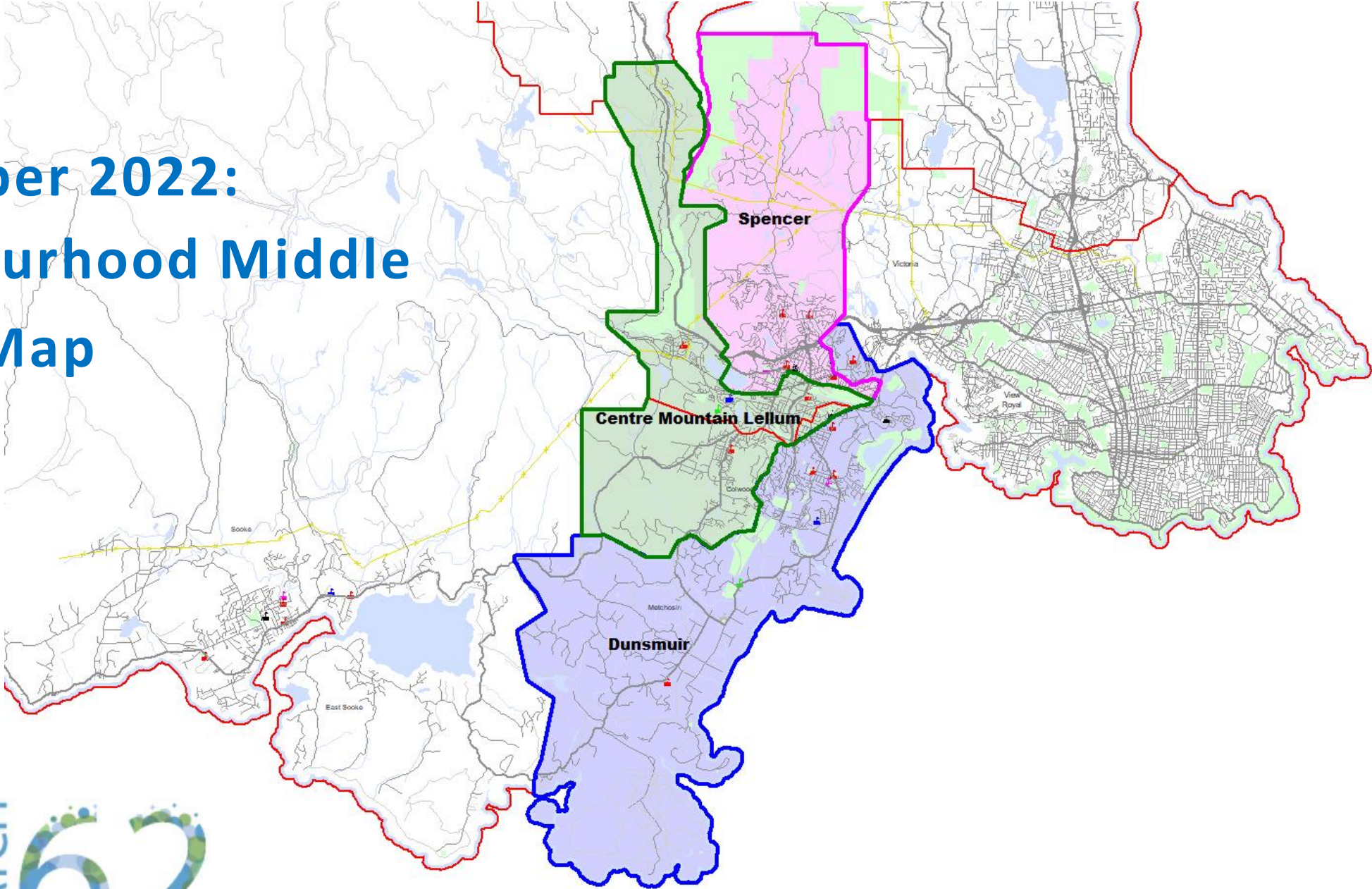
Belmont
Spencer
Centre Mountain Lellum

Royal Bay
Dunsmuir
Ecole John Stubbs Memorial Middle

September 2022: Neighbourhood Elementary Map



September 2022:
Neighbourhood Middle
School Map



Trina Cruikshank

From: andrew haws [REDACTED]
Sent: December 6, 2021 8:52 PM
To: Langford Planning General Mailbox
Subject: Regarding Zoning Amendment 2772 Vantilburg Crescent

