



Planning, Zoning, and Affordable Housing Committee Agenda

Monday, February 28, 2022, 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

February 14, 2022, 5:30 PM
Electronic Meeting

PRESENT: Councillor D. Blackwell
Councillor R. Wade
C. Brown-Remote
A. Creuzot
D. Horner
A. Ickovich
J. Raappana - Remote
K. Sheldrake-Remote
T. Stevens

ATTENDING: M. Baldwin, Director of Planning and Subdivision
M. Mahovlich, Director of Engineering and Public
Works
M. Dillabaugh, Director of Finance - Remote
T. Cruikshank, Land Development Assistant
R. Gillich, Systems Administrator

**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 5:34 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: WADE
SECONDED: BROWN

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

4.1 Planning, Zoning and Affordable Housing Committee Meeting - January 31, 2022

MOVED BY: WADE
SECONDED: BROWN

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on January 31, 2022.

Motion CARRIED.

5. REPORTS

5.1 Bylaw No. 2034 – Application to Amend the Text of the CD4 (Comprehensive Development - Olympic View) Zone at 749 Latoria Road, 781 Gwendolynn Drive, and 655 Frederick and an unaddressed parcel off Willing Drive

MOVED BY: CREUZOT
SECONDED: ICKOVICH

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

1. Proceed with consideration of First Reading to Bylaw No. 2034 as drafted, to delete and replace the CD4 (Comprehensive Development – Olympic View) Zone subject to the following:
 1. That prior to Public Hearing, the applicant shall submit a Traffic Impact Assessment to the satisfaction of the Director of Engineering;
 2. That prior to bylaw adoption, the updated Master Development Agreement will be secured through a Section 219 Covenant registered in priority of all other charges on title that includes the following:
 1. That the developer will construct full frontage improvements in accordance with Bylaw No. 1000 to the satisfaction of the Director of Engineering which shall include the following:
 1. Sidewalk or a minimum 3.0 m wide multi-use paved trail on one side, boulevard/trees, and streetlights along the Gwendolynn frontage;
 2. A multi-use gravel road edge trail behind split rail fencing along the Klahanie Drive frontage;
 3. Bike lanes and a flashing pedestrian crossing lined up with Desmond Drive to provide access to the multi-use trail on the north side of the road along Latoria;

4. Multi-use trail and/or sidewalks per the Olympic View master plan in addition to boulevards and landscaping on all new interior roads;
2. That the developer provides a stormwater management plan and implement the approved plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval or building permit issuance, whichever is first;
3. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;
4. That the applicant agrees to implement the recommendations garnered from the submitted Traffic Impact Assessment;
5. Acknowledgment that the proximity to agricultural operations and to the South Vancouver Island Rangers has the potential to create conflict and nuisances for residents;
6. That the developer provides a construction parking management plan, to the satisfaction of the Director of Engineering, prior to any land alteration;
7. That 40% of the land will be used for open space, in general compliance with the Open Space Plan attached as Appendix A;
3. That prior to bylaw adoption, the current Section 219 Covenant registered on title that contains the existing Master Development Agreement be discharged;

Motion CARRIED.

5.2 Various 2021 Official Community Plan Review Amendments – Climate Action

MOVED BY: ICKOVICH
SECONDED: BROWN

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:
Direct staff to prepare a bylaw to amend to the Official Community Plan such that:

1. Objective 2.4 is amended by striking out the existing provisions and substituting the following:
 1. In order to implement the objectives of this OCP and fulfill the Climate Action Charter and Bill 27 requirements, the City will align long-term emissions reduction targets with Provincial and Regional energy and emissions strategies, where appropriate, in collaboration with local industry and institutions, other levels of government, neighboring municipalities, and First Nations, for the development and execution of climate action and resiliency initiatives.
 2. Set targets for reducing GHGs within the City and track and maintain these targets. Integrate these measures into the decision-making process.
2. Objective 2.5 is amended by striking out the existing provisions and substituting the following:
 1. Align GHG reduction targets with energy and emissions targets set by the Regional and Provincial governments, where appropriate. Continue to create and maintain mechanisms to incorporate emission reductions and overall climate considerations into municipal decision-making process.
 2. Collaborate with neighbouring municipalities and other external agencies to implement related GHG reduction targets.
3. The following is added as section 13.20:
 1. As a fully urbanized municipality, there are no sand and gravel deposits suitable for sand and gravel extraction in the City of Langford.
4. Objective 2.6 is amended by striking out the OCP overarching targets and substituting with the following:
 1. Decrease per-capita community GHG emissions from residential energy consumption by 10% below 2020 levels by 2030;
 2. Reach Net-Zero in corporate operations by 2050;
 3. Decrease per-capita community-wide GHG emissions by 61% from 2007 levels by 2038;
 4. Work with BC Transit to increase the proportion of residents within a 5-minute walk to frequent transit stations by 25% by 2030;
 5. Increase the proportion of local jobs to 0.36 jobs per person by 2038. This will reduce personal vehicle driving distances;
 6. All areas of Langford's City Centre will have a walk score of 70 or higher by 2038 (indicating most errands can be accomplished on foot);
 7. Discourage urban sprawl by supporting residential density in the City Centre with a Floor Area Ratio (FAR) between 3 and 6;
 8. Achieve a transportation system that sees 42% of all trips made by walking, cycling and transit by 2038;

9. Require 100% of residential parking stalls in new developments containing multi-family residential units to be “EV-Ready”;
 10. Implement policies that support 25% of all vehicles in Langford to be electric by 2030 (between 7,500 and 8,000 vehicles);
 11. Encourage all new building and structures to use materials composed of low embodied carbon (e.g mass timber, low carbon concrete).
5. Objective 2.7 is amended by striking out 1-2 above and substituting a-b below.
1. Monitor GHG reduction targets and policies annually to ensure the City is on track to meet the GHG and energy use reduction targets and Climate Action Charter commitments.
 2. Increase public awareness and provide informational material on the City’s website and other outlets highlighting annual GHG emissions.
6. By creating a new Climate Action DP Area designation;

AND Direct staff to prepare a bylaw to amend to the Zoning Bylaw:

7. By adding the following as Appendix W – DP Area for Climate Action:

1. Require the use of low embodied carbon building materials in all City-led capital improvement projects and private construction projects where use of such materials does not significantly delay the project (this will be subject to legal review);
2. Track total embodied carbon for all new concrete projects, using Type III Environmental Product Declarations, where applicable (subject to legal review);
3. Require 100% of resident parking stalls in new developments containing multi-family residential units to be energized and capable of providing L2 charging in the future;
4. Where EV charging is required, the following must be included at the time of building permit application:
 1. A site plan that shows the location, number and specifications of all energized parking spaces; and
 2. A memo from an electrical engineer that verifies that the load capacity of the building can provide L2 EV charging to all residential stalls;
5. Where load sharing is employed, an electrical engineer to verify that Level 2 charging can achieve at least 12kWh per vehicle over an eight-hour period when all vehicles are charging simultaneously (i.e. allocate at least 8A per vehicle on a 208V or 240V circuit, if all vehicles are sharing power equally);
6. The developer shall ensure that all necessary permits, authorizations and variances under the Safety Standards Act, SBC 2003, c. 39, and the Electrical Safety Regulation, BC Reg. 50/2017, have been obtained for the installation and operation of the EVEMS, prior to occupancy permit;

7. Prior to occupancy permit, the owner shall provide a compliance form certified by a registered professional or qualified electrician, confirming that the energized spaces, and equipment meet the requirements of the EV plan;
8. Where an EVEMS is implemented (Load Sharing), provisions for management and maintenance should be provided to the building owner, strata and/or dwelling unit owner;
9. No more than 1 vehicle should be able to charge on a 20A circuit and no more than 2 vehicles on a 30A circuit;
10. Greater allowable levels of sharing are possible beyond 80A (**See Table 1 below**);
11. Where Environmental Management Systems are employed, the developer shall provide and install all communications equipment, control systems, and other devices required to operate the EVEMS and include a covenant that requires the strata to maintain the EMS in perpetuity;
12. Where load sharing is employed, the following table (**Table 1**) provides the minimum performance standard:

Where load sharing is employed, the following table (Table 1) provides the minimum performance standard:

New MURB Developments EV Ready Level 2 Performance Requirements for Langford	
Circuit breaker amperage	Maximum number of EV ready Parking Spaces Energized
20	1
30	2
40	4
50	5
60	6
70	7
80	8
90	10
100	11
125	14
150	17

Motion CARRIED.

5.3 Planning Department Five-Year Budget Report for 2022-2026

MOVED BY: STEVENS

SECONDED: HORNER

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

1. Approve in principle the Development Services budget as attached and refer them to the Director of Finance for consideration and inclusion in the 2022-2026 Five Year Financial Plan;

Motion CARRIED.

6. ADJOURNMENT

MOVED BY: WADE

SECONDED: ICKOVICH

The Chair adjourned the meeting at 6:17 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, February 28, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0050

SUBJECT: Application to Rezone 904 to 914 Dunford Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone - Area 2 to Allow for two Mixed-Use Buildings

PURPOSE

Rachael Sansom has applied on behalf of Navi Jagpal to rezone 904, 908, 910, 912, and 914 Dunford Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone - Area 2 to allow for the development of two mixed-use buildings. Combined, the buildings would consist of approximately 352 residential units and 1,045m² (11,235ft²) of commercial space.

BACKGROUND

The City has not received any previous planning applications with respect to the subject properties.

Table 1: Site Data

Applicant	Rachael Sansom	
Owner	Navi Jagpal	
Civic Addresses	904, 908, 910, 912, and 914 Dunford Avenue	
Size of Properties	5,170m ² (1.3 acres)	
DP Areas	City Centre	
Zoning Designation	Existing: One- and Two Family Residential (R2)	Proposed: City Centre Pedestrian (CCP)
OCP Designation	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The subject properties all contain one single-family dwelling, and each have one or more associated accessory buildings. The properties to the north have recently been rezoned to City Centre Pedestrian (CCP) to allow for two mixed-used buildings. To the east, across Jacklin Road, is a multi-family residential building. To the west are a duplex, a townhouse development and single-family dwellings, while to the south is the E&N Rail with a commercial site beyond that.

Figure 1: Current Conditions of Subject Properties



Table 2: Surrounding Land Uses

	Zoning	Use
North	City Centre Pedestrian (CCP)	Mixed-Use (Forthcoming)
East	Community Town Centre Pedestrian (C8)	Multi-Family Residential
South	District Commercial (C3)	Commercial
West	One- and Two-Family Residential (R2) Attached Housing (RM2)	Duplex, Single-Family Residential Multi-Family Residential

Figure 2: Location of Subject Properties



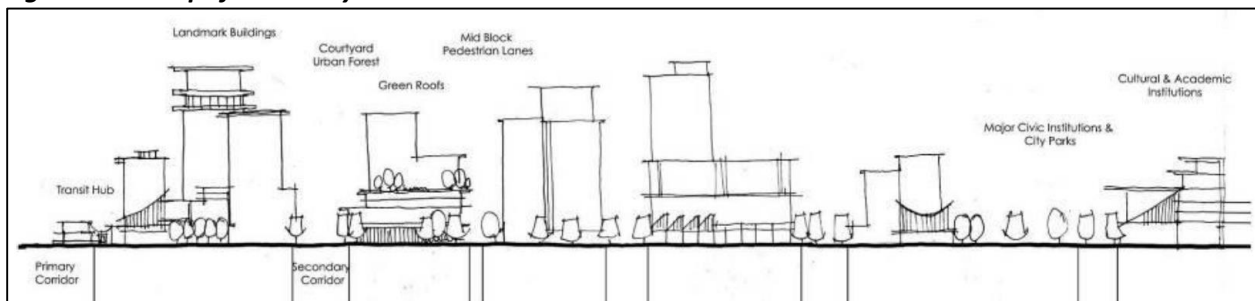
COUNCIL POLICY

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 and concept cross-section:

- 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 3: 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 mixed-use development within the City Centre, a Development Permit for Form and Character will be required. This Development Permit is required prior to issuance of a building permit to ensure the design is consistent with the City's Design Guidelines.

DESIGN GUIDELINES

The subject properties are located within 'S1 Centennial Park' area of the City Centre Neighbourhoods in the Design Guidelines as outlined in Figure 4. 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 Avenue. Other opportunities for development in this neighbourhood include townhouses and

Figure 4: S1 Centennial Park



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.

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the subject properties to CCP (City Centre Pedestrian - Area 2) in order to construct two mixed-use buildings. The full build-out is proposing to create approximately 352 residential units along with just over 1,000m² of commercial space. The commercial space would consist of ground floor units that either front onto Dunford Avenue or Jacklin Road. An illustration of the site plan is included in Appendix B. Note, the current site plan includes a proposal to close a portion of Dunford Avenue. This closure is dependant upon approval to relocate the services at this location, as well as Council's approval to dispose of that portion of Dunford Avenue. If the road closure is not possible, the applicant would need to redesign the project so that it fits with the existing property boundaries.

The CCP Zone is a newly created zone for the City Centre that was created under Bylaw 1919, which Council adopted on August 16, 2021. Bylaw 1919 created a number of zones suited for the City Centre as well as a Concept Map and supporting policies to act as a guide for how Council may consider implementing these zones at the time of rezoning. For this site, all the subject properties are shown as being appropriate for consideration of the CCP zone and therefore, this proposal is consistent with the design guidelines.

The five properties and proposed road closure associated with this development would be consolidated into one parcel. There would be one point for vehicles to enter and exit the site, which would be from Dunford Avenue, as shown in Appendix B. Along the Jacklin Road frontage, the development would only have pedestrian access to the commercial units. Council may wish to require the lot consolidation to occur prior to issuance of a Development Permit for Form and Character.

The required parking would be provided for onsite. There would be one full level of underground parking, and an additional 13 stalls provided in a level below that. The rest of the parking would be provided within a parkade that encompasses much of the first, second, and third storeys. The first storey of parking would be located behind the commercial units and lobbies, while the second and third storeys of the parkade would provide parking to the limits of the setbacks. Even though the parkade would be visible, the façade would mimic the upper façade of residential units in order to disguise the fact that it's a parkade.

The roof of the parkade would include the common outdoor amenity space that is required by the CCP zone. Details for this space have not been provided at this time but is anticipated to be similar to other rezoning applications that proposed community gardens, dinning areas, and lounge areas on the roof of

the parkades. Council may wish to have as much of the parkade roof used for the outdoor amenity space as possible, similar to what we've seen with other applications.

The proposed design complies with all the City Centre Pedestrian (CCP) requirements, and does not maximize the allowable Floor Area Ratio (FAR). The CCP zone permits an FAR of 6.0, whereas the design is proposing an FAR of 5.0.

With respect to the 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 developers to strata title the buildings prior to occupancy so that individual units may be offered for sale if market conditions change at some later date. Taking this step does not impede the use of the building as a rental if the applicant wishes to but ensures that a building is appropriately constructed and will not require potentially costly upgrades if strata title conversion is sought in the future. The applicant is proposing to strata title the project regardless, but Council may still 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/owners from declining to pay separately for a parking stall and choosing to park on the surrounding streets instead.

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: Proposed Data

	Permitted by R2 (Current Zone)	Permitted by CCP (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 • Office • Restaurant • Retail Store
<i>Density</i>	n/a	6.0 FAR

<i>Height</i>	9m (30 ft)	n/a
<i>Site Coverage</i>	35% max	n/a
<i>Front Yard Setback</i>	6.0 m (20 ft)	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>	4.5m (15 ft)	2.0m (6.6 ft) 1-2 storeys 4.0m (13 ft) 3+ storeys
<i>Rear Yard Setback</i>	6.0m (20 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

Dunford Avenue

The applicant will be required to provide full frontage improvements along Dunford Avenue in accordance with Bylaw 1000, prior to issuance of a building permit. Much of the improvements at this location have been completed, but any outstanding items would be noted during the civil design stage. The Fire Department has requested that the overhead wires to be installed underground. This may already be necessary as the proposed road closure would directly impact the location of fronting overhead wires.

Jacklin Road

The applicant will be required to provide full frontage improvements along Jacklin Road in accordance with Bylaw 1000, prior to issuance of a building permit. Much of the improvements at this location have been completed as well. Reinstatement of driveway letdowns may be the extent of the required works, but the full extent would be reviewed at the civil design stage.

TRAFFIC IMPACT ASSESSMENT

Due to the increased density, a Traffic Impact Assessment (TIA) for this development would be required. Council may wish to require that a TIA is submitted and approved by the Director of Engineering prior to Public Hearing, and that any recommended improvements to the road network as prescribed by the TIA are completed by the applicant as part of this development.

SEWERS

Sewer mains do exist within Dunford Avenue and Jacklin Road along the frontages of this site. Connections from the buildings to a 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. Stormwater mains do not exist within this region of Langford. As a condition of rezoning, Council may wish to request that the applicant 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

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 4 and 5 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 4 below, which is based on 352 residential units and 1,045m² of commercial space.

The applicant has furthermore committed to participating in the City's Attainable Home Ownership Program, and will reserve approximately 10% of the residential units for purchase by Qualified Applicants of the Program. Council may wish to secure this commitment in a Section 219 covenant prior to Bylaw Adoption, with further details and the final number of units to be confirmed as part of the Housing Agreement approval process. As with the first participating development, Council may wish to direct staff to refund the amenity contributions outlined in Table 4 below for each unit sold through the Program.

