

To the attention of City of Langford Planning Committee,

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

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

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

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

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

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

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

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

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

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

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

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

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

- There has been no proposed increase to public transit stops or alteration of routes to accommodate the increased population density the proposed building would bring, directly attributing to an increase in personal vehicle use and increase in greenhouse gasses as a result. The additional traffic caused by a rapid overpopulation of the area without alternative routes or infrastructure compounds this issue. The proposed zoning reverses the city's Transportation Targets due to the lack of infrastructure to support the increased population density of the City Center.

- For residents wanting to support a cleaner environment through emission free transportation ie. walking and biking, the previously mentioned safety concerns would discourage these means of transportation for community members.

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

- A focus on "Mixed-Use Development" does not fall in line with the proposed residential only building better suited to be adjacent to existing high-density housing on the north side of Hoffman Ave, which happens to also be mixed use.
- Hoffman Ave, Winster Rd, and Atkins Ave are all consistent with the "secondary corridor" proposition of the "concept for a village centre" within the OCP. These areas do not have the traffic throughput capacity to support the same development density of Primary Corridor & Transit Networks consistent with Goldstream Ave, Veterans Memorial Parkway and Millstream Rd.
- The proposed fully residential building does not coincide with any of the encouraged building and use types within the City Centre concept
- Policy 1.6.1 – "Mixed residential and commercial use is encouraged throughout the City Centre."
- Policy 1.6.2 – "Mixed residential and light industrial use is encouraged, provided an appropriate "fit" with surrounding land uses"
- Policy 3.8.2 – "Ensure choices about land use and density do not preclude the long-term role of the centre as an employment node"
  - By zoning high density residential only buildings in areas more suitable for mixed use, the council is disregarding the workplace focus of the City Centre, which in turn forces the Langford residents to look to other municipalities for employment, reducing the surplus income of the area due to transportation overhead and reducing the residents' local spending due to the lack of proximity to local businesses.
- Objective 3.11 Neighbourhood Areas - Policy 3.13.2 – "An overall density objective of 40 units per hectare (16 units per acre) for infill development in Neighbourhood designated area will guide choices about density. Ensure buildings are sited to complement the type, use and character of adjacent buildings and ensure private outdoor spaces for adjacent properties are respected."
  - The proposed building does not complement the type nor use of any adjacent building on any side. It is neither mixed use nor family sized residential, does not follow the adjacent building's eyeline height of 3 stories and under, and absolutely disregards any respect to private outdoor spaces of the adjacent properties on all

of Hoffman Ave, Winster Rd nor Atkins Ave residences.

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

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

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

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

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

The CC1 zoning has a maximum of 1.25 parking spaces per unit, or 85 spaces for 68 units with 21 of those spaces being for visitors. According to the 2017 household travel survey, vehicle ownership was at 70.3 cars per 100 residents. Extrapolating that growing average of car ownership, the 68 units would require a minimum of 95 parking spaces just to accommodate the residents cars, causing visitors to park in public street parking spaces. This will have a severe negative impact on street parking for the established businesses in our strata. Currently the businesses already struggle to support the parking needs of their clientele with the city having already taken two of the strata's parking spaces as public use.

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

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

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

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

Kind Regards,

689 Hoffman Ave Strata Council

Gabriole Sinclair & Nico Duyf (unit 104)

Akasha & Brian Liska (unit 106)

Maude Ouellet-Savard (unit 108)

Sara Gawrys (unit 110)

Jennifer Armstrong (unit 111)

## Trina Cruikshank

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**From:** Gabriole [REDACTED]  
**Sent:** January 17, 2022 11:19 AM  
**To:** Langford Planning General Mailbox  
**Subject:** Opposition to Bylaw 1999 and Z21-0026/PZ  
**Attachments:** langfrd.pdf

Good Morning,

My name is Gabriole Sinclair, I am an owner of:  
104-689 Hoffman Ave  
Langford, BC  
V9B 4X1

I would like to submit my letter of opposition to this proposed development. This is an assault on our safety and livability of our beautiful neighbourhood.

Please consider the site the safety risk that it is. The drop off of the school bus is directly in front of these lots. The traffic assessment was done hastily and lacking details. This was only one of the concerns that the committee raised when this proposal was sent back to City staff for review. One of the suggestions was to consider lower density for this site specifically and that seems to have been completely ignored.