To whom it may concern,

We are writing in regards to the notice that we received on Friday, December 3rd concerning the proposed rezoning of 2772 Vantilburg Cres. We own 2755 Vantilburg Crescent and have several concerns that we would like addressed as this process moves forward.

Our first concern is that we do not feel that adequate notice was given for neighbours who will be directly affected should this proposal go through. Getting a notice only a few days before submissions are expected is not enough time to adequately research and prepare for something that has a potential negative effect on one's neighbourhood and so my first request is that the committee give more time for people to respond.

Secondly, I am concerned about the type of zoning proposed. The site in question is currently a single-family dwelling and the neighbourhood is a 100% residential. So why a townhouse complex is being proposed when there is no justification based on the current make-up of the neighbourhood is first and foremost something that needs to be addressed. We know most of the residents close to our home and all want to preserve the character and quality of our neighbourhood. Of even greater concern is the fact that the proposed new zoning does not even keep with the residential nature of neighbourhood in that it is CC2 not (as would be expected if we were simply getting a small pocket of townhomes) RT.

Thirdly, I am concerned that what is proposed will add more families to a school area that is already at capacity. From what I have been told, Savoury School is at capacity for students and none of these students will be rezoned to different catchments when new schools are built in the Westshore. How then can we justify adding family homes when we do not have the facilities to service them?

[REDACTED] I have a great deal of concern about how adding more density to an already small street will add to danger for the many families who live and have children who play in this area. As it already stands, we see a great deal of extra traffic due to the growth of density as more families use Savoury School's grounds. Adding higher density housing directly on Vantilburg when our street is already tight will create an additional risk to children that our street is not built for.

Thank you for taking time to consider our concerns and we look forward to having them addressed on December 13th.

Sincerely,

Andrew and Shannon Haws
2755 Vantilburg Crescent

Trina Cruikshank

From: Caitlin Little [REDACTED]
Sent: December 6, 2021 9:23 PM
To: Langford Planning General Mailbox
Subject: Zoning Amendment Concerns file Z21-0040 2772 Vantilburg Crescent

Comments for consideration at December 13 2021 meeting from Caitlin and Alex Little of 2786 Vantilburg Crescent, Victoria BC, V9B 3K4

Thank you for your consideration of the following concerns regarding the proposal to re-zone 2772 Vantilburg Crescent from R2 to CC2 “to allow for the development of a townhouse complex” as is stated in the meeting notice.

The developer who owns this property has expressed interest in building condo towers rather than Townhouses in the past. I would ask that the developer request the correct zoning for the proposed use - RT1 or RT2. It is not difficult to predict what the developer will build if granted the CC2 zoning.

Please protect the existing residents of Vantilburg Crescent and the surrounding streets by approving the appropriate use, RT1 or RT2 rather than giving a developer free reign to build whatever they can fiscally manage.

We are not a neighbourhood that opposes development - we are home owners who welcome more housing options, but assert that a condo towering above a residential home does not respect the existing landscape of Langford and instead creates an embarrassing streetscape lacking planning and vision.

Approving the CC2 zoning sets a dangerous precedent for others and contributes to the growing disdain residents feel toward the city of Langford due to the seemingly negligent processes displayed at Danbrook one among other projects. I urge you to work with residents who are open to development but wish to retain some semblance of a home within Langford. We too are Langford.

Thank you for your time.