Table 4: Amenity Contributions per Council's Policy

Amenity Item	Contribution Rates*	Total
<i>Affordable Housing Reserve Fund</i>	\$750 per unit (residential)	\$264,000.00
<i>General Amenity Reserve Fund</i>	\$2,850 per unit (residential)	\$1,003,200.00
	\$10.75 per m ² (commercial)	\$11,233.75

*** Note: The applicant will be charged for new units created at the time of building permit issuance and is entitled to a 50% or 75% reduction depending on the use and height for units above the 4th storey.**

Table 5: Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,092.39 per unit (residential)	\$1,088,521.28
	\$54.12 per m ² (commercial)	\$56,555.40
<i>Park Improvement</i>	\$1,890 per unit (residential)	\$665,280.00
<i>Park Acquisition</i>	\$1,100 per unit (residential)	\$387,200.00
<i>ISIF Fees</i>	\$331.65 per unit (residential)	\$116,740.80
	\$140/1,000ft ² (commercial)	\$1,574.76
Subtotal (DCCs to Langford)		\$2,315,872.24
<i>CRD Water</i>	\$1,644 per unit (residential)	\$578,688.00
	\$10.74 per m ² (commercial)	\$11,223.30
<i>School Site Acquisition</i>	\$600 per unit (residential)	\$211,200
TOTAL DCCs		\$3,116,983.54

OPTIONS:

Option 1

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

1. Proceed with consideration of 1st reading of Bylaw No. 2037 to amend the zoning designation of the properties located at 904, 908, 910, 912, and 914 Dunford Avenue from the One- and Two-Family Residential (R2) zone to the City Centre Pedestrian (CCP) 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 and subject to refunds for units sold through the Attainable Home Ownership Program.
 - b) That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:
 - i. \$10.75 towards the General Amenity Reserve Fund.
 - c) 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 developments;
 - ii. A Traffic Impact Assessment from a qualified engineer be provided regarding the proposed development.
 - 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 five properties and closed road (if approved) 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 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;

- iv. That as much of the parkade rooftop as possible is designed and constructed as outdoor amenity space for the residents of the development;
- 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 a separate covenant containing a Housing Agreement be registered and authorized by a Housing Agreement Bylaw prior to issuance of a building permit, and agreeing that approximately 10% of the multi-family units will be sold through the City's Attainable Home Ownership Program in accordance with the terms specified in Policy No. POL-0166-PLAN;
- vii. 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;
 - 2. A storm water management plan; and
 - 3. A construction parking 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 this application to rezone 904, 908, 910, 912, and 914 Dunford Avenue.

SUBMITTED BY: Robert Dykstra, MCIP, RPP Senior Planner

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

Concurrence: Donna Petrie, Manager of Business Development and Events

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

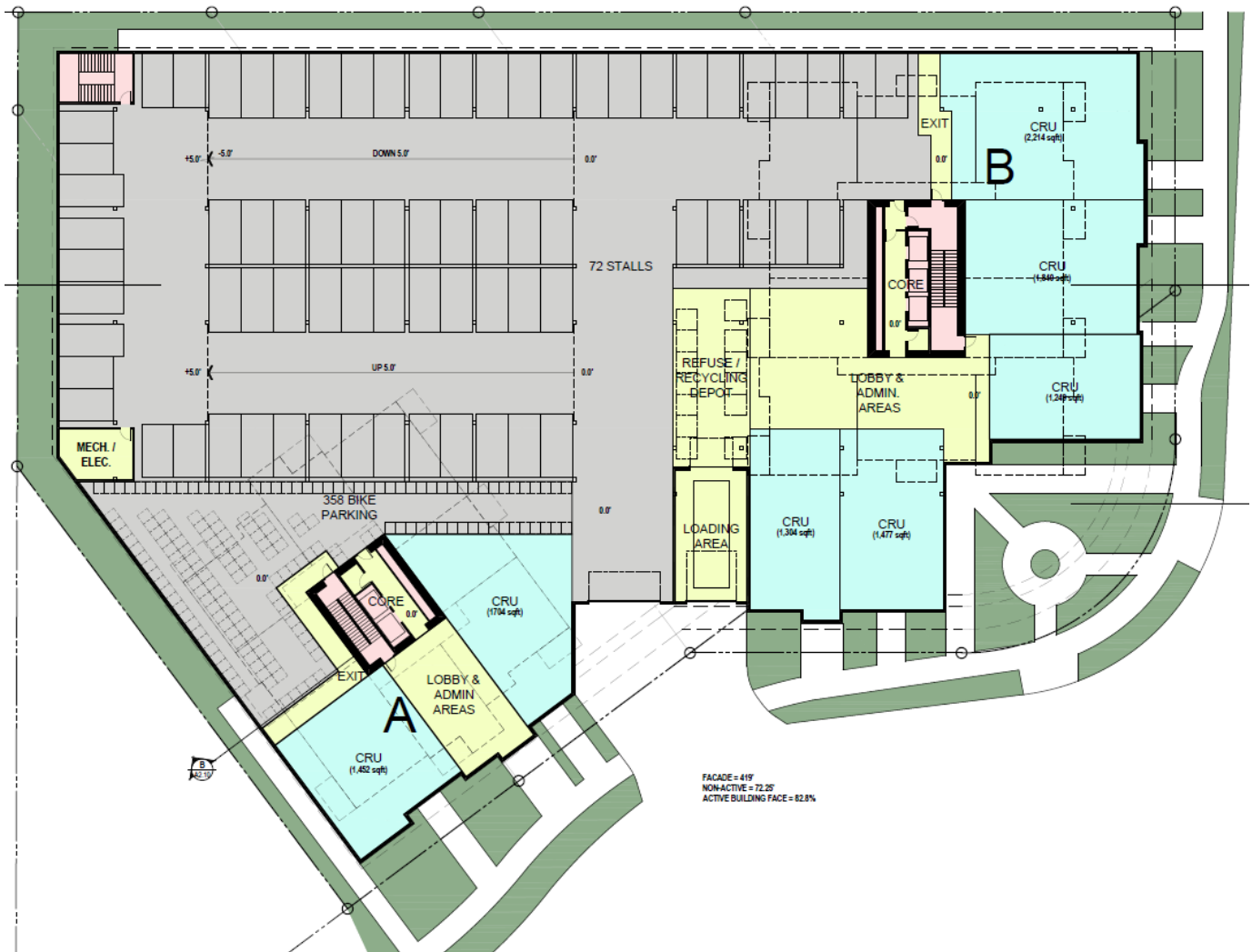
Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence: Marie Watmough, Acting Director of Corporate Services
Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A
RENDERING



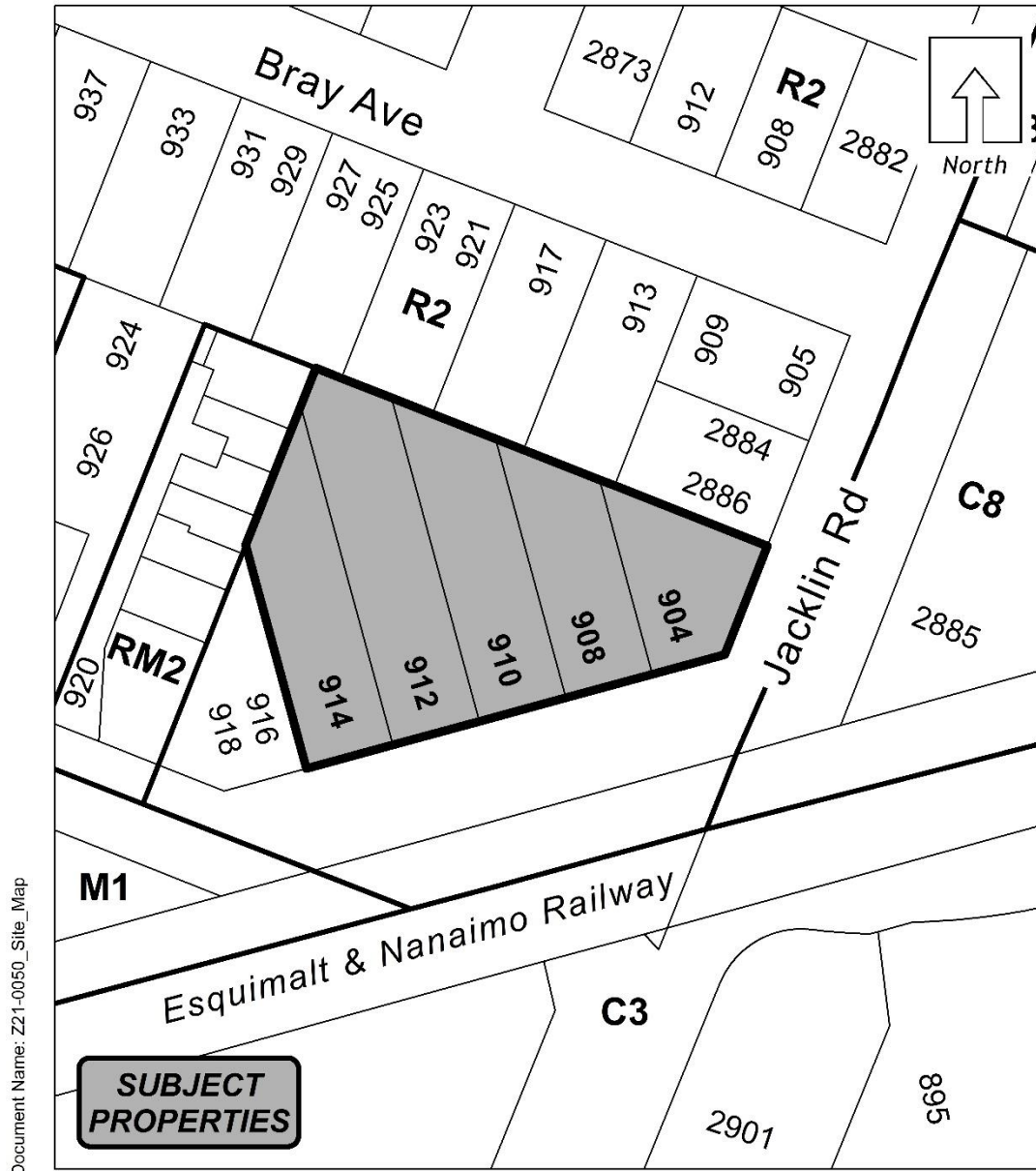
Appendix B
SITE PLAN



Appendix C
SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z21-0050)

904, 908, 910, 912, 914 Dunford Ave

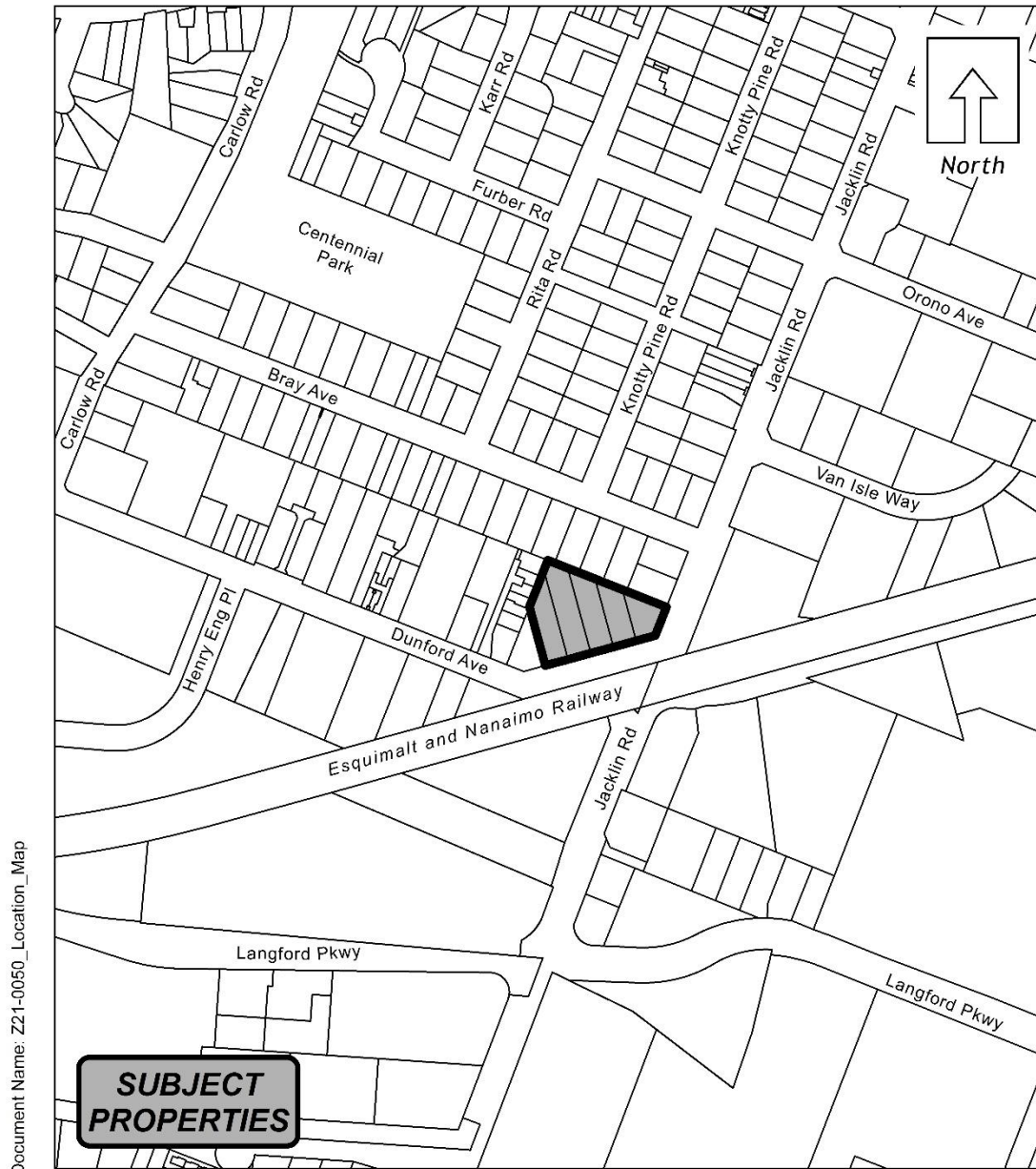


Scale: N.T.S.

Last Revised: 1/28/2022

Appendix D
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z21-0050)
904, 908, 910, 912, 914 Dunford Ave



Scale: N.T.S.

Last Revised: 1/28/2022

CITY OF LANGFORD BYLAW NO. 2037

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 Pedestrian (CCP) Zone the properties legally described as:

- Lot 1, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-825 (904 Dunford Avenue);
- Lot 2, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-833 (908 Dunford Avenue);
- Lot 3, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-868 (910 Dunford Avenue);
- Lot 4, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-876 (912 Dunford Avenue); and
- Lot 5, Section 79, Esquimalt District, Plan VIP13718, PID No. 003-782-654 (914 Dunford Avenue);

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

2. By adding to the CCP Zone map Schedule 'R' those portions of lands identified as 'Area 2' in the attached Schedule B;

3. 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)
CCP	2037	<ul style="list-style-type: none"> · Lot 1, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-825 (904 Dunford Avenue); · Lot 2, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-833 (908 Dunford Avenue); 	<ul style="list-style-type: none"> a) \$2,850 per residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; b) \$1,425 per residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; c) \$712.50 per residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; 	No

	<ul style="list-style-type: none"> · Lot 3, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-868 (910 Dunford Avenue); · Lot 4, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-876 (912 Dunford Avenue); and · Lot 5, Section 79, Esquimalt District, Plan VIP13718, PID No. 003-782-654 (914 Dunford Avenue) 	<ul style="list-style-type: none"> d) \$10.75 per square metre of commercial spaces created of the building towards the General Amenity Reserve Fund; e) \$750 per residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; f) \$375 per residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; g) \$187.50 per residential unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund. 	
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B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 660, (904, 908, 910, 912, and 914 Dunford Avenue), Bylaw No. 2037, 2022”.

READ A FIRST TIME this day of , 2022.

PUBLIC HEARING held this day of , 2022.

READ A SECOND TIME this day of , 2022.

READ A THIRD TIME this day of , 2022.