Can I also please request a copy of the traffic assessment that was done?

Thank you,

Gabriole

To Counsel,

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

We received a letter in the mail today from the Planning, Zoning and Affordable Housing Committee notifying us of a Zoning Amendment application for a 6 story apartment building to be built in lot 2762, 2768 and 2744 which run off the side of our 3 story townhouse building. We were absolutely shocked and disappointed to receive this letter requesting a rezoning amendment for “high density housing” within this quiet family neighborhood. We are extremely opposed to this amendment.

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

This neighborhood is predominantly single-family homes and townhouses. There are 2 condo buildings in the area however; they reside on Veterans Memorial Parkway in areas already zoned for these types of developments with parking and multiple access points considered. We live directly over the intersection of Hoffman Ave and Winster Ave, the traffic coming around this corner is already extremely busy, congested and dangerous. This corner acts as a thoroughfare during all hours of the day and the traffic line up can extend all the way around the next corner and down Atkins, causing long delays and congestion for hours. There are many, many young families with children, pets and kids going to and from parks/schools/shops who utilize the crosswalks and sidewalks here every second of the day. This corner is dangerous as it is due to the poor intersection design, vehicles not stopping at stop signs, the lack of speed limit enforcement and the sheer volume of traffic both pedestrian and vehicular. Adding a 68-unit condo building would create an obscene amount of added bodies and vehicles, directly impacting the safety and livability of the families, children, elderly and animals living in this area. ■■■■■ it's frankly terrifying to think about. It simply isn't safe.

This is a quiet residential neighborhood, its full of families and small streets without sidewalks. This simply is not an appropriate area for high density housing development. What this neighborhood needs is additional single family dwellings or small townhouse complexes. These types of dwellings are what the infrastructure of this neighborhood can handle. We are certainly not opposed to progress – what is important to consider is the drastic changes you are proposing to a quiet, friendly and amicable neighborhood that its



community members love and are proud to live in. The speed in which Langford is developing at is astronomically fast and the infrastructure can't keep up with this pace of development. There is the business and financial aspect of development, but there also needs to be practicality and safety within the concept of progress of a community. I think we can all agree that the purpose of re-zoning areas should be a benefit to all of Langford's tax paying and voting residents, not just the pockets of ambitious developers.

In your City of Langford – Official Community Plan, Bylaw 1200, you have outlined that “Every new development shall consider how to include park and open space in a manner that contributes to the overall community space.” And, “Policy 1.3.1 Contribute to initiatives that enhance the urban forest and tree canopy.” How does a 6-story condo block fit into these plans? There are protected Garry Oak species and large, well-established evergreen trees that create shade, habitat for birds, including our resident owls and hummingbirds, that would all be destroyed if this development were to go forward. Another point that stands out: “The City Centre will engage with its surrounding environment and incorporate green space, pocket parks and pathways that contribute to the interconnectedness, walkability and liveability of the City Centre.” How does a 68-unit condo block fit into that plan? As outlined above the existing infrastructure in the specific area is barely able to handle the load placed upon it already. There isn't even sufficient parking for guests of the existing residents let alone 68 new units.

This development application is dangerous and short sighted for the residents of this family orientated residential community and will negatively affect the quality of life, livability and walkability of everyone here. The proposed lots for redevelopment are in an R2 zoning area and should remain that way. Why not a tastefully designed 4 or 6-unit, 3-story townhouse complex that could potentially save the tree canopy, provide additional housing to what currently exists and have minimal impact on the beautifully established community and its residents? High-density housing is required and inevitable in the City Centre, but should not be considered on this lot – a residential R2 zone. This is a huge mistake.

We are hoping you are able to share any details and information about the design of this project as soon as possible so that we can make an informed submission to the council for review during the public meeting on August 9<sup>th</sup>. We will also be in touch with our strata and the surrounding houses/residents/strata corporations of the area in the hopes we may bring our community concerns forward.

Lastly, we understand that, “Policy 1.5.2 Development scale and permitted density will be determined on a case-by-case basis at the time of rezoning.” So please consider our concerns thoughtfully and carefully before approving the re-zoning for this monstrosity. We are passionate, purposeful and united in opposing this plan. This is our community as

much as it is yours and we want to work together to make Langford the best city in BC and the rest of Canada for that matter.