Caitlin and Alex Little
[REDACTED]
2786 Vantilburg Crescent
Victoria, BC
V9B3K4

Trina Cruikshank

From: George Montebello [REDACTED]
Sent: December 6, 2021 9:35 PM
To: Langford Planning General Mailbox
Cc: George
Subject: File number Z21-0040

December 6, 2021

Planning, Zoning and Affordable Housing Committee

RE: File Z21-0040
2772 Vantilburg Cres.

A lot of the residents of the Vantilburg area have been here for 15 years or more and bought here for the quiet rural setting to raise their families. Recently we have seen another influx of young families buying here to raise a family in their "forever homes". The impact on the community over the proposed development will create stress and possible hardship for these families. We have worries about increased traffic, noise, and the safety of [REDACTED] in this now peaceful neighborhood.

The meeting notice we received in the mail only came on Friday. To be expected to come together as neighbors and submit our thoughts on this proposed development by Tuesday at noon is an unacceptable timeline. The residents that I have spoken to have no desire to have this project stuck right smack in the middle of our quiet street. Let's continue to develop the downtown core and main thoroughfares before we destroy the quiet neighborhoods around them.

Vantilburg Cres. is a community with narrow streets and no sidewalks where children and families walk on the street and say hello to each other as kids play street hockey and ride their bikes. To allow development here without insuring the safety of all its residents would be wrong. With just having the extra traffic from school pick up and drop off during the day can be challenging as some of these drivers speed and don't realize the risk they are taking with their recklessness. I have witnessed many close calls involving vehicles and pedestrians from my front window. I have asked for traffic calming measures for safety, but was denied, so what does that say about the city's priorities to keep its residents safe?

Why is this Zoning amendment proposal for CC2 ? The proposed townhouse development only requires RT1 or RT2 designation. Putting options out there for a developer to change their proposal to include a 4 story condo building in a small residential neighborhood is not necessary at all. There is no city sewer even on the street. I do not agree with this proposed change to the zoning from R2 to CC2 and I get the same feeling back from my neighbors I have spoken with.

I understand that the City of Langford needs to grow and prosper. Some of the other Langford areas that I have seen developed in my [REDACTED] living here, have been ripe for development due to either the condition of the homes or of their proximity to City hall and the downtown core. If you look down our street, you will see a community of proud home owners who care about their neighborhood and the people living in it. This is why we moved here.....

Sincerely;

George Montebello
2767 Vantilburg Cres.

Trina Cruikshank

From: Gerry Willner [REDACTED]
Sent: December 6, 2021 9:43 PM
To: Langford Planning General Mailbox
Cc: [REDACTED]
Subject: Proposed rezoning of 2772 Vantilburg

To Planning Department at City of Langford,

I am writing to you today regarding the Meeting notice I received on Saturday Dec 4th, 2021. The timeline of receiving this notice with a due date 3 days later to submit my correspondence is not sufficient. This has not given me enough time to meet with neighbors being that we are currently in a pandemic.

[REDACTED] I moved to 2774 Penelope Place for the quiet family neighborhood life. We would like to keep our privacy and easy going living. Keeping the traffic down and having the neighborhood children attend Savory Elementary and being able to safely walk to school each day is of vital importance. Savory Elementary is currently full so rezoning 2772 Vantilburg will only draw more families to the neighborhood with no vacancy at the local school.

We live on a cul-de-sac which only has one way in and one way out. It is already busy with ample cars trying to get in and out onto Goldstream Avenue. The addition of further housing in this closed neighborhood will only increase traffic to an already dense enough area.

We are against the property at 2772 Vantilburg being turned into a condo development however can support a 4 townhouse complex.

We have significant concerns regarding sitting water at 2772 Vantilburg and how that will be dealt with and drained without it affecting numerous homes on the street. Why is this residential area being rezoned as a CC2 when the proposal is for a townhouse complex?