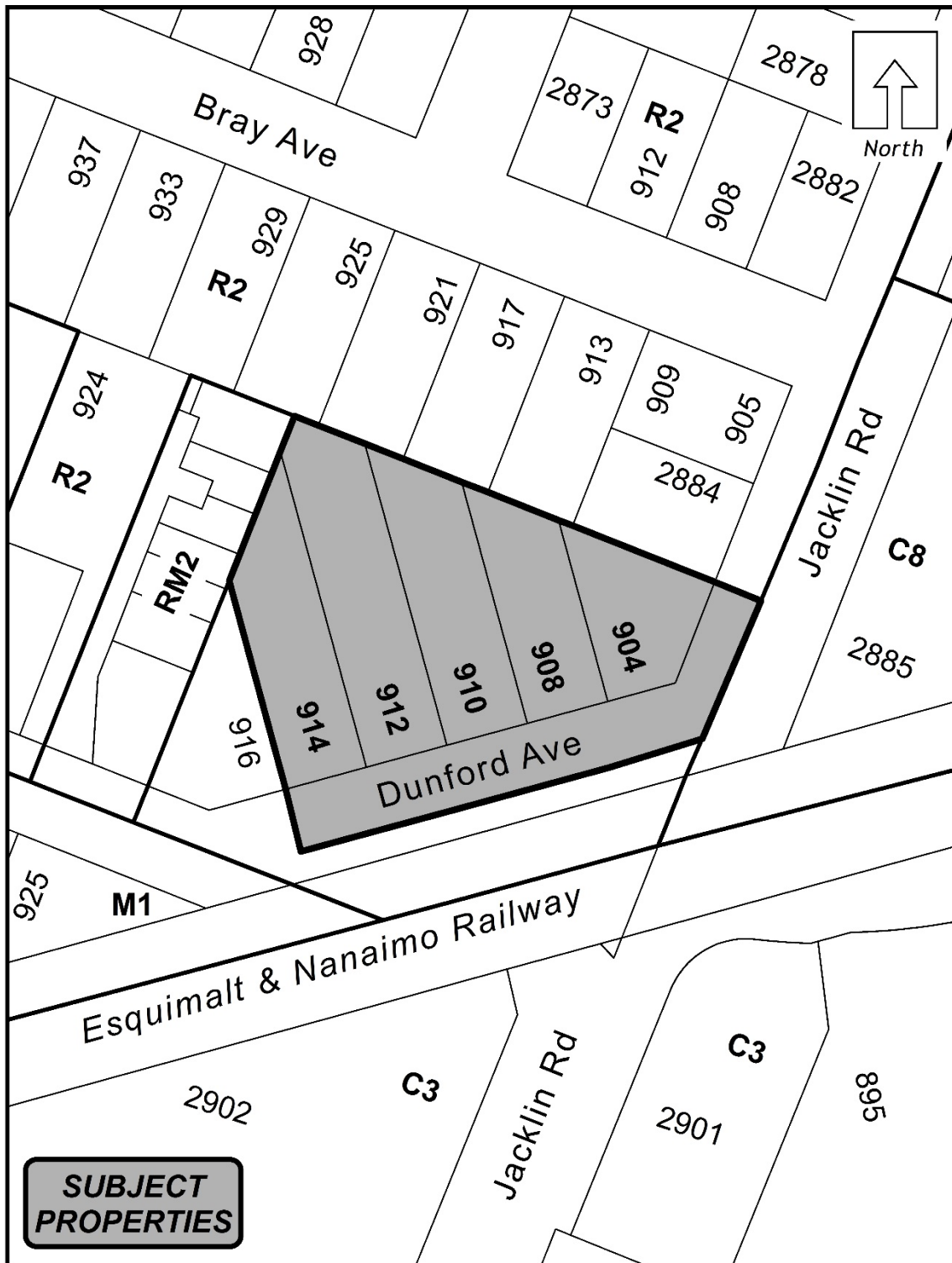
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2022.

ADOPTED this day of , 2022.

PRESIDING COUNCIL MEMBER

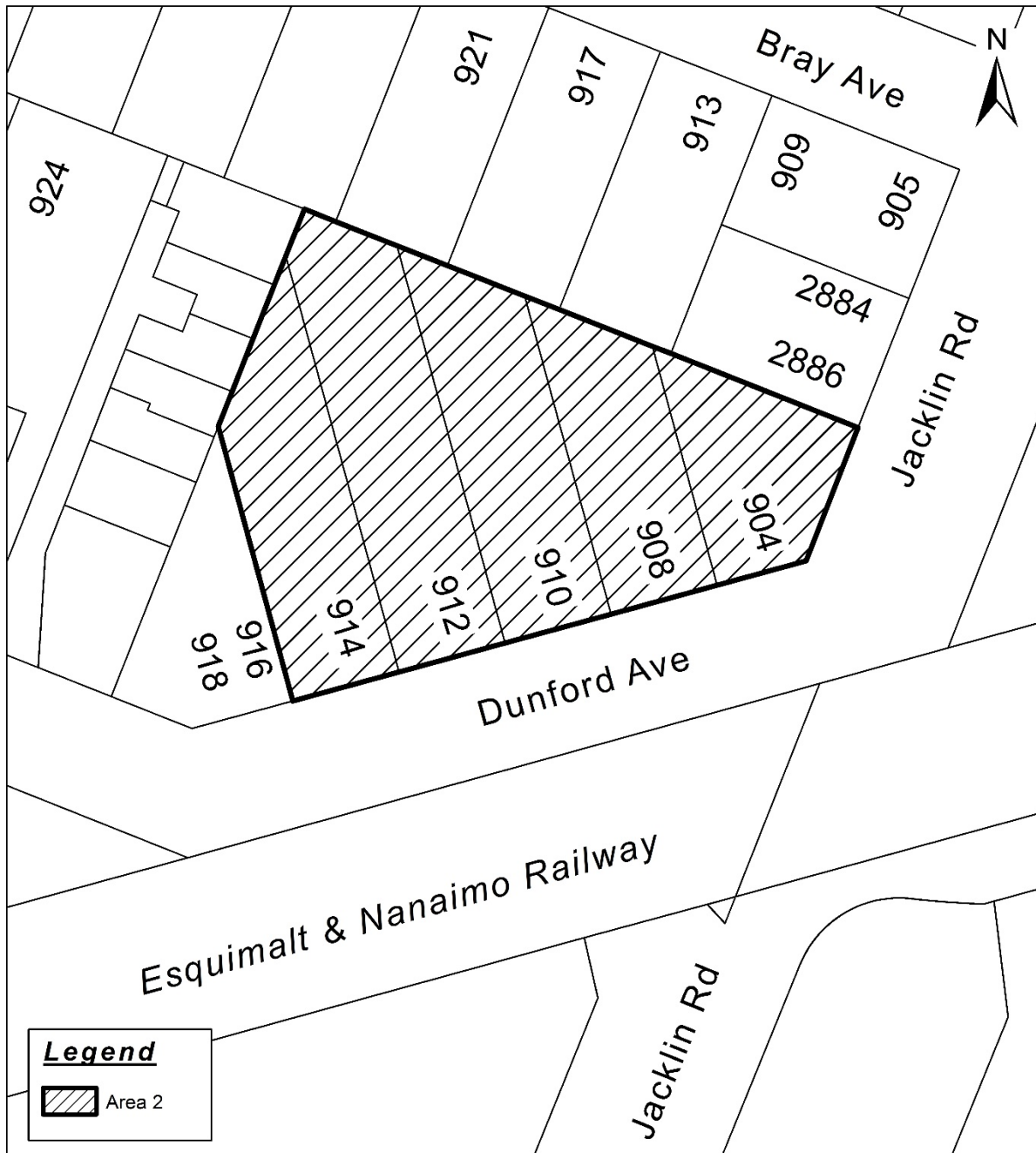
CORPORATE OFFICER

Schedule A



Schedule B

SCHEDULE "R" TO BYLAW No. 300



Z21-0050

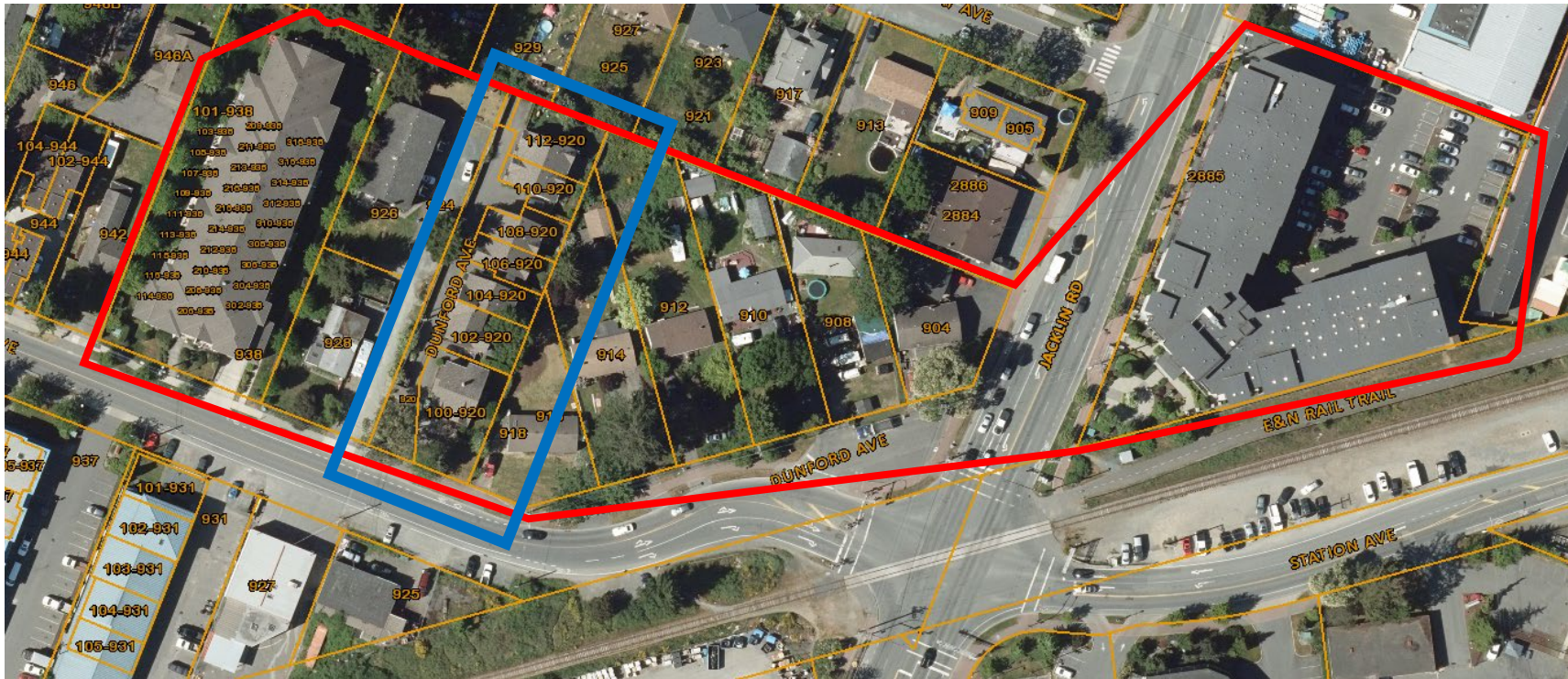
904-914 DUNFORD AVENUE

REZONING PROPOSAL FOR MIXED USE COMMERCIAL AND RESIDENTIAL
CONDOMINIUM/APARTMENT IN THE CITY CENTRE PEDESTRIAN ZONE (CCP)

THE PROPOSAL – DUNFORD CROSSING

- To rezone from the existing R2 Residential Zone to the City Centre Pedestrian Zone (CCP)
- Allowable Floor Space Ratio (FSR) is 6.0:1 (FSR of 5.0:1 requested)
- Commercial uses at ground floor level, which may include medical offices
- No parking or other variances are required
- Official Community Plan compliant for the City Centre Designation
- Development Permit for Form and Character required. This permit ensures compliance with design guidelines for the City Centre including landscaping, signage and other features.
- Suites will be available for the Attainable Housing Program

NEIGHBOURHOOD CONSULTATION



Letters were sent to the immediate neighbours.

Residents of the adjacent townhouse have reached out for information and shared their comments which we will address in this presentation.

Note that the properties directly to the north are currently Zoned CCP and CC1, and many in the neighbourhood are being re-developed

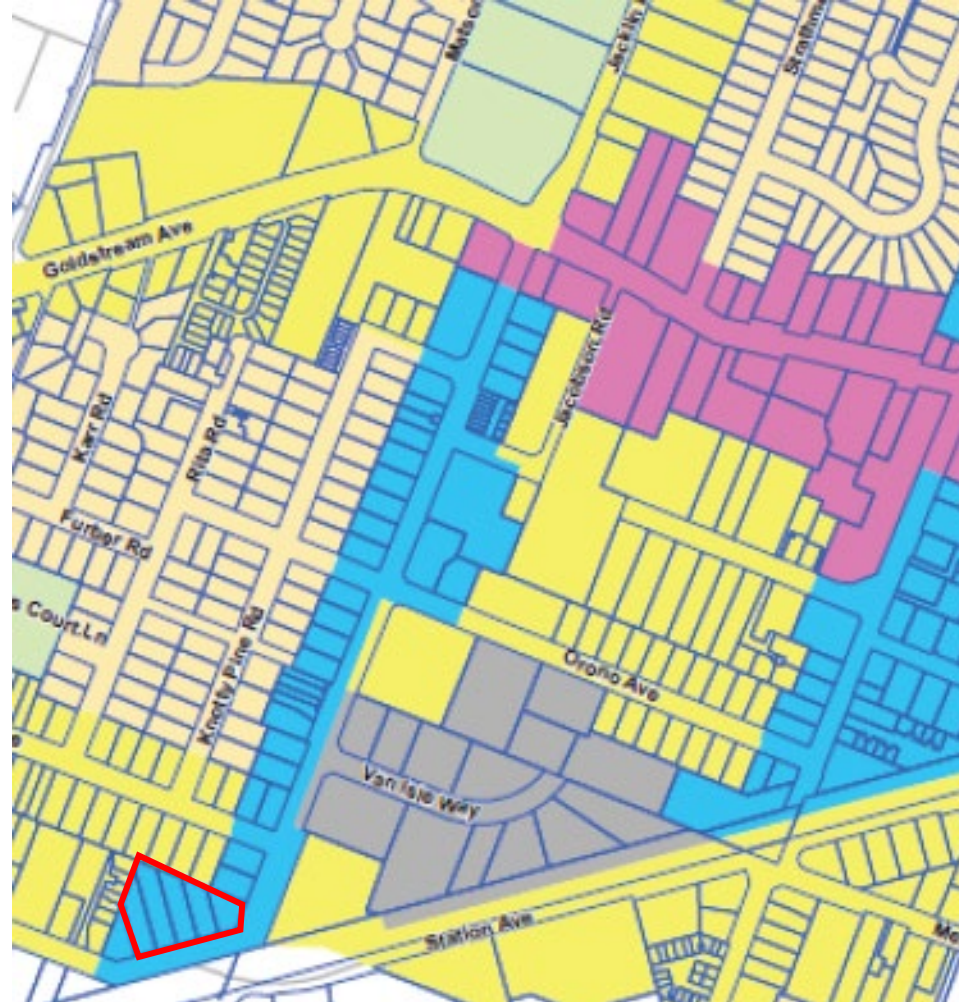
EXISTING CONDITIONS



The properties are currently impacted by residential uses and the structures are nearing the end of their useful lives.

AREA PLAN

The properties lie within the City Centre Planning area.