Yours Truly,

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

## Sammy Paulus

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**From:** J. Rol [REDACTED]  
**Sent:** January 14, 2022 10:51 AM  
**To:** Langford Planning General Mailbox; Matthew Baldwin; Denise Blackwell; Norma Stewart; Roger Wade  
**Subject:** Zoning amendment Z21-0026  
**Attachments:** Z21-0026 Jan 14 2022.docx; image\_50413057.JPG; image\_50419201.JPG; image\_50403585.JPG; image\_50401025.JPG; image\_50416641.JPG; image\_50430721.JPG; image\_50446593.JPG  
  
**Categories:** Correspondence

Hello

I appreciate your time in reading this letter from us.

Please submit this letter and pictures for the Jan 17 2022 meeting regarding zoning application Z21-0026.

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

January 14, 2022

Regarding File No. Z21-0026

To whom it may concern,

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

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

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

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

Where are the cars going to park, most families have two cars? There are only **5 road parking** spots for the whole of Winstar Rd. We have no parking now for the owners or guests who live on our road or 619 Hoffman. Owners of Reflections are already parking on Winstar Rd in the 5 spots. One only has to look at the corner of Wagner and Millstream to see all the vehicles parked there. They will be displaced once development happens on that corner. This will turn Winstar, Atkins and Hoffman area into a mess like Reflections did to Wagner and Millstream, a huge parking lot for extra oversized vehicles.

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

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

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

Now the Massie Dr connector is completed we have noticed more traffic flow coming down Winstar Rd to connect through.

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

This is the R2 border with commercial that can't handle extra capacity.

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

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

This lot is more conducive to townhomes or three story buildings.

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









## Trina Cruikshank

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**From:** Nico Duyf [REDACTED]  
**Sent:** January 17, 2022 11:44 AM  
**To:** Langford Planning General Mailbox  
**Subject:** Letter Submission: Application Z21-0026  
**Attachments:** Winster Rd Opposition Letter.pdf; 689 Hoffman Ave Strata Opposition to Z21-0026 Rezoning.pdf

Hello,

My name is Nicholas Duyf and I am an owner of:  
104-689 Hoffamn Avenue  
Langford, BC  
V9B 4X1

I am strongly opposed to this development as is. This site is not an appropriate place for a 6 story monstrosity.

A couple of things that stand out:

- The traffic assessment is relying on flawed data collected in one afternoon and is supremely short sighted. I live directly over the intersection so I am acutely aware of the issues of this corner. May I please request a copy of this report?
- When this proposal was submitted for review initially, it was unanimously sent back to City staff, citing not only the traffic issues, but also concerns over parking, density and scale of this project. In Bylaw 1000, Winster is designated as a 'local' street with its own set of policies, does this factor into zoning decisions? For example, the other side of the street is R2 with no plans of rezoning or development, is this taken into consideration when deciding on the height and scope of a project?

Please add the attached letters to be read by members of the committee and council.

Thank you,

Nicholas

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

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

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

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

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



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

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

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

Sincerely,

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

## Trina Cruikshank

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**From:** Roy Gulbrandsen [REDACTED]  
**Sent:** January 17, 2022 2:58 PM  
**To:** Langford Planning General Mailbox  
**Subject:** Support for reference File # Z21-0026 Rezoning of 2762, 2768, 2774 Winster properties

To Langford Council and Planning Department,

I am writing in support of the proposed rezoning of the properties at 2762, 2768, and 2774 Winster Road (reference File # Z21-0026 ).

Finding affordable housing is becoming more and more of a challenge. If the population in our area is expected to increase, then the only way to create affordable housing is to increase the amount of housing units.

The proposed development at Winster Road is a beautiful building that people will be proud to live in. It's only a stone's throw away from the heart of Langford. A few minutes walk from the building you could find yourself at one of many restaurants, grocery stores, or a transit stop that will connect you to neighbouring communities.

I believe the proposed development would make a positive addition to our community.

Sincerely,

Roy Gulbrandsen  
2025 Pinehurst Terrace,  
Victoria, BC,  
V9B 3S3