Gerry Wilner
2774 Penelope Place
[REDACTED]

Trina Cruikshank

From: Gord & Helen Bradley [REDACTED]
Sent: December 6, 2021 11:37 PM
To: Langford Planning General Mailbox
Subject: proposed rezoning of 2772 Vantilburg Crescent

We have lived and paid taxes here at 2763 Vantilburg Crescent for at least [REDACTED].

We are absolutely totally opposed to the rezoning of 2772 Vantilburg Crescent to CC2 (City Centre 2)

That zoning is completely unnecessary for the proposed townhouse application.

We have corresponded with the developer directly and he has stated his interest is only in developing 5 townhouses within that property.

The CC2 zoning allows much more than that as you well know. This is an area of settled families with young children and a deep respect for their fellow neighbours.

We have grave concerns about traffic, flooding, children's safety, insufficient policing., insufficient parking, fire concerns including insufficient manpower in the firehall(s).

Both Vantilburg and Penelope are one way streets with minimal turn around provisions and virtually no way to provide a through street. The excessive traffic that would occur is definitely going to impede what is already a challenge and a safety concern of the parents of the little kids that attend the school at this time.

Last night I attended a meeting with my fellow neighbours and discussed at length this proposal and everyone of them is absolutely against this rezoning. Each and everyone has submitted a response within the ridiculous time frame presented to us all, While we respect how Langford has progressed from "Dogpatch" to a city we can be proud of it is time to stop ignoring the very people that have always supported you in the past. You still have options for increased housing developments in Langford but please pay some respect to your present population.

They voted you in, supported you in every election and continue to make every effort to support local businesses and neighbours

Respectfully,

Helen & Gordon Bradley
2763 Vantilburg Crescent
Langford B.C.
V9B-3K5

Trina Cruikshank

From: james [REDACTED]
Sent: December 6, 2021 9:09 PM
To: Langford Planning General Mailbox
Subject: Zoning amendment meeting

To Whom it may concern;

City of Langford
Zoning Amendment
File Z21-0040
Subject property;
2772 Vantilburg Cres
Victoria BC V9B 3K5

We have the following concerns;

- Concerns of having the area rezoned to a CC2 (City Centre 2) especially since we are in a residential R2 neighbourhood (One and two family residential) -Road is designated access road to Savory Elementary school -Safety of the children accessing the school with the heavy traffic flow.
- Infrastructure can't handle what we have now.

Thank you and I look forward to the meeting on Dec 13, 2021.

James and Leigha Lean
2743 Vantilburg Cres
Victoria BC V9B 3K5
[REDACTED]

Trina Cruikshank

From: James McKenzie [REDACTED]
Sent: December 7, 2021 8:26 AM
To: Langford Planning General Mailbox
Subject: Zoning Amendment of 2772 Vantilburg Crescent

December 6, 2021 -- James Stewart McKenzie and Carol Ann McKenzie of 2768 Vantilburg Crescent

We purchased and took possession of the above property in [REDACTED]. The property had covenants attached which stated the restrictions of the property owner for the subdivision.

My husband and I, also the family, were very impressed by the environment of the immediate vicinity i.e. big TIMBER and old growth flora. Since we moved here, quite a few of the big Douglas Fir and other trees have been removed from the neighborhood to the detriment of the natural wildlife.

The next door property (2772 Vantilburg Crescent) [REDACTED] developed it more like a park with a pond which attracted wild life. It has been hard to watch it being prepared for a housing development.

We do not feel that we need more housing which will increase the number of vehicles on a street already congested due to it being an access to Savory School.

We really don't like the direction Langford is going with such density of high rise buildings. There doesn't seem to be a master plan in place. Quiet single family home neighborhoods are seeing these developments get the approval with little thought to the community's feelings.

The road infrastructure already doesn't seem to adequately support the number of people and vehicles in the area.

How will a volunteer fire department be able to support all the new density? Will the police department be increased to enable adequate surveillance?