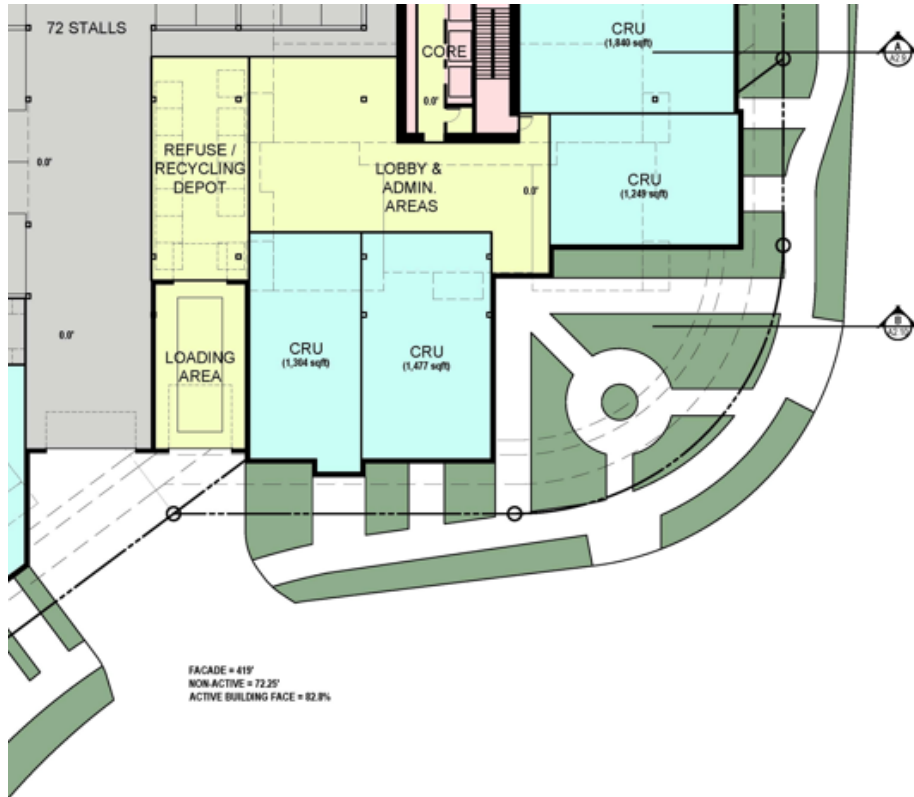




PROPOSAL - DUNFORD CROSSING

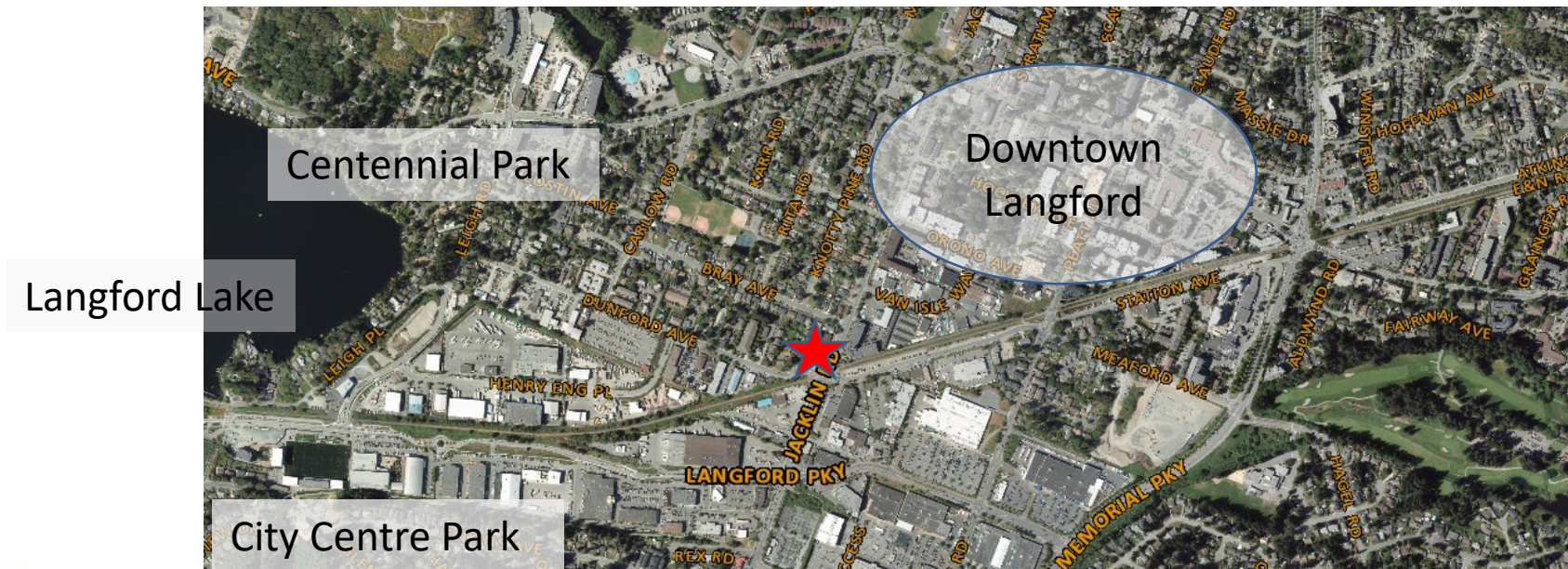


PUBLIC REALM



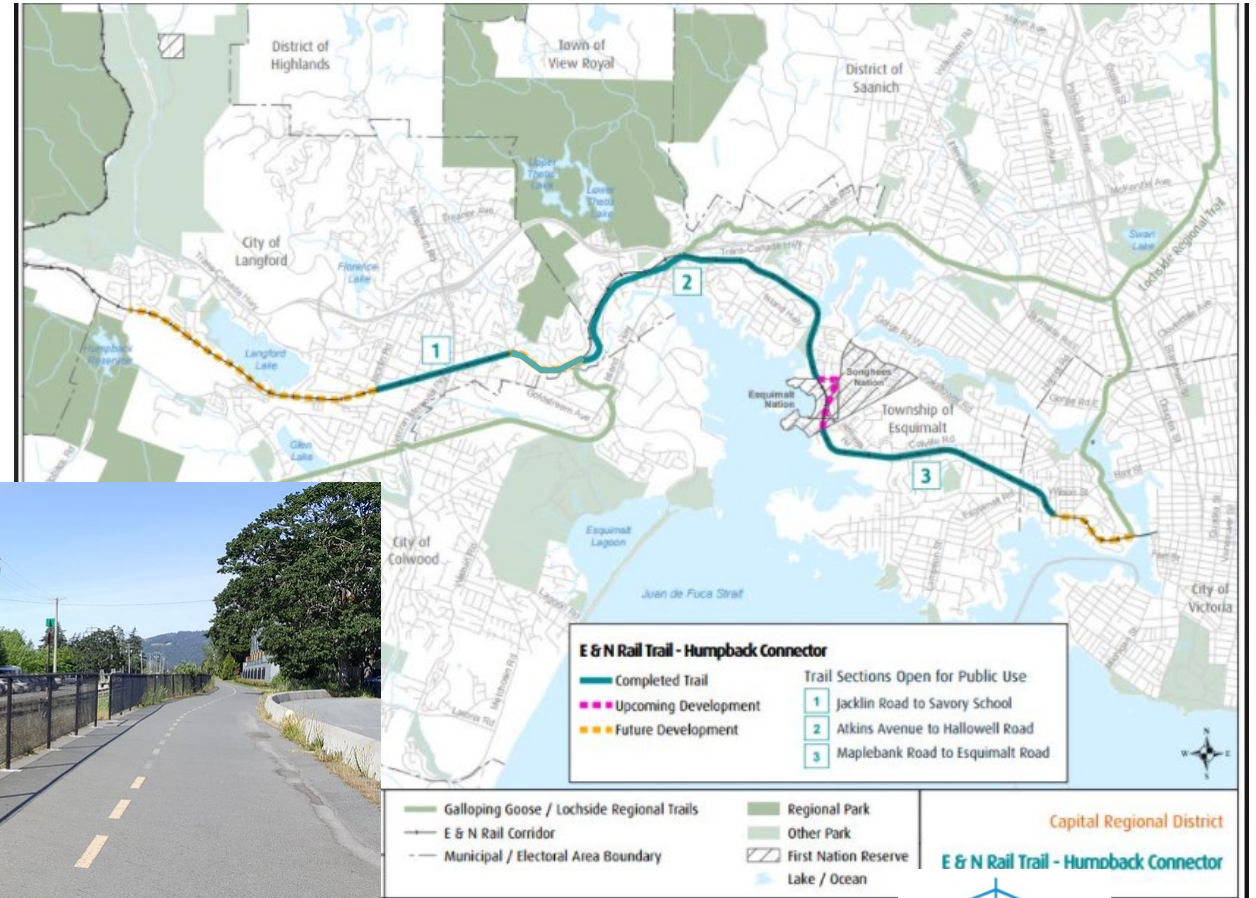
LOCAL AMENITIES

Close to all amenities: Schools, Downtown Langford shops and services (700m), Langford Lake (1.2km), City Centre Park (1.0 KM) and Centennial Park (300m)

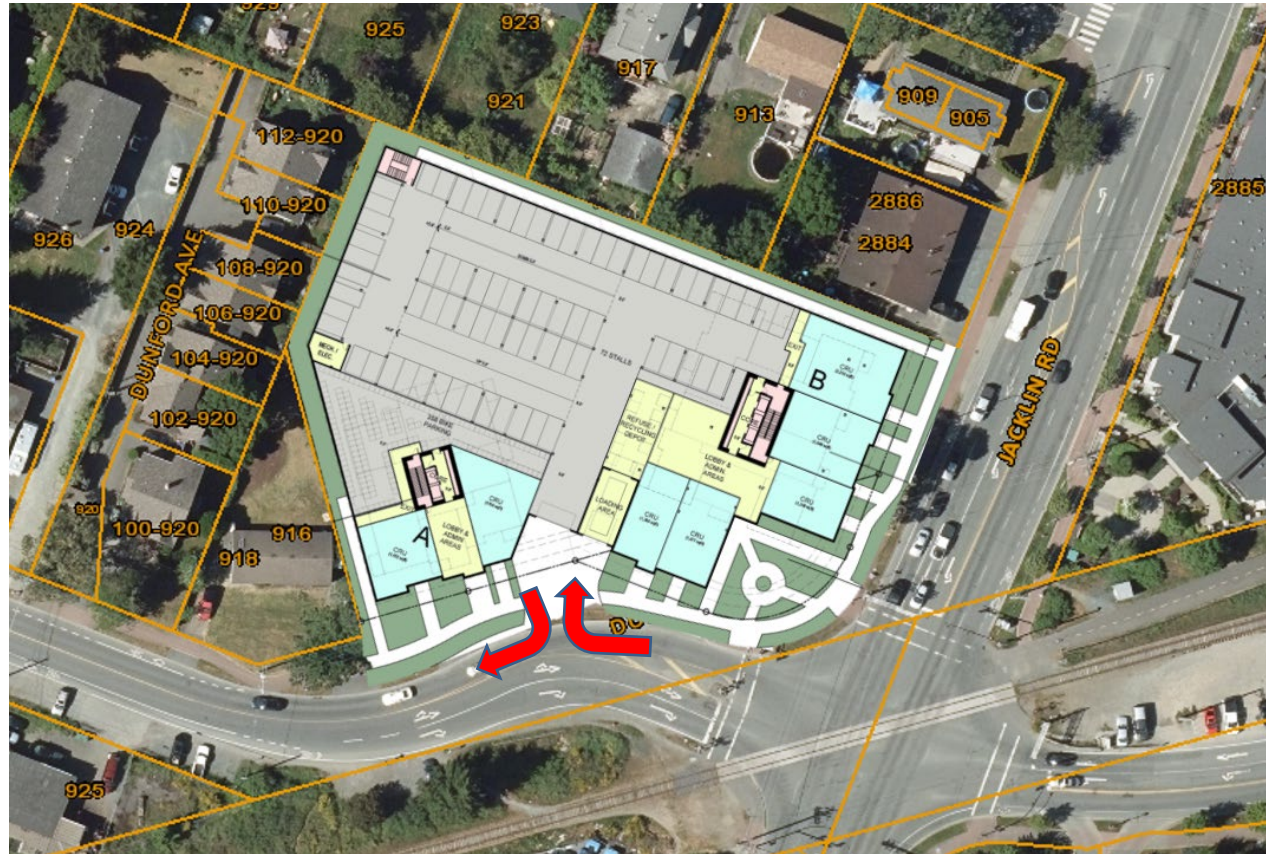


ACCESS TO CYCLING AND TRANSIT

- Excellent location for Cycling at the E&N Rail trail (to be extended to Humpback road in the near future)
- Located adjacent to the B.C. Transit exchange on Station Road, and future light rail.



SITE ACCESS



Access to Dunford will be restricted to right-in, right-out

ACCESS TO CYCLING AND TRANSIT

There are existing transit stops heading within 200m of the subject site and the site is located within 400m (5 minute walk) from the Langford Exchange on Station Avenue. These stops are serviced by the following local routes as well as Regional Route 50 which is expect to become a RapidBus in the near future:

- 39 – Westhills Exchange / Interurban / Royal Oak Exchange / UVIC
- 46 – Dockyard / Westhills Exchange
- 48 – Happy Valley / Downtown
- 50 – Langford / Downtown
- 51 – Langford / UVIC

This area is extremely transit-friendly and has access to many routes. Furthermore, RapidBus is planned along Jacklin Road which will provide many benefits for users that wish to travel from Victoria to the Westshore. There are also transit stops on Dunford Avenue for Routes 53 and 56. Having access to extensive transit such as this can greatly encourage modal shift within the community and reduce reliance on single occupancy vehicles.

- 52 – Colwood Exchange / Bear Mountain
- 53 – Colwood Exchange / Langford Exchange
- 54 – Metchosin
- 55 – Happy Valley
- 56 – Thetis Heights / Langford Exchange
- 58 – Goldstream Meadows
- 59 – Triangle Mountain
- 60 – Wishart
- 61 – Langford / Downtown / Sooke
- 64 – East Sooke

SCHOOLS

Residents are certainly concerned about capacity of our area schools. School District 62 is referred at every application, and fees are collected per unit for school site acquisition by all new developments in the District. Here is a list of schools currently under construction or planned.

Source: www.sd62.bc.ca

Project	Project Description	Current Status	Date of Approval	Occupancy
Royal Bay Secondary Expansion	Addition of 600 student spaces	Complete	Feb. 2018	Sept. 2020
Pexsiseu Elementary	New school (capacity 500)	Under Construction	Mar. 2019	Sept. 2022
Centre Mountain Lellum Middle	New School (capacity 700)	Under Construction	Mar. 2019	Sept. 2022
Elementary in South Langford	New School (capacity 500)	Seeking Approval	TBD	
Elementary in South Colwood	New School (capacity 500)	Seeking Approval	TBD	
Secondary in North Langford	New School (capacity 800-1000)	Seeking Approval	TBD	
Elementary in Sooke River	New School (capacity 500)	Seeking Approval	TBD	
Elementary in North Langford	New School (capacity 500)	Seeking Approval	TBD	

AMENITIES AND FEES

Table 4: Amenity Contributions per Council's Policy

Amenity Item	Contribution Rates*	Total
Affordable Housing Reserve Fund	\$750 per unit (residential)	\$264,000.00
General Amenity Reserve Fund	\$2,850 per unit (residential)	\$1,003,200.00
	\$10.75 per m ² (commercial)	\$11,233.75

*** Note:** The applicant will be charged for new units created at the time of building permit issuance and is entitled to a 50% or 75% reduction depending on the use and height for units above the 4th storey.

Table 5: Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
Roads	\$3,092.39 per unit (residential)	\$1,088,521.28
	\$54.12 per m ² (commercial)	\$56,555.40
Park Improvement	\$1,890 per unit (residential)	\$665,280.00
Park Acquisition	\$1,100 per unit (residential)	\$387,200.00
ISIF Fees	\$331.65 per unit (residential)	\$116,740.80
	\$140/1,000ft ² (commercial)	\$1,574.76
Subtotal (DCCs to Langford)		\$2,315,872.24
CRD Water	\$1,644 per unit (residential)	\$578,688.00
	\$10.74 per m ² (commercial)	\$11,223.30
School Site Acquisition	\$600 per unit (residential)	\$211,200
TOTAL DCCs		\$3,116,983.54

Z21-0050
904-914 DUNFORD AVENUE

THANK YOU FOR YOUR TIME



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, February 28, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0040

SUBJECT: Addendum Report - 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 to rezone 2772 Vantilburg Crescent from the One- and Two-Family Residential (R2) Zone to the City Centre (CC2) Zone to allow for the development of approximately 20 townhouses. The original staff report is attached to this report.

At their regular meeting of January 10th, 2022 Council passed the following motion with respect to the property located at 2772 Vantilburg Crescent:

That Council:

1. Take no action at this time with respect to Bylaw No. 2012; and
2. That the applicant consult with the neighbourhood.

COMMENTARY:

The Director of Planning and Subdivision has received a summary of comments generated by the consultation of the Vantilburg Crescent and Penelope Place neighbourhood, completed by Grayland Consulting Ltd., dated February 3rd, 2021.

Council may wish to note that the applicant has made changes to their site plan, outlining where the outdoor common amenity space will be located and the realignment of visitor parking stalls.

Approximately 60% of the subject property is a designated Development Permit Area for "Drainage Concern". Stormwater management will be addressed through a Stormwater Management Plan, and

the applicant will provide a technical memo from a qualified engineer stating that stormwater can be adequately managed on-site. This, however, is a hazardous Development Permit designation, and not an environmental DP designation. Council may, therefore, wish to have the applicant apply a non-disturbance covenant to the property as a condition of rezoning and require a bird nesting survey, conducted by a Registered Professional Biologist, prior to any alteration of the land. Council also may wish to have the applicant's biologist identify any significant trees on the subject property that can be retained in conjunction with the development plan as presented.

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 there shall be no disturbance of the site until the applicant provides a bird nest survey and a tree retention plan prepared by a Registered Professional Biologist, to the satisfaction of the Director of Planning and Subdivision.
 - ii. 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: Donna Petrie, Manager of Business Development and Events

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



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

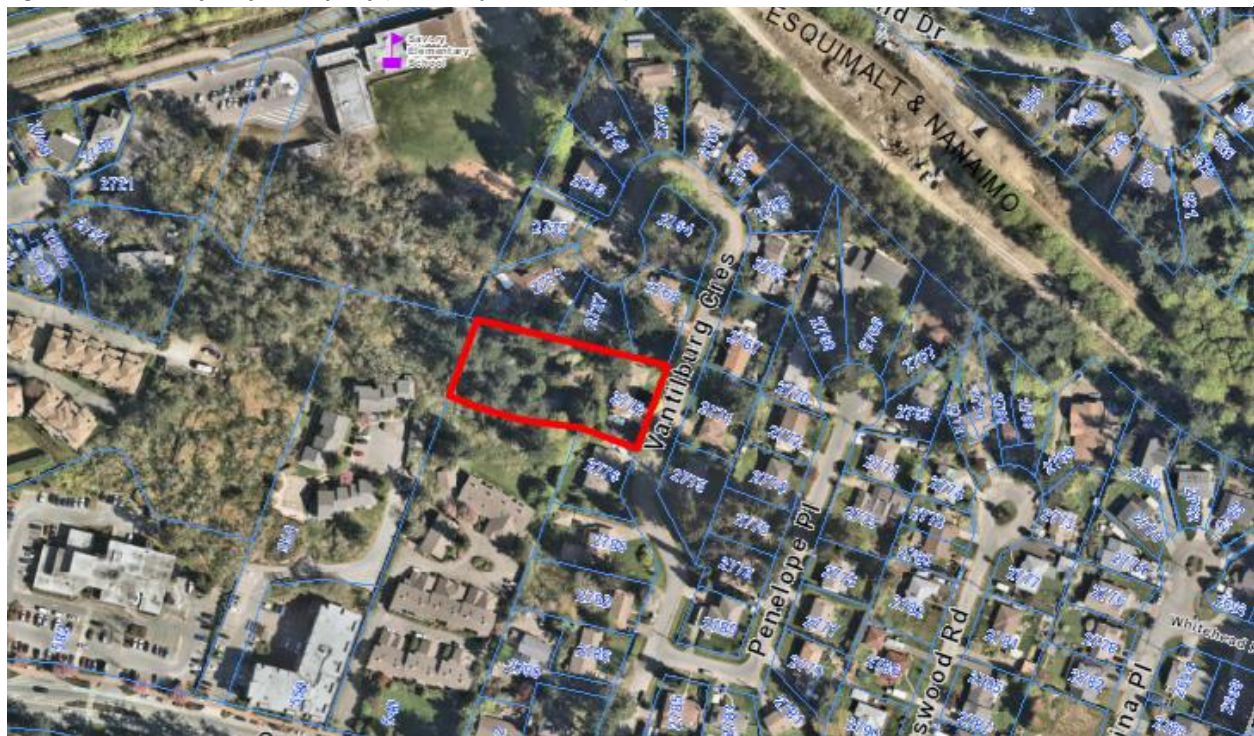
The subject parcel is located north of Goldstream Avenue on a cul-de-sac road within the City Centre. The existing property contains a single-family dwelling and is flat in nature. The surrounding land uses include medium density residential buildings, public elementary school, as well as single family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



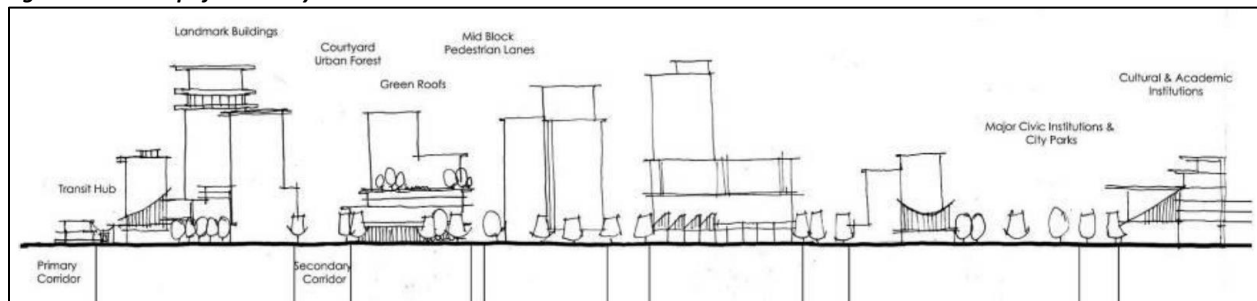
COMMENTS:

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

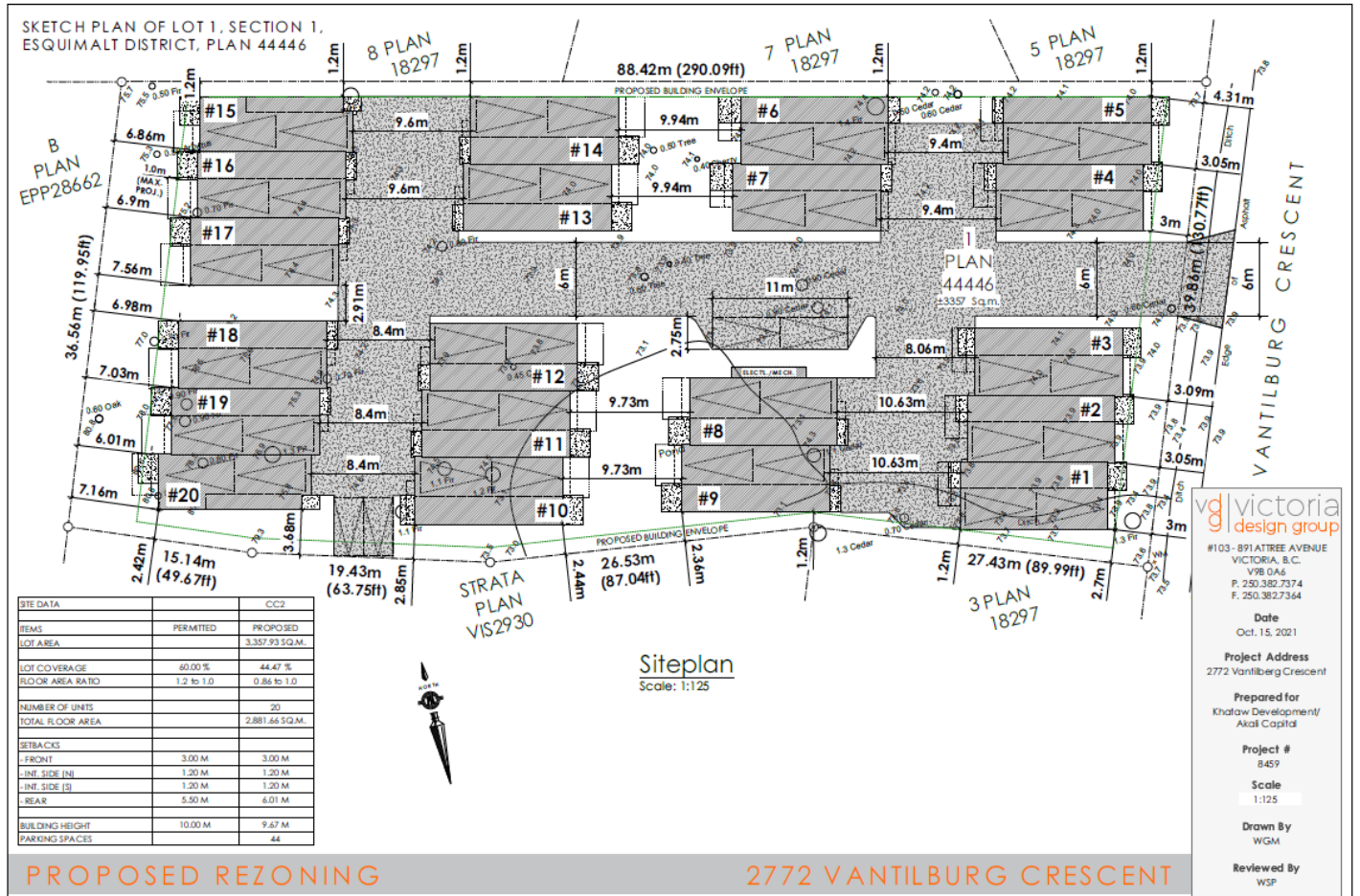
THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

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

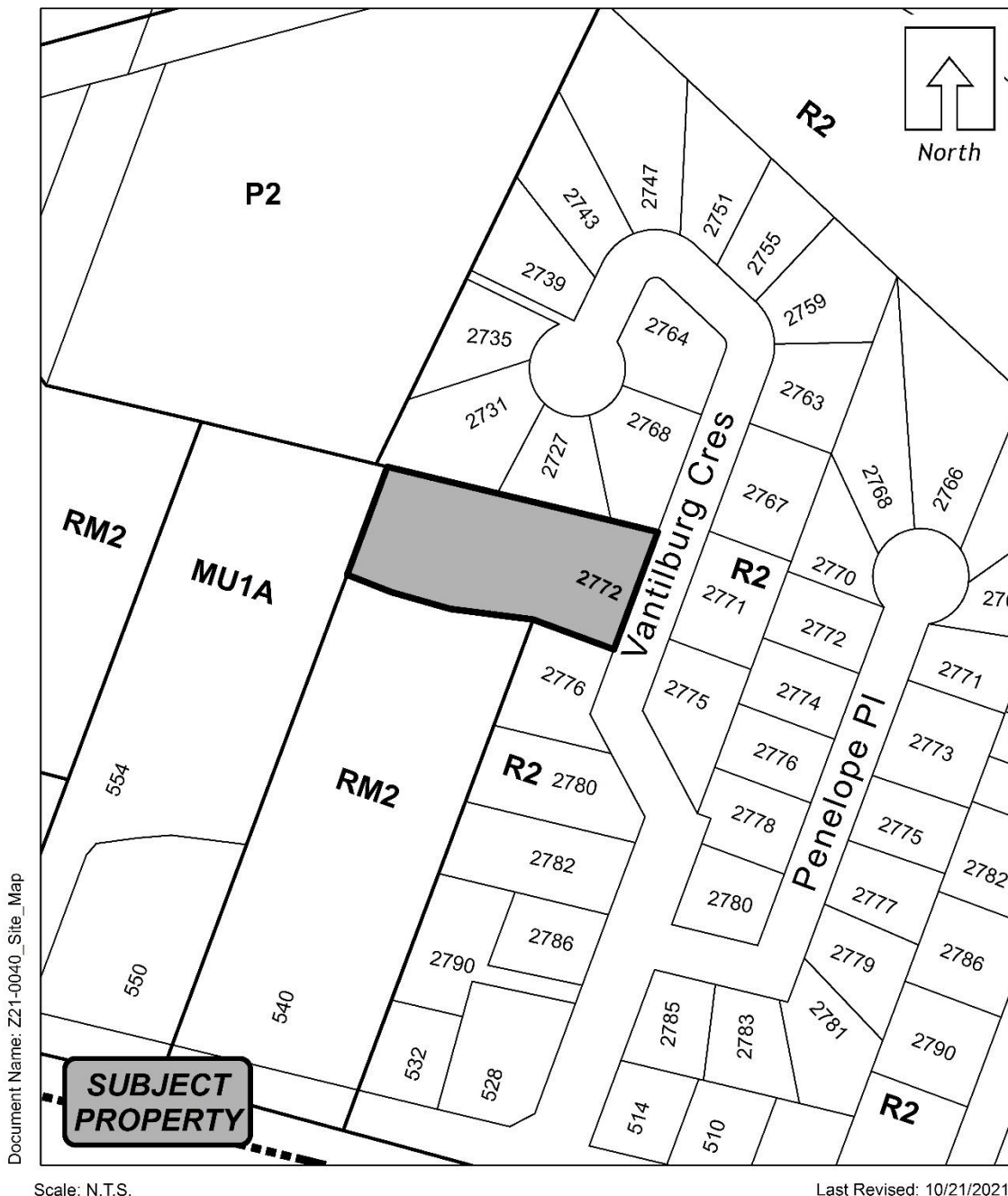
PROPOSED REZONING

2772 VANTILBURG CRESCENT

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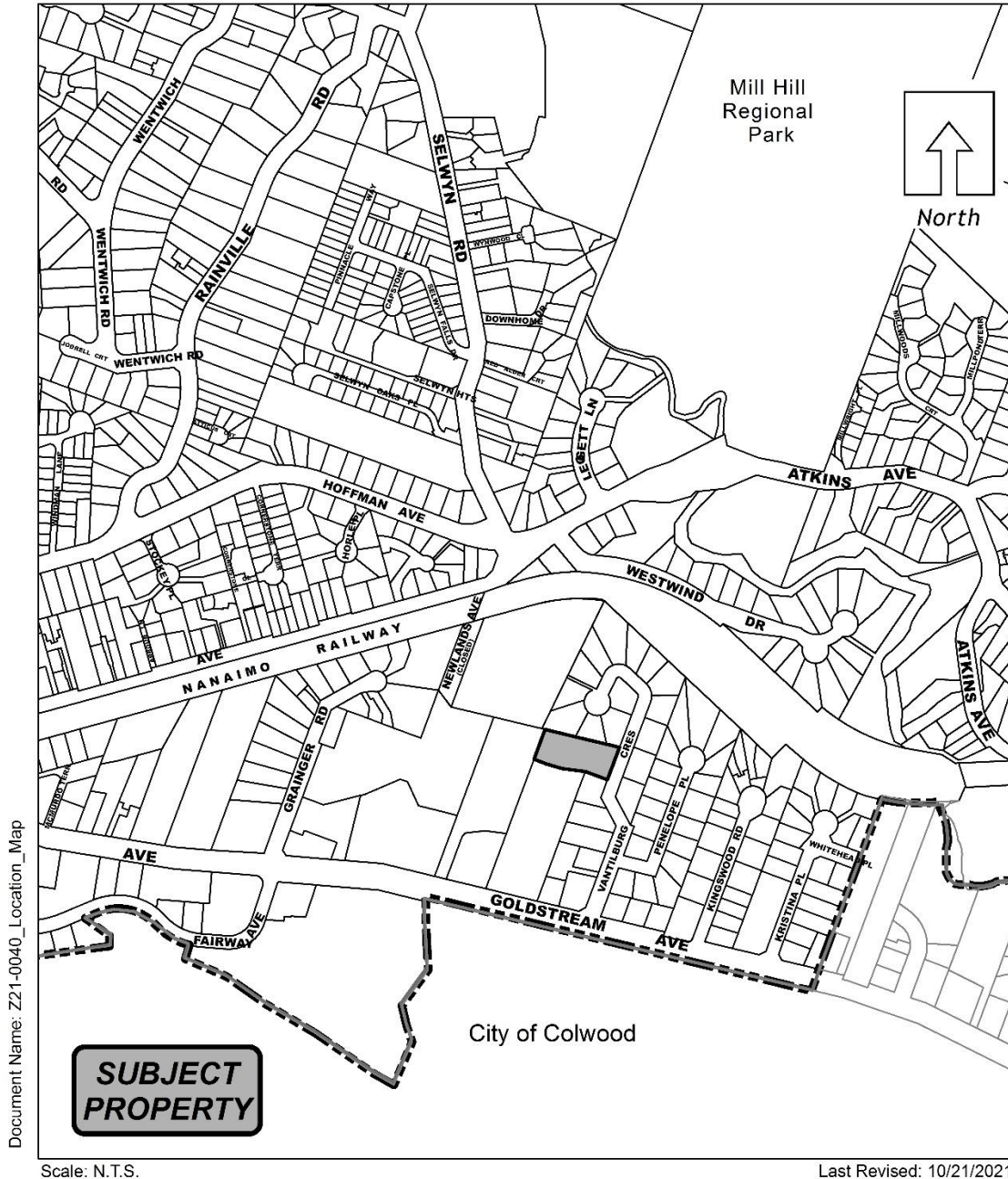
Appendix C – Site Map

**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)
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 , 2022.

PUBLIC HEARING held this day of , 2022.

READ A SECOND TIME this day of , 2022.

READ A THIRD TIME this day of , 2022.

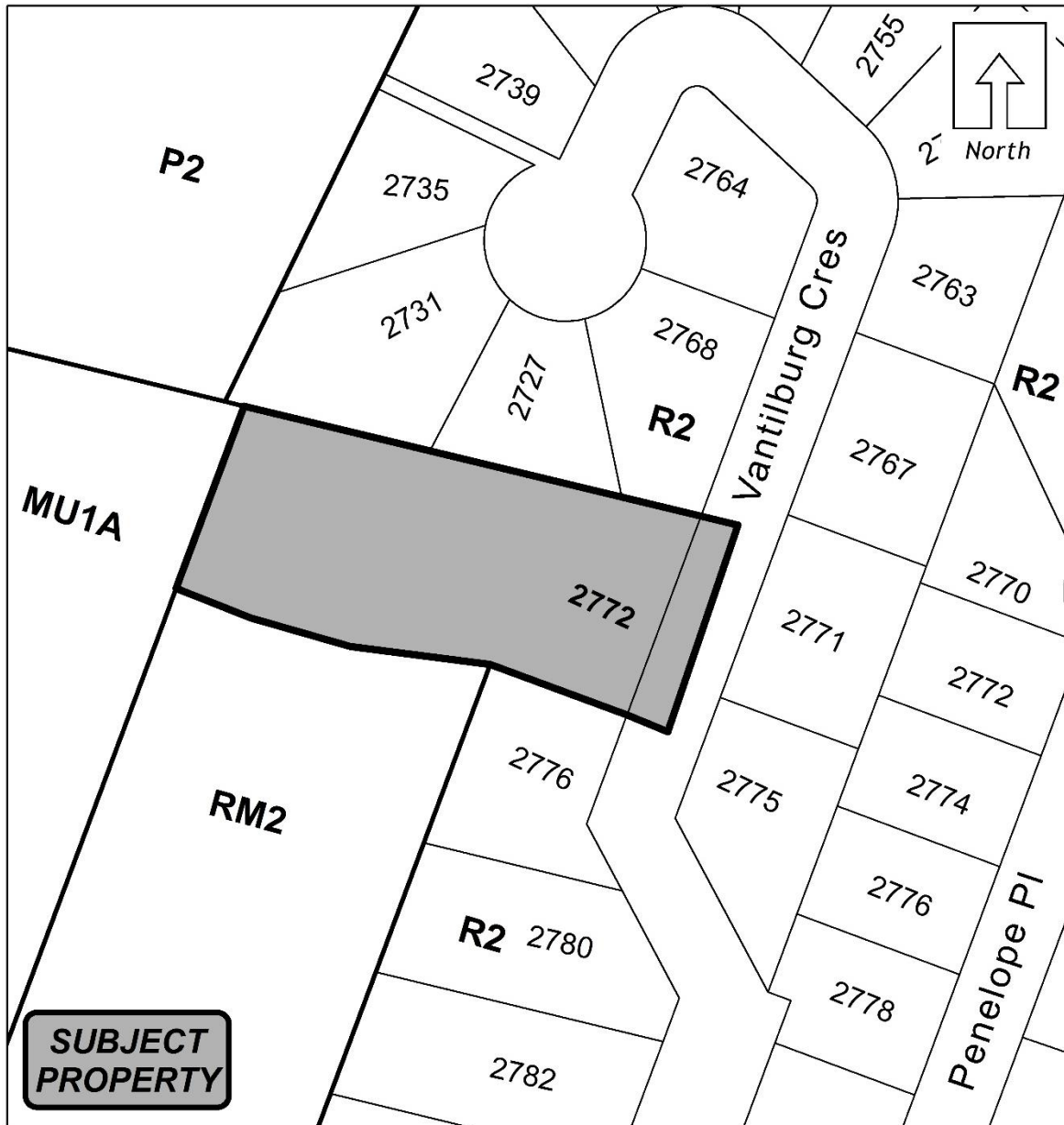
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2022.