Also, it seems already to be a challenge for the Municipality of Langford to keep up with the construction of schools required to accommodate the possible enrollment of more students.

We really do not want this development in our neighborhood!!!

The time frame given the home owners in the neighborhood to respond to this rezoning application and future development (especially during the Christmas holiday season) seems rather short. The company sign has been on the property since summer.

Trina Cruikshank

From: Jennifer Ridley [REDACTED]
Sent: December 6, 2021 8:12 PM
To: Langford Planning General Mailbox
Cc: [REDACTED]
Subject: Resining Vantilburg Crescent Penelope Place Langford B.C.

To the planning committee of the city of Langford I Jennifer Ridley and Clinton Richards property owners of 2783 Penelope Place V9B3K3 [REDACTED] have mutual neighbourhood concerns about the development of townhouses or high rises in our residential streets. The covenant of our property pertains to only single family unit homes, we have invested [REDACTED] into a mortgage [REDACTED]. We are not okay with the streets becoming busy with traffic parking being monopolized by multiple unit development and high rises becoming our backyards. Also concerns about the depreciation of our homes if the streets are developed into city centre development and we lose the sanctity and privacy of a residential neighborhood. We might consider residential townhomes only with proper communication and planning given to the current neighborhood? The short notice of the letter provided advising of this prospective development and requiring a prompt response is not adequate. We as a community have had to gather on the street to meet to speak about our concerns so that we may be presented in a matter that affects our homes and for some with short notice may not be able to respond as they were not aware of the letter or even received it. We ask that there be a meeting to discuss any future planning that we may attend and voice our concerns or at least be present via zoom.

Yours Sincerely,

Jennifer Ridley and Clinton Richards

Sent from my iPhone

Trina Cruikshank

From: Caly Williams [REDACTED]
Sent: December 6, 2021 7:59 PM
To: Langford Planning General Mailbox
Subject: Zoning Amendment Proposal for 2772 Vantilburg Crescent

To Whom It May Concern

We are the home owners of 2775 Vantilburg and we strongly oppose this zoning amendment. First thing we have an issue with was the short notice on this, we received the letter on Sun Dec 5th and had to respond by Tuesday Dec 7th. Second thing is that the proposed zoning of CC2 is for commercial zoning and not residential. Third the street is posted as a school zone and with influx of traffic and potential parking overflow, due to the street being narrow, we are worried about the safety of [REDACTED] and pedestrians in the neighbourhood. Fourth our street already has a drainage and flooding issue and development on this property may exacerbate that issue. Thank you for hearing our concerns.

Jeremy Nazaruk
Caly Williams

Sent from my Galaxy

Trina Cruikshank

From: Jo-Anne Ford [REDACTED]
Sent: December 7, 2021 8:39 AM
To: Langford Planning General Mailbox
Subject: File Z21-0040 / subject property 2772 Vantilburg crescent

In Regards to rezoning of 2772 Vantilburg crest. We understand that Landford city council is aware of the drainage situation and would just like to ensure that the water / drainage issue at this property be fully resolved prior to any development taking place.

Thank you.

.J Ford
2776 Vantilburg Crescent

Trina Cruikshank

From: kory amanda haanen [REDACTED]
Sent: December 6, 2021 10:13 PM
To: Langford Planning General Mailbox
Cc: [REDACTED]
Subject: Formal Objection of the rezoning and development of 2772 Vantilburg Cres.

Dear City Council,

Please accept this as our formal objection against the rezoning of 2772 Vantilburg Crescent.

We have several concerns including but not limited to: damage to surrounding areas with the water table on 2772, the already at capacity neighbourhood school, increase in traffic leading to a bigger strain to community resources including emergency responders, the inconsiderate short notice of this development, and the CC2 rezone proposal.