ADOPTED this day of , 2022.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



Trina Cruikshank

From: andrew haws [REDACTED]
Sent: February 22, 2022 2:31 PM
To: Langford Planning General Mailbox
Subject: Submission Regarding 2772 Vantilburg Cres.

Dear Planning, Zoning, and Affordable Housing Committee

First off, I wish to apologize that my email is late. I have two small children and my wife is pregnant with our third and so it has been a challenge to sit down and find time to write this however I did not want to miss the opportunity to share our families viewpoint on this project.

At the last meeting several of the objections raised were addressed by the council and the developer was asked to do further consultation with our community to try and win support for the project. As a result, a consultant was hired who essentially sent out a letter repeating all the information that had already been amply communicated at the meeting without actually addressing any of the underlying concerns.

I personally wrote to the consultant laying out those underlying concerns and received only the promise to pass them on to the developer but no further dialogue was offered. With that being said I don't feel like the request of the committee was properly or diligently cared out. The developer has shown no desire to hear what the community wants and plan a development accordingly, rather he seems to simply be trying to jump through obligatory politic hoops to get to the next step.

On that note I want to share with you our concerns, which I passed on to the consultant:

I believe that most if not all, of our neighbours would agree that we are not in favour of any sort of high density development on our street. [REDACTED] we found it desirable specifically because it is characterized by a serene forested environment and quiet atmosphere despite its proximity to many of the amenities we regularly use.

This neighbourhood is characterized by large trees, quiet streets, larger lots, and diverse looking single family dwellings and so for many of us, there would be a net value loss in our neighbourhood should the type of proposed development take place. Some of the historical trees that provide natural habitat for wildlife as well as natural sound barriers to road noise would be removed. The addition of 20 homes would add a huge amount of increased traffic making a street, which is perfect for walking down with children or dogs, less safe.

I recognize that this can be viewed as a NIMBY attitude, and to some extent it is. As I mentioned this neighbourhood is desirable because of what it is. We chose to move here because of what it is, and we are committed to fighting to keep it what it is. However, I think it is important to note that the character of this neighbourhood is not just beneficial to those of us who live in it. We have many families who live in neighbouring streets and apartments who utilize our street precisely because of its quiet and serene aesthetic. Those who live in more compact areas use it as a safe space to access the E&N trail or the Savoury School playgrounds or fields. The addition of 20 townhomes would completely erode this important aspect that makes Vantilburg an amenity to the community at large because of the increase in traffic, noise, the destruction of historic trees and wildlife habitat and natural landscape.

I will be honest.. if the decision was up to us, we would not want more than a new single family house, or perhaps a duplex or even two houses on 2772, however I understand that an investment has been made there and that Mr. Khataw wants to see a return. And so my hope is that the developer can come up with a compromise that recognizes and seeks to preserve the character of the neighbourhood.

The consultant hired by Mr. Khataw has notified us that the lots can be subdivided into 6 single family dwellings and though this is still not desirable, if we have to choose the lesser of evils we would choose a new street with 6 new single family dwellings on that property vs 20 townhomes and I am guessing most of the neighbours feel the same way. However, no one finds either proposal particularly attractive.

I hope you as our elected body will take this feedback into consideration as you look at this project and protect the interests of the community in ensuring that any development on this land will continue to preserve the fundamental character that makes this street such a valuable asset to the citizens of central langford.

Sincerely,

Andrew (and Shannon Haws)
2755 Vantilburg Cres

BILL COLLER

3373 Haida Drive
Victoria, BC, V9C 3V9

Delivered by email: planning@langford.ca

February 21, 2022

Planning, Zoning, and Affordable Housing Committee

Mayor and Members of Council

City of Langford

2nd Floor – 877 Goldstream Ave,
Langford, BC

Dear Mayor & Councillors:

RE: PROPOSED TOWNHOUSE DEVELOPMENT AT 2772 VANTILBURG CRESCENT

[REDACTED] located at 2764 Vantilburg Crescent in Langford. I bought the home [REDACTED] and [REDACTED]. [REDACTED] lives there. We are very much opposed to the proposed townhouse development pertaining to 2772 Vantilburg Crescent. It will harm the ambience of the homes and life on Vantilburg, including by eroding the area's general tranquility, that in the context of the large-scale developments that are going on elsewhere in Langford.

Vantilburg Crescent is a relatively quiet, single home per lot neighbourhood. That is why we bought 2764 Vantilburg [REDACTED] and that is how it should be into the future. Changing the zoning to CC2 to allow a 20 townhouse development also will likely open the door to further such developments in the future, thus further degrading the neighbourhood.

The people who bought homes and who live on Vantilburg and Penelope did so because they were single home lots in an R2 neighbourhood. Please do not invade our right to keep it that way.

Yours truly,

Bill Coller

BAC/bc



B. COLLER

Trina Cruikshank

From: Caitlin Little [REDACTED]
Sent: February 22, 2022 3:31 PM
To: Langford Planning General Mailbox
Subject: Zoning Amendment Concerns file Z21-0040/PZ 2772 Vantilburg Crescent

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.

I would ask that the developer request the correct zoning for the proposed use - RT1 or RT2. The developer sent out a vague letter about sewer connection, and no further "consultation" happened from there. Please don't set a precedent on this street for other developers to build condo towers above small, low residences. This developer is cost-sharing with the developer owner of 328 and 332 Goldstream and I have no doubt if granted the CC2 zoning, the developer will change their plans to be something larger. Please protect the investment that the current homeowners of Vantilburg Crescent and the surrounding streets have made in Langford by approving a use for the lot that connects with the existing structures that aren't going anywhere.

Thank you for your time.

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

Planning, Zoning and Affordable Housing Committee

RE: File Z21-0040
2772 Vantilburg Cres.

The residents of the Vantilburg area [REDACTED] 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" close to an elementary school. 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 our children in this now peaceful neighborhood.

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 small community with narrow street 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. Already with 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 road traffic calming measures for safety, but was denied by Langford council citing the need for emergency vehicle access. I have seen emergency vehicle friendly measure taken in other neighborhoods in Colwood around Dunsmuir school and Brittany Dr. Not in Langford? So what does that say about the city's priorities to keep its residents and children safe? Even on Granger Rd which is the main access to the elementary school has little signage or any traffic calming measures in place. It is in disrepair with potholes filling both sides of the street so pedestrians again need to walk in the street.

There is no city sewer even on Vantilburg Cres. And the proposal only seems to allow for sewer to the new project. What about the impact to the rest of the residents and allowing sewer to all so the whole neighborhood benefits and not just the developer?. 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 [REDACTED] 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.
Victoria, BC

Trina Cruikshank

From: Gerry Willner [REDACTED]
Sent: February 21, 2022 11:35 AM
To: Langford Planning General Mailbox
Subject: Townhouses Development on Vantilburg

Good morning,

I feel the 20 townhouse development on Vantilburg is too many.

I would like to of heard from the developer, someone in person, so we as the affected could ask questions.

We moved here because we wanted a larger piece of property, not two feet from your neighbors.

We like living on a cul-de-sac, low car traffic, mostly neighbors.

We like to see the children on the cul-de-sac making art on the road with road chalk. Playing road hockey, skate boarding, basket ball and children just sitting on the boulevard talking and playing with other. Neighbors walking from house to house talking to neighbors, admiring their gardens and talking about the improvements on their homes they have done.

The zoning on our property in one home per property.

So you go and change the zoning to what even you want but we can't. Not fair.

Gerry Willner 2774 Penelope Place

As a member of the homeowner's group for Vantilburg Crescent and Penelope Place, the following expresses our concerns, questions and suggestions:

Once again, we have canvassed our concerned neighbours for additional information and comments relative to the proposed development.

- 1. If the proposal is for the 20 Townhouses, why is the proposed zoning change City Centre and not Townhouse?
 - 2. Previously we indicated we were not opposed to between 4 and 6 townhouses. Now the proposal is 20 townhouses?
 - 3. You indicate that 20 Townhouses require 2 parking spots each with an additional 4 parking spots for guests. That totals 44 spots in total.
 - 4. Where are those 44 additional parking spots going to be situated on an already busy side street? As the children of these new residents come of age, where are they going to park?
 - 5. When these 20 new families have guests? Where do they park during Christmas, birthdays or other regular yearly celebrations or events?
 - 6. We understand there are options to buy properties lying between this proposed development (2772 Vantilburg) and the lot #528 on the corner of Goldstream and Vantilburg. These lots may include #2790, 2756, 2782, 2780 and 2776. Can this be confirmed?
 - 7. What is the intended use for these additional lots, parking, or more developments under CC1 or CC2, which we adamantly oppose.
 - 8. Will these 20 townhouses be available to purchase or are they to be rentals or for low-income housing ?
 - 9. You say that the developers MAY pay a per unit fee for future school site acquisition as we all know the present school (Savory Elementary) is full. We can't imagine how that "fee" is going to come anywhere near the funds needed to locate a site, purchase it, develop it and build another school all done in time for the children that come with this proposed development.
10. assuming a new school can be built within a reasonable time frame, and at no additional cost to the present owners of the properties on Vantilburg Crescent and Penelope Place, how are the children going to get there and back, by bus? Has anyone tried to turn a bus around in our dead-end street, or in the other dead end at the other entrance to Savory School? Is the plan to have these children stand out on Goldstream to catch their bus and/or cross Goldstream coming or going to school?
- 11. Recently, we have seen an influx of young families buying here to raise their children in a clean, quiet, residential community.

We have narrow dead end streets and no sidewalks. Children and families walk on the road and say greet one another with friendly conversation. The kids play street hockey, basket ball, catch, and ride their bikes. The natural landscapes that we have by way of large trees, grasses, brush and more provides natural habitat for the wildlife that is evident with Deer, Owls, Squirrels, and many species of birds It seems that most of us purchased and moved here because of the quiet, serene environment where we have access to the City amenities nearby while still being able to enjoy a more rural feel

- 12. Our neighbourhood and its culture functions as a quiet area for pedestrians and dog walkers who live in more high-density parts of Goldstream to come and enjoy the usual quiet, serene environment of our two streets.
- 13. We believe the entire subdivision of Vantilburg Crescent and Penelope Place has covenants in place and should be limited to single family dwellings.
- 14. In a recent article in the Victoria News it was noted that our mayor Stu Young suggested that the City of Langford would honour any covenants placed on our properties.
- 15. We want to retain the beauty and ambience of our neighbourhood as we are one of the last single-family areas in Langford.
- 16. There is still substantial room for multi-use development in other areas of Langford, areas off of Jacklin featuring older duplexes that have been rentals in the past and may be looking forward to upgrades, as well as some spots around Langford Lake, Sooke Road and others.
- 17 – This Developer was to go back to the neighbourhood with more information and thus far this has not happened. We have no additional information of use and if we do receive that information next week we will have no time to respond within the time frame allocated.
- 18 – We now have a new couple who two years ago purchased the property directly across from this proposed complex who will now have to look at the end of two rows of townhouses rather than the greenery and a glimpse of a pond, deer and nature.
- 19 – How would any one of you, the Mayor, Members of Council or anyone else that has committed their time and effort to their properties feel about having twenty townhouses erected in their quiet little neighbourhood?
- 20 – it would have been nice to have this area turned into a parklike setting with the pond as a water feature, the deer, owls and other natural elements improved with pathways, lighting and a few benches. Oh well.....
- Helen & Gordon Bradley
- 2763 Vantilburg Crescent
- V9B-3K5

February 22, 2022

The City Counsel of Langford and Planning Committee,

It seems that we are writing again to you to implore upon the understanding of the proposed development of 2772 Vantilburg Cres. Our original letter was written on December 6, 2021. It was a verdict from that town council meeting that the in accordance to the meeting minutes of 20211213-PZAH-Meeting, Section 5.4

5.4 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

MOVED BY: WADE
SECONDED: STEVENS

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

1. Take no action at this time with respect to Bylaw No. 2012; and
2. That the applicant consult with the neighbourhood.

Motion CARRIED.

6. **ADJOURNMENT**

MOVED BY: WADE
SECONDED: CREUZOT

The Chair adjourned the meeting at 7:00 pm.

Motion CARRIED.

At this point in time the applicant has not consulted with us, they hired a 3rd party consultant by the name of Grayland Consulting Ltd. The letter that was sent by this company is date January 10, 2022.

The attached letter enclosed outlines the following items: Zoning, School Capacities, Traffic and Pedestrian Safety, Drainage, Parking, Protective Services, Sanitary Sewers, Notification Period, and Environmental Issues. These were all items brought to the attention of the Planning Committee on December 13, 2021. However, the letter does not answer any of the concerns that we, as homeowners, and a community have.

Zoning- The neighbourhood has indicated that they would be more comfortable with an RT1 or RT2 Townhouse designation as opposed to the City Centre 2 (CC2) zone which might allow a broader range of land uses and densities." This paragraph is speaking for us as a community, we DO NOT want nor feel comfortable with this zoning application. This consultant goes on to say "Currently, under the existing R2 zone 6 single family homes, 3 storeys high with suites could be constructed without public input." This statement is bully like at best and does not do anyone good to tell the tax paying citizens of Langford that in a "Like it or lump it" statement its how it will be. If the developer and the consultant are attempting to get the community on board and feeling any contentment with this, they have just shattered it in the first paragraph.

Schools Capacities- “Langford works closely with SD62 to determine future needs of the community and are referred with each land use application. In addition, developers are charged a per unit fee for future school site acquisition, which is paid directly to the School District.”

While this is a nice statement, it does not answer the questions we presented originally. Where are these children who move into these proposed townhomes to go to school when our elementary school currently is over capacity, with no future changes in the catchment area in September 2022 when the new school in West Hills opens? The catchment for Savory Elementary School has had 3 major density changes in the City of Langford S6 Goldstream East. The first one was the removal of 13 income assistant townhomes on Goldstream Avenue, that was replaced by the first building with 92 condos, and then a second building that is larger and est. 120 units. That brings a total of over 150 units of income assistance (predominantly families) with children now enrolled with Savory Elementary School. The second one is the recent approval of 3 single dwelling homes on the E&N Railway Path on Granderson Road. This will be a 6-story condo building that will home another approx. 92 units at least. These children will also go into Savory Elementary School. And now this proposed zoning change will also flood into this school. Savory Elementary is currently the last school in the district to receive any funding. They lost their computer lab a few years back to the number of students it must accommodate now. There is only 1 ramp in and out of the school for wheelchairs, and no elevator. How will it accommodate any children that will need to access this for lessors, or teachers who are qualified but may be discriminated against due to a disability that the school cannot accommodate? The average size class at this school is approx. 26-28 students to 1 teacher. The brand-new music program is in a portable in an extra field that is now a parking lot, due to student admissions for drop off and pick ups. The new elementary school that will open in West Hills does not effect/change any of the catchment for Savory Elementary School. So, there will be no relief of students in September 2022 for this school.

Grayland Consulting Ltd. Responded with the following when asked about the same issues:

I am not privy to the funding models for new schools, but perhaps the school district could answer that question for you. Here is a list of the new schools that are either under construction or planned for the Westshore.

Project	Project Description	Current Status	Date of Approval	Occupancy
Royal Bay Secondary Expansion	Addition of 600 students	Complete	Feb. 2018	Sept. 2020
Pexsiseq Elementary	New school (capacity 500)	Under Construction	Mar. 2019	Sept. 2022
Centre Mountain Lellum Middle	New School (capacity 700)	Under Construction	Mar. 2019	Sept. 2022
Elementary in South Langford	New School (capacity 500)	Property Acquired	July, 2020	
Elementary in South Colwood	New School (capacity 500)	Property Acquired	Sept. 2020	
Secondary in North Langford	New School (capacity 800-1000)	Pending Enrolment	TBD	
Elementary in Sooke River	New School (capacity 500)	Pending Enrolment	TBD	
Elementary in North Langford	New School (capacity 500)	Seeking Approval	TBD	

I personally called Savory Elementary and School District 62. They did not have any answers or ability to inform for accommodation to the proposed zoning application.

Traffic and Pedestrian Safety- “The Director of Engineering makes the determination if a traffic impact study is required” On December 13, 2021 it was requested by 3 residents that a traffic and pedestrian safety study was conducted. The Engineer of the meeting was not aware at that time, and this is when the planning committee requested the developer come back to the neighbourhood. We were one of those residence and would still like this conducted. Grayland continues, “The existing traffic plans and models for the City anticipate growth in accordance with the Official Community Plan. While Vantilburg has a connection to Savory School, the low traffic volumes for this local road do not indicate the need for sidewalks at this time. That said, the developer is required to construct sidewalks in the road frontage for connection to future sidewalks when the time comes.”

I am wondering where the investigation has been for “low traffic volumes” when it comes to the school pick up, drop-off and springtime soccer, and baseball clubs that meet up at the school. On any given school day or event our street is lined with cars all around the cul-de-sac and up and around the corner. It is near impossible for residents to navigate as it is. How will children safely play, walk, or navigate our streets with an extra 20 townhomes (2-4 children per home) on top of this.

Drainage- Will we the residence get any notice, results/findings, and opportunity to talk with regards to the Storm Water Management Plan?

Parking – “No variances have been requested.” What are the variances and how do we the citizens request information and further support in this? This is one of our main concerns. Why is the consultant referring to it, but not attempting to help us? Is this not part of the job as a consultant between developer and community?

Protective Services- We also requested if the police department gets support as there has been an increase in theft and vandalism over the years. Currently the city planning for distance between streetlights hardly illuminates our street safely at night. And we have a light missing at the end of our street. Would this not all fall under the support and assistance of the police and crime issues?

Sanitary Sewers- In the meeting on December 13, 2021, it was asked at what additional cost will it be to hook up to the sewer? Who will be the estimate of the cost, will it be inflated as we are paying the developers cost fees to pay the contractor? Grayland consulting said the following: “Sanitary sewers will be extended from Goldstream Avenue to the subject property. Residents will have opportunities to connect to this sewer line. Please let us know if you are interested in connecting now, or in the future. We would be happy to help you navigate that process. If your property is not along the proposed sewer alignment, we may be able to help with the process too.”

We also asked in the meeting a breakdown and explanation as to why we are paying inflated property taxes for a sewer plan that was a 5-year forecast almost 15 years ago. Will this not go into bringing the sewer all the way down both streets at the City/Developer cost as we have already been paying into this expense budget of the city?

Notification Period – Thank you for more notice this time.

Environmental Issues – “There are no known environmentally sensitive areas on the property.” Does this include BC protected species such as Great Horned Owls, Ravens, Crows and Seagulls that live, teach, and grow on this property? Can you please provide a study that was done to conclude with this information?

With respects to due process, this zoning application from the start has not been handled well, tactful or in mindfulness of the residents of Vantilburg/Penelope. There has been no attempt in resolution, or communication. The consultant has used aggressive tactics and it would appear avoidance on all due diligence. The developer never once came to talk with us. And when the neighbours got together it was determined that the developer only spoke with one neighbour. During our first City Meeting the developer carried on saying how the neighbours had discussed that a townhouse plan was preferred over a 6-story building. And well as much as that may sound like the case, we were not consulted at all. And as one neighbour pointed out. When given 2 ultimatums, neither of which desirable, of course human nature is to pick the least detrimental of the two options.

This developer is not from the island, as he stated in another meeting, he moved here because of opportunity and affordability. And while no matter where you go in Canada someone at some point moved there, sometimes holding onto the way a town is built currently is the best way to hold onto its history. When we strip it all away and change it, we lose the past that got us here to where we are today. So, at this point in time, in my opinion (because this is why we are all here is the opinions of the community) the city should consider turning its attention to other catchment areas and streets that have already had some density changes to unify a look of that street. Instead of the attempts of piecemeals all the different streets and make it look scraggly and scruffy like an alley cat.

Below is our original letter for reference to the original concerns brought to the table and have still not been answered.

December 6, 2021

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 are 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/Penelope 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.

Trina Cruikshank

From: Jo-Anne Ford [REDACTED]
Sent: February 22, 2022 8:48 AM
To: Langford Planning General Mailbox
Subject: File Z21-0040 / 2772 Vantilburg Crescent

Hello

I have a question regarding the rezoning of 2772 Vantilburg cres.
If this property gets rezoned can you please advise if there will be storm drains
being brought down Vantilburg to this property to address the drainage issue?

Thanks

J Ford
2776 Vantilburg Crescent
Victoria BC
V8B 3K4

Trina Cruikshank

From: kory amanda haanen [REDACTED]
Sent: February 21, 2022 1:04 PM
To: Langford Planning General Mailbox
Subject: Begging City Council to Decline the Proposed development of 2772 Vantilburg Cres.

Amanda and Kory Haanen
Owners of 2771 Vantilburg. Cres.

Dear City Council,

This letter is to plead and beg for you to find it in your hearts to decline the proposed development of 2772 Vantilburg Cres.

We are [REDACTED] attend the very tiny Savory Elementary School at the end of our Cul-de-sac. We bought on this Crescent [REDACTED] with the hopes and dreams of living in our home for years to come. My husband and I want to grow old here and [REDACTED] this neighbourhood. When we were thinking of buying on this street we had talked to potential neighbours and they all had the same responses that they loved this street for how quiet and friendly the tight knit neighbourhood is. We felt a sense of calm and ease with the well established trees, green spaces, and well spread out lots. We are so happy with our choice and say to each other daily that we can't believe we made it happen. We have to work so hard to have what we have and can't stand the thought of the feel of our neighbourhood being ripped away by Adding 20 units of high density housing into a neighborhood that only has 17 houses with decent sized lots and by tearing down mature trees that are hundreds of years old that provide habitat for wildlife and are also apart of the character and feel of the neighborhood. This is not something that is desirable to any of us.

The proposed developement and sheer size and amount of townhomes does not fit with the feel of the neighbourhood and style of houses on the street. We only have ranchers and split level homes that are already in place. If 2772 is approved for development we will have to look directly out of our front window (that we worked so hard to obtain) at a massive 3 story 20 townhouse lot. I plead with you to deny this from happening. If it is approved it will severely impact our mental health and quality of life. By adding 20 more units it will overcrowd us and will add more traffic to a street that already sees some extra traffic as it is a drop off spot for Savory Elementary School at the end of the culdesac. This will take away from the children's freedom to play, and enjoy street hockey and basketball freely and safely without the threat of more traffic. It will also negatively impact our already strained emergency responders, school system, and road ways. Please honour the covenants that are placed on the land of vantilburg crescent and don't allow for this size and type of infrastructure to overtake this quiet neighbourhood street.

We take great pride and value the serenity and little bit of oasis that our street provides the community. It not only benefits us, but it also benefits pedestrians and dog walkers from the surrounding area who come to this street for a peaceful and serene escape from the busy street that is Goldstream.

Please help us save our crecent and piece of natural habitat. There is a family of owls that live in the mature trees on the property of 2772. Please don't let the developers destroy there homes.

We beg and plead with you to deny the developers and set the president for this street to remain as single family dwellings only and not massive townhouse or condo units.

The developers have not shown respect for the neighborhood and home owners. They have not done what they were asked to do by the council at the last meeting. They were supposed to reach out to the owners and occupants of Vantilburg Crescent and take into account our concerns and feelings around this. This shows a lack of care for the community and thus they should be denied of their request to develop.

We fully support and understand the need for more housing for the residence and the growing population of Langford, but wish for the developments of high density housing to go up where they fit more with the feel already established on Goldstream. We already have a condo building that has been approved for the Chinese house at the beginning of our street on Goldstream which seems to be a much better fit than this one proposed for splat in the middle of our quiet well spread out serene street.

Please find it in your hearts to vote to preserve the property of 2772 Vantilburg Cres and deny the developers of their request of overcrowding our street by adding a high density 20 unit townhouse complex right smack dab in the middle of our serene street that we have worked so hard to obtain a house on. We plan to live and enjoy our community for years to come and want to preserve it for future generations.

Thank you for reading my heartfelt plea to please keep the developments to the already busy areas like Goldstream.

Sincerely,

Amanda and Kory Haanen

A black rectangular redaction box covering the signature of Amanda and Kory Haanen.

Proud owners of 2771 Vantilburg Cres. (Right across the street from the proposed development and potential infringement of our privacy and quality of life and well being)

Get [Outlook for Android](#)

February 20, 2022

Kristi Falconer
2777 Penelope Place
Victoria BC V9B 3K3

To the Planning, Zoning, and Affordable Housing Committee:

I [REDACTED] 2777 Penelope Place [REDACTED]. I am writing to you today to again oppose the proposal for the rezoning and construction of a 20- townhouse complex at 2772 Vantilburg.

Since the last council meeting there has been no communication or consultation with the neighborhood that this proposal would have a significant impact on. The developers have merely summarized our points from the last council meeting and sent that out as a letter. There has been no consultation with the homeowners of Vantilburg and Penelope as directed by your council following the last meeting when this proposal was rejected. They have not heeded your direction.

My concerns as voiced at the last meeting and in writing are:

- the substantial increase in traffic that would be the direct result of a 20 complex townhome on a street that has no sidewalks; is a thoroughfare for people from both sides of the train tracks to access Goldstream and Atkins; as an access point for Savory Elementary families to drop off their children; for children walking to school; for people walking their dogs to access the Atkins portion of the trail; the increase of potentially 44 more cars plus visitors is unmanageable on a street already having difficulty exiting onto Goldstream. Getting onto and off of Vantilburg to Goldstream is already difficult during morning and evening rush hour and at random times throughout the day with just the 35 households in the neighborhood (Vantilburg and Penelope) let alone the addition of 20 more homes and upwards of 30+ more vehicles.
- We all purchased our homes that each hold a covenant for similar reasons; the close proximity to amenities yet the rural feel of our neighborhood; the appeal of a cul-de-sac where everyone knows each other, greets each other, and looks out for each other. Our children all know the neighbors and in a time of crisis could safely go and knock on anyone's door for assistance.
- The desire to continue to expand the City of Langford to be the fastest growing city in Canada has multiple locations in which to do that, the middle of a small block of single family homes to build a multiple resident building is not the right location. There are many locations throughout Langford with ample parking access and easy egress onto main thoroughfares and close proximity to the new schools that will be completed by the time a new townhouse complex is built. Putting a townhouse complex for families practically next door to an elementary school that cannot accept those students makes no sense – Savory has been at capacity for several years now.
- The trees, habitat and ecosystems in this neighborhood has been part of the reason I purchased in this neighborhood. The property at 2772 Vantilburg contains many trees that will change forever the landscape of this neighborhood. I personally see at least 7 of the trees on this

property from my home on Penelope Place. I do not want to see all of these trees get cut down. Owls, squirrels, multiple species of birds and other animals are part of our neighborhood because of the multiple trees and ecosystem available.

- There are still MANY unanswered questions from neighbors about this property and there has been no consultation in which to ask or discuss with the developers.

While growth is inevitable in a community and welcomed so that we can continue to have neighborhoods with diverse neighbors from different countries, backgrounds, and family make up there are obvious places for this growth for multi-family dwellings to happen

- it is NOT in the middle of small street with one way in/out for two streets
- it is NOT the property to move more families into one piece of property than there are houses on the street
- it is NOT the property that will cut down over 15 mature trees that have been growing for over 30 years
- it is NOT the location that will create traffic congestion in the middle of a block with no sidewalks.

There are multiple pieces of property throughout the Langford region in which to build a 20-unit townhouse complex – 2772 Vantilburg is NOT it.

Respectfully submitted,

Kristi Falconer

Kristi Falconer
2777 Penelope Place
[REDACTED]

Trina Cruikshank

From: Gord & Helen Bradley [REDACTED]
Sent: February 21, 2022 10:02 AM
To: Langford Planning General Mailbox
Subject: FW: VanTilburg Cres.

As authorized;
Helen Bradley
2763 Vantilburg Crescent

From: Lorraine Turner [REDACTED]
Sent: February 18, 2022 9:25 PM
To: Helen Bradley [REDACTED]; Amalia Eaton [REDACTED]
Subject: VanTilburg Cres.

I authorize Helen Bradley to forward my letter to Langford Planning

I am writing to appeal to you to help preserve our neighbourhood. Vantilburg Cres. is one of the few single family dwelling neighbourhoods in Langford. [REDACTED] I have lived here [REDACTED] [REDACTED] Belmont and Spencer school. I am mentioning this so you can appreciate how much this neighbourhood and its environment mean to me.. Please do not change the zoning so that the natural surroundings will be changed into crowded living.

Perhaps the street and its natural environment could accommodate limited single family dwellings and a small number of townhouses. Please allow us on Vantilburg to preserve our peaceful life

Sincerely Lorraine Turner
2735 VanTilburg Cres
V9B 3K5.



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, February 28, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0034

SUBJECT: Application to Rezone 350 Lone Oak Place from One- and Two-Family Residential (R2) zone to Medium-Density Apartment A (RM7A) to allow an apartment building containing approximately 75 units.

PURPOSE

Rachael Sansom of Grayland Consulting Ltd. has applied on behalf of Jesse Friest of Green Corr Properties Inc. – Inc. No. BC1012813 to rezone 350 Lone Oak Place from One- and Two-Family Residential (R2) zone to Medium-Density Apartment A (RM7A) zone to allow an apartment building containing approximately 75 units.

BACKGROUND

PREVIOUS APPLICATIONS

DP15-0021: A development permit was issued for the development within the Riparian, Wildlife Habitat and Biodiversity, 200-Year Floodplain, and Sensitive Ecosystem – Woodland development permit areas to allow for a subdivision consisting of approximately 54 lots. This subdivision created the subject property as well as the one- and two-family lots on Lone Oak Place.

DP16-0059: A development permit was issued to amend the environmental sensitive areas within DP15-0021.

Table 1: Site Data

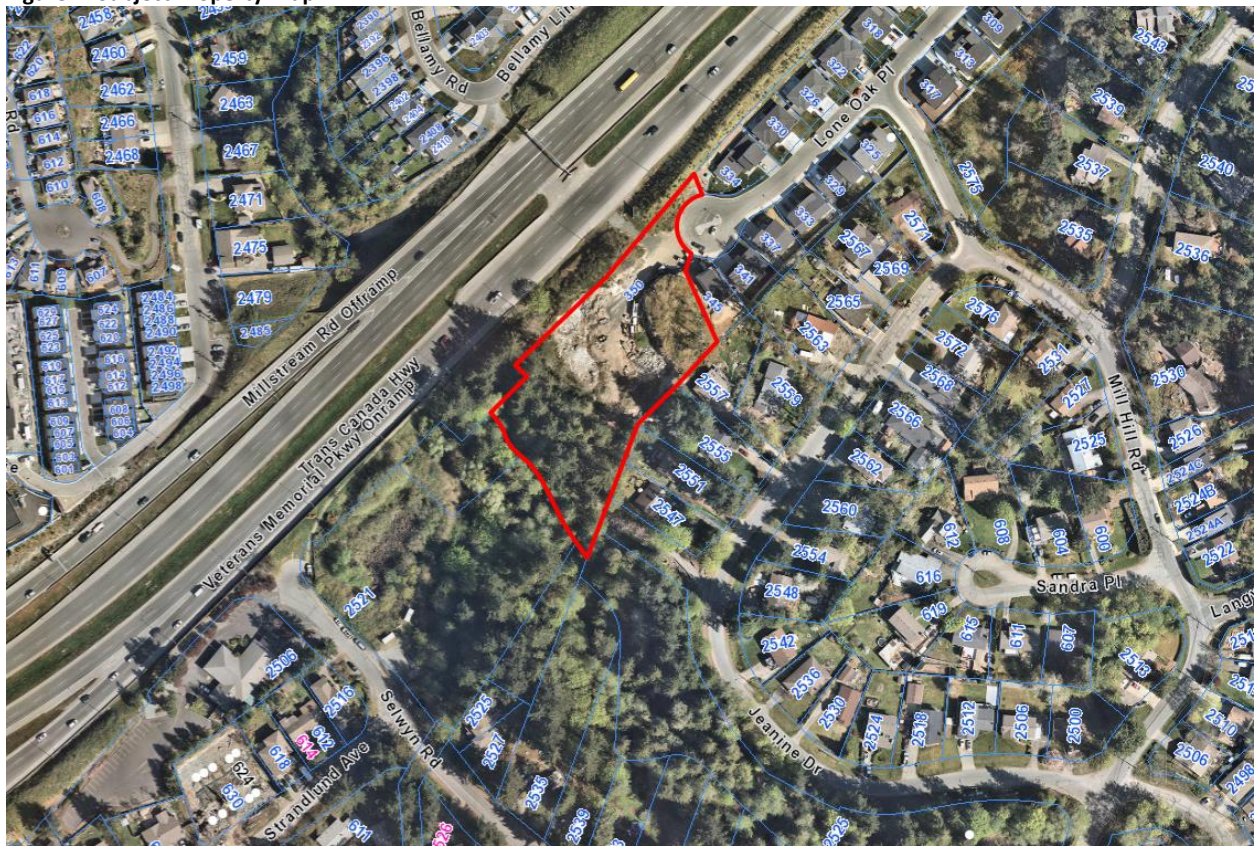
<i>Applicant</i>	Grayland Consulting Ltd., Rachael Sansom
<i>Owner</i>	Green Corr Properties Inc. – Inc. No. BC1012813, Jesse Friest
<i>Civic Address</i>	350 Lone Oak Place
<i>Legal Description</i>	Lot A Sections 108 and 109 Esquimalt District Plan EPP73448
<i>Size of Property</i>	7,463 m ² (0.73 ha)
<i>DP Areas</i>	200 Year Flood Plain, Riparian, Potential Habitat and Biodiversity

<i>Zoning Designation</i>	One- and Two-Family Residential (R2)
<i>OCP Designation</i>	Neighbourhood

SITE AND SURROUNDING AREA

The subject property is located in the eastern area of Langford, adjacent to the Trans Canada Highway. The surrounding area consists of Millstream Creek, Cedar Vale North Park and, both large and small one- and two-family residential lots.