There is an extremely high water table located on the property of 2772 that accumulates rain and ground water from the surrounding areas at higher elevation. This water then runs through multiple properties including ours directly across the road on Vantilburg Crescent. We have already experienced flooding to our home due to the inadequate system that is in place. The multiple surrounding properties have pumps already operating around the clock to move water further along and away from our homes. There would be severe and catastrophic impact to multiple properties including ours, if this issue is not addressed properly. If not dealt with appropriately there will be damages to multiple homes and in turn lead to an increase in insurance claims and therefore increase taxes.

We have contacted SD62 regarding the already at capacity small school located at the end of our culdesac. The new school being built in the area will not solve this issue as the surrounding Savory school catchment is not affected by this addition. Adding more children to this residential area makes no sense considering the school is already at capacity and has no way of expanding due to the coven on the land.

This entire subdivision of Vantilburg Crescent and Penelope Place has a coven in place and should be limited to single family dwellings.

The city is proposing to rezone 2772 Vantilburg cres. From R2 to CC2 zoning. We strongly disagree with this decision. They are proposing to develop townhomes on the property which would only require an RT zone not a CC2. We especially don't want to see the CC2 zoning go through as this is a beautiful family oriented quiet street that does not want any commercial buildings on this residential street. We absolutely do not want to have the approval go through for the CC2 zoning.

We are opposed to the increased traffic and increased density of people which then leads to more crime and creates parking issues for the surrounding homes. This increased density also leads to a strain on the already stretched thin emergency responders. There is already a shortage in this community and they are not able to provide the level of service that is required.

If this rezoning does go through for the proposed townhomes, we would like to see ample parking provided on the property of 2772 so the surrounding area is not over crowded by vehicles lining the streets. We would like to see a height restriction in place to fit in with the surrounding homes. No taller than the tallest house already on the street.

Thank you for your time and consideration with this objection.

Kind regards,

Kory and Amanda Haanen
2771 Vantilburg Crescent



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Trina Cruikshank

From: Kristi Falconer [REDACTED]
Sent: December 6, 2021 10:09 PM
To: Langford Planning General Mailbox
Cc: [REDACTED]
Subject: Rezoning Meeting Notice for 2777 Vantilburg

To Planning Department - City of Langford,
I am writing to indicate that I am NOT in favor of the rezoning request of 2772 Vantilburg from an R2 to CC2.

I purchased my home at 2777 Penelope Place [REDACTED]
I purchased this particular home because it was in a quiet, friendly and safe neighborhood on small cul-de-sac.
[REDACTED] knowing all the neighbors on our street and many on Vantilburg.
This is a true family neighborhood where my son can easily go to any neighbor in the case of an emergency which is something I greatly value in today's times.

[REDACTED]
The walk to school was always safe and neighborly with everyone greeting each other as they passed.
With the recent new building at 550 Goldstream there has been a significant change and effect on our cul de sac.
There is a lot more foot traffic, more cars racing up and down the roads not realizing it is a one way in and one way out neighborhood.
There has been an increase in crime.

I am not in favor of supporting the approval of a condo development which is the obvious reason for requesting a CCW zoning on the property at 2772 Vantilburg.

I am however willing to support a townhouse 4plex.

The building at Kristina Place and Goldstream is already significantly altering the neighborhood and the privacy we all value is being taken from us by building a multi-story complex at this location.
It is already difficult to get onto Goldstream Avenue at any time of day with a vehicle and with this new building at Kristina Place and Goldstream this will only become more difficult.
Adding onto this, the proposal of CC2 zoning building plunked in the middle of single family residences is only going to increase the vehicle traffic.

I would like to stay in Langford however am already feeling like the City is squeezing out single family homes in favor of multi-story buildings.
Consideration of ONLY approving this piece of property at 2772 Vantilburg to a townhouse with a maximum of 4 units is something that I would consider voting in favor of.
I will NOT vote for a CC2 rezoning which would allow for a multi-story condominium complex.

I also have concerns about the sitting water on the property at 2772 Vantilburg as it has never been effectively dealt with.
I am concerned how it will affect other homes on Vantilburg if not dealt with properly during the demolition and construction phases.