Figure 1: Subject Property Map



The south-western edge of the property contains a watercourse – Millstream Creek. The area between the watercourse and Lone Oak Place is fairly flat, while the ravine is fairly steep. The Streamside Protection and Enhancement Area (SPEA) associated with the watercourse will be protected in accordance with the Development Permit Area Guidelines in order to ensure the long term health of this environmentally sensitive area. Further to this, the protection of the SPEA will also help to maintain much of the established urban forest on the subject property, as many of the existing trees are located within the SPEA.

Additionally, the eastern edge of the property contains a covenanted non-disturbance area to protect the rock outcrop and woodland environmental protection area as per the issued Development Permits. The subject proposal would not alter any land in this covenant area.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2	Highway 1
<i>East</i>	R2	One- and Two- Family Residential
<i>South</i>	R2	One- and Two- Family Residential
<i>West</i>	R2	Highway 1

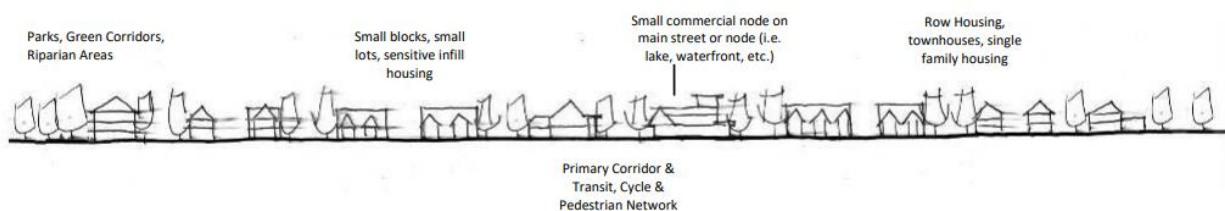
COMMENTS

OFFICIAL COMMUNITY PLAN

The subject property is designated as Neighbourhood within the Official Community Plan Bylaw No. 1200 as described below:

- Predominately residential precinct that supports a range of low and medium density housing choices including secondary suites
- This area allows for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit
- Schools, community facilities and other institutional uses are permitted throughout the area
- Retail servicing local residents is encouraged along transportation corridors
- Home-based businesses, live-work housing is encouraged
- Parks, open spaces and recreational facilities are integrated throughout the area
- This area allows for *Neighbourhood Centres* to emerge in the form of medium density mixed-use nodes at key intersections
- Transit stops are located where appropriate

Figure 2: A Concept for Neighbourhood Areas



DEVELOPMENT PERMIT AREAS

The subject property is located within the Potential Habitat and Biodiversity, 200 Year Flood Plain and Riparian Development Permit Areas. These DP Areas were previously addressed through DP15-0021 and DP16-0059, and the non-disturbance areas designated by these DPs with respect to the SPEA and rock outcrop will remain undisturbed should this developed proceed as proposed. Provided the developer complies with the terms of these issued DPs, no further DP with respect to these DP Areas will be required.

Additionally, Council designates any multi-family development as requiring a Form and Character Development Permit pursuant to the Multi-Family Residential Development Permit Area Guidelines. As such, a Development Permit will be required prior to the issuance of a Building Permit. Site, building, elevation and landscaping plans will be provided at that time.

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the subject property to Medium-Density Apartment A (RM7A) to allow for an apartment building containing approximately 75 units. The proposal contemplates dedication of the riparian area of Millstream Creek to the City of Langford as well as preservation of other habitats on the lands. While the applicant has not submitted a proposed site plan at this time, they have provided illustrations of the overall proposal, which are attached to this report as Appendices A and B.

The property will have access off of Lone Oak Place and an emergency access off of the Trans Canada Highway that has already been secured by way of a Statutory Right of Way.

Table 3: Proposal Data

	Permitted by R2 (Current Zone)	Permitted by RM7A (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"> Two-Family Dwelling Apartment & Townhouse Home Occupation
<i>Density</i>	n/a	1.25 FAR
<i>Height</i>	9 m (30 ft)	<ul style="list-style-type: none"> Apartment Building: Six Storeys Townhouse or Two-Family Dwelling: Three Storeys
<i>Site Coverage</i>	40% max	50% max
<i>Front Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	7.5 m (24.6 ft)
<i>Interior Side Yard Setback</i>	1.5m (5.0 ft)	3 m (9.8 ft)
<i>Exterior Side Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	7.5 m (24.6 ft)

<i>Rear Yard Setback</i>	5.5m (18 ft)	7.5 m (24.6 ft)
<i>Parking</i>	2 per unit + 1 per suite	2.75 spaces per dwelling unit with 2 bedrooms or less and/or 3.75 spaces per dwelling unit with more than 2 bedrooms

It is noted that no variances to any provisions of the RM7A Zone or off-street parking have been requested as part of this application.

PARKS AND BOULEVARD

The Parks Department has indicated that the dedication of land from file number SUB17-0026 must be inspected and registered prior to bylaw adoption, to the satisfaction of the Manager of Parks.

Additionally, the Parks Department has indicated prior to the issuance of a Building Permit the owner shall provide a cost estimate and bond for the construction of the Cedar Vale North Park trail. The trail shall be extended and constructed over the existing Statutory Right of Way connecting to Lone Oak Place, to the satisfaction of the Manager of Parks.

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. While the cul-de-sac from which the subject property will access is largely completed, some additional frontage improvements including a sidewalk extension may be required.

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.

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 4 and 5 below.

COUNCIL'S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing, and Amenity Contribution Policy are summarized in Table 4 below, which is based on 75 units. Reductions to the total amount of Amenity Contributions are in accordance with Council's Amenity Contribution Policy, Table D.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Contribution Rates	Possible Reductions
<i>Affordable Housing Reserve Fund</i>	\$610 per unit	- 50% reduction to total contributions for units on the 5 th and 6 th storeys
<i>General Amenity Reserve Fund</i>	\$3,660 per unit	
Total Policy Contributions	\$4,270 per unit	

DEVELOPMENT COST CHARGES

Table 5 – Development Cost Charges

Development Cost Charge	Per unit	Total
<i>Roads</i>	\$3,092.39	\$231,929.25
<i>Park Improvement</i>	\$1,890	\$141,750
<i>Park Acquisition</i>	\$1,100	\$82,500
<i>Incremental Storage Improvement Fees</i>	\$331.65	\$24,873.75
<i>Integrated Survey Area</i>	\$50/per lot created	
Subtotal (DCCs paid to City of Langford)		\$481,053
<i>CRD Water</i>	\$1,644	\$123,300
<i>School Site Acquisition</i>	\$800	\$60,000
TOTAL (estimate) DCCs		\$664,353

OPTIONS:

Option 1

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

1. Proceed with consideration of first reading of Bylaw No. 2035 to rezone the property at 350 Lone Oak Place from R2 (One- and Two-Family Dwelling) Zone to RM7A (Medium-Density Apartment A) Zone, subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions, per unit, prior to the issuance of a building permit to develop the property:
 - i. \$3,660 per unit towards the General Amenity Reserve Fund;
 - ii. \$610 per unit towards the Affordable Housing Fund; and

That the total amount of amenity contributions may be reduced by 50% for units on the 5th and 6th storey; and

- b. That the applicant provides, **prior to Public Hearing**, the following:
 - i. 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;
- c. 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:
 - i. 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;
 - ii. That the following are provided and implemented to the satisfaction of the Director of Engineering to Bylaw No. 1000 standards prior to the issuance of a building permit:
 - A. Full frontage improvements;
 - B. A formal storm water management plan;
 - C. A construction parking and traffic management plan
 - iii. That a Statutory Right of Way is provided for a stormwater main through the site;

- iv. That, prior to building permit issuance, the developer will submit fire underwriters survey (FUS) calculations to determine the waterflow at the site and that the developer shall be aware and acknowledge that the FUS will determine the appropriate spatial distance between buildings, regardless of zoning regulations or granted variances to property lines, in order to maintain adequate waterflow;
- v. That, prior to the issuance of a building permit, the developer, will provide a cost estimate and bond for the extension and construction of Cedar Vale North Park trail, to the satisfaction of the Manager of Parks;
- vi. That the developer shall remove invasive species and any danger trees from the SPEA as directed by the Parks Manager, as well as dedicate the SPEA to the City as Park prior to the issuance of a Building Permit;

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. 2035.

SUBMITTED BY: Matt Notley, Planner I

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

Concurrence: Donna Petrie, Manager of Business Development and Events

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

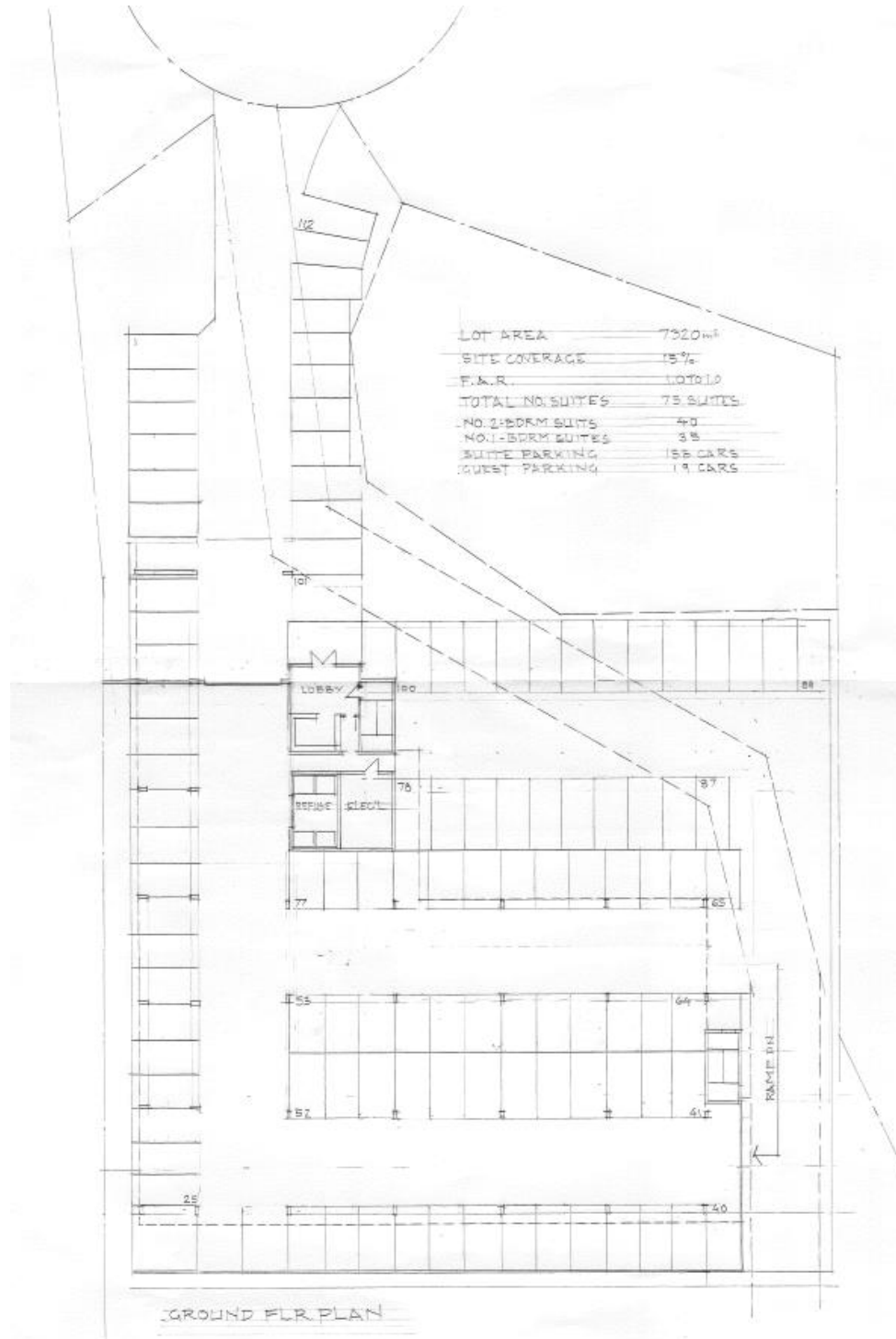
Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Renderings

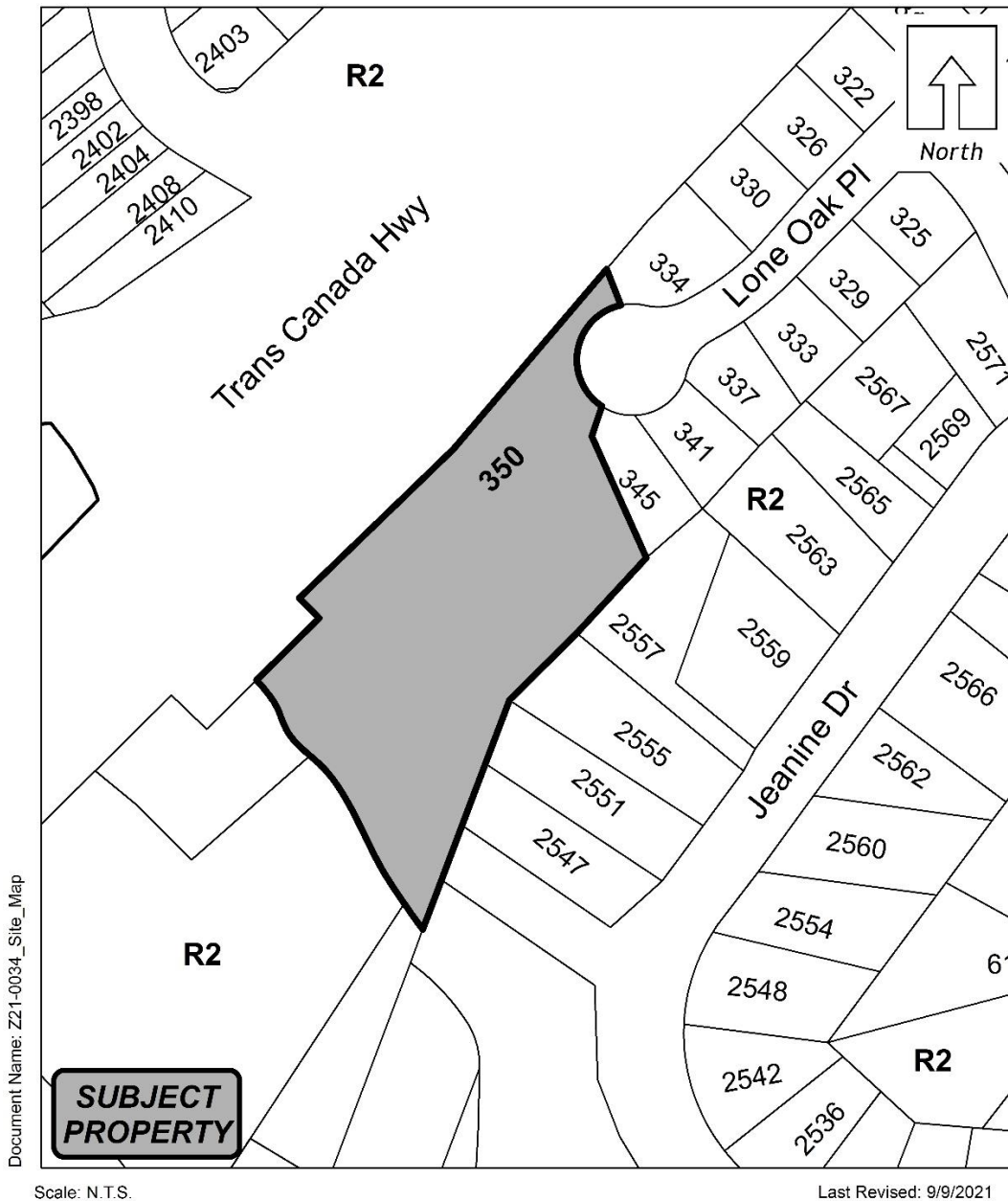


Appendix B – Site Plan