I am frustrated and annoyed at the disrespect that has been put upon myself and my neighbors by only providing 3 days notice in which to submit correspondence prior to this meeting on Dec 13th.
This is unacceptable, we have not had time to meet and form an appropriate response for consideration.

Kristi Falconer
2777 Penelope Place
[REDACTED]

model 31

From: Lorraine& Allen TurnerTurner [REDACTED]
Sent: December 6, 2021 10:24 PM
To: [REDACTED]
Subject: Langford rezoning

Gordon Bradley please include my protest against the rezoning of :VanTilburg Cres. [REDACTED] I have lived on VanTilburg Cres. for [REDACTED] Please do not approve the rezoning of our neighborhood to satisfy developers who have little regard for the ecology and planning of the crescent.

Thank you Lorraine Turner 2735 Vantilburg Cres.

Trina Cruikshank

From: Mark Mares [REDACTED]
Sent: December 7, 2021 11:05 AM
To: Langford Planning General Mailbox
Subject: Meeting notice for 2772 Vantilburg Crescent.

Hello,

My name is Mark Mares, and I own/reside at 2790 Vantilburg Crescent with my wife Colleen [REDACTED]

As home owners at this address for over [REDACTED], this letter is intended to express our concerns with the proposed changes in zoning to 2772 Vantilburg Crescent. It is our understanding that the developers are seeking to tear down the home on this property and build a townhouse complex in its place.

The current zoning in our neighbourhood is R2, and the proposed development is seeking a CC2 zoning. We are very much opposed to the pursuit of this much higher than necessary level zoning of CC2 in the middle of our currently quiet and rural neighbourhood. The allowance of CC2 zoning would create an unrestricted avenue to expand upon the current townhouse proposal, and bring unwelcome additional traffic and disruption to our family-oriented dead-end street. This proposal warrants a maximum zoning target of RT, intended for townhouses only.

The addition of high-density housing at this location will place a strain on our community's amenities, including an already maximum capacity Savory Elementary school at the end of the street. Our city's fire department is already failing to meet requirements for our population density.

It is also my understanding that this proposed townhouse complex does not have a plan in place for adequate parking for their residents, which will result in extra vehicles being forced to park on the street.

This street has a high volume of pedestrian traffic, especially younger children before, during and after school hours. Additional vehicle traffic will compromise pedestrian safety, especially if they have to navigate to the center of the street to get around even more parked cars while avoiding moving vehicles.

I urge the Planning, Zoning and Affordable Housing Committee to please take note of our points and concerns, both as individual home owners and as an entire neighbourhood community.

These are very valid concerns, and we appreciate your consideration of this matter as a whole.

Thank you.

Mark & Colleen Mares

December 6, 2021

Planning, Zoning, and Affordable Housing Committee
2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

Dear Committee Members,

Re: Zoning Amendment Z21-0040 (2772 Vantilburg Crescent)

I am joining my voice along with other residents of Penelope Place and Vantilburg Crescent to convey that I do not support the rezoning of 2772 Vantilburg Crescent from R2 to CC2 at this time. Many residents have told me they did not receive the notice of the Committee meeting until one or two days prior to the cut-off date for submissions. We are an active and social community here and would want more time to confer and discuss to adequately voice our feelings about this proposal.

I understand that the Official Community Plan allows for increased development in our area within reason, but I am concerned that development without proper planning could lead to

- parking issues on both streets – higher density developments that do not make room for enough parking on site will inevitably overflow onto Vantilburg and Penelope.
- Traffic delays – higher density may lead to an increase in cue length at Goldstream Avenue
- General safety – higher density leading to more traffic and parking on our streets would make for more chances of accidents. This is a popular walking route for school children in our area on their way to Savory School, as well as it being a popular walking route for families.

Above all we residents like the way these streets are currently zoned, and there is a character of neighbourhood that has grown from that zoning. We understand development along the corridor of Goldstream Avenue is inevitable, but please consider leaving our streets zoned for one-and-two family residential.

Thank you for reading this and listening to our concerns.

Sincerely,

Mary-Anne Le Ross

2772 Penelope Place
Langford, BC V9B 3K2

Trina Cruikshank

From: Michelle King [REDACTED]
Sent: December 6, 2021 7:53 PM
To: Langford Planning General Mailbox
Cc: Ralph King
Subject: File Z21-0040 - 2772 Vantilburg Crescent - rezoning

Ralph King
Michelle King
2780 Penelope Place

This email is in response to a letter received Friday, December 3, 2021, regarding File Z21-0040. Several points to note:

1.) late notification.

I do not know what the requirements are for notifying immediate neighbors, but we did not receive notice until Friday Dec 3 and we had to have our response in by Tuesday Dec 7 at noon. This is inadequate to allow us to even begin to understand what is being proposed, let alone being able to put together a response. Such little notice feels like trying to put zoning changes through with as little opposition as possible. I hope that is not the case.

2.) zoning CC2 (City Centre 2)

I am unable to find what this zoning refers to on Langford website, but can see CC1, CC3 and CC5. If these are any indication of what CC2 could mean, then this is not the right zoning for this neighborhood. The letter received Dec 3 states the proposal is for "the development of a townhouse complex". If this is accurate, then have the zoning reflect "RT" for residential townhouse or similar. If we allow CC2 zoning, there is no guarantee that the property, in the middle of single family houses, will be developed as stated. We strongly oppose the high density permitted under the CC zoning.

We will be joining the zoom meeting on Dec 13.

Regards
Michelle King
Ralph King

Dec.6, 2021

To: Planning, Zoning and Affordable Housing Committee

Re: 2772 Vantilburg Crescent: Zoning Amendment Application

My wife and I are owner/residents at 2778 Penelope Place located on the cul-de-sac adjacent to Vantilburg Crescent. We are opposed to this rezoning application as it now stands for a number of reasons:

1. We find that being given such short notice for our neighbourhood to review and respond without adequate information provided and with such a tight response timeline, is unacceptable.
2. This is a quiet RESIDENTIAL neighbourhood with limited street traffic and schoolchildren accessing Savoury Elementary School throughout the year. Traffic on/off Vantilburg and Penelope Place onto Goldstream Avenue is already challenging as Goldstream Avenue is a major arterial highway. Increasing traffic in this limited area will have a negative effect on the neighbourhood.
3. While we understand the momentum to have greater density in the downtown core, this neighbourhood has already been impacted by the past developments along Goldstream and Langford in general. Most of the residents are long term home owners who have chosen to live in a quiet residential area to raise families. We believe more high density in this area will not be conducive to maintaining family oriented lifestyles in a safe, child friendly neighbourhood.
4. We are opposed to this application seeking a "CC2 (City Centre 2)" designation as the current neighbourhood is zoned R2 (Residential). We believe this to be unnecessary as the application proposes the "development of a townhouse complex". The information forwarded to us at the last minute, does not specify how many townhouses are being considered or planned for in the development.
5. It is our understanding that if a limited townhouse development were approved, that the zoning could be "Residential Townhouse" (from "R2") and "CC2" zoning would not be necessary. A limited development would be much more in keeping with the neighbourhood and "CC2" seems to be unnecessary and excessive.
6. Many of the neighbourhood residents have resided here for many years and have binding Covenants included in their Real Estate documents preventing certain uses of their property included as part of the original residential development of the area.
7. It is also our understanding and concern that Savoury Elementary School is at capacity and new future residents could have difficulty enrolling.
8. Family values seem to be under attack in our society and maintaining strong family oriented neighbourhoods is both desirable and important.

Sincerely,

Wayne & Donna Wickett

2778 Penelope Place

Langford, B.C. V9B 3K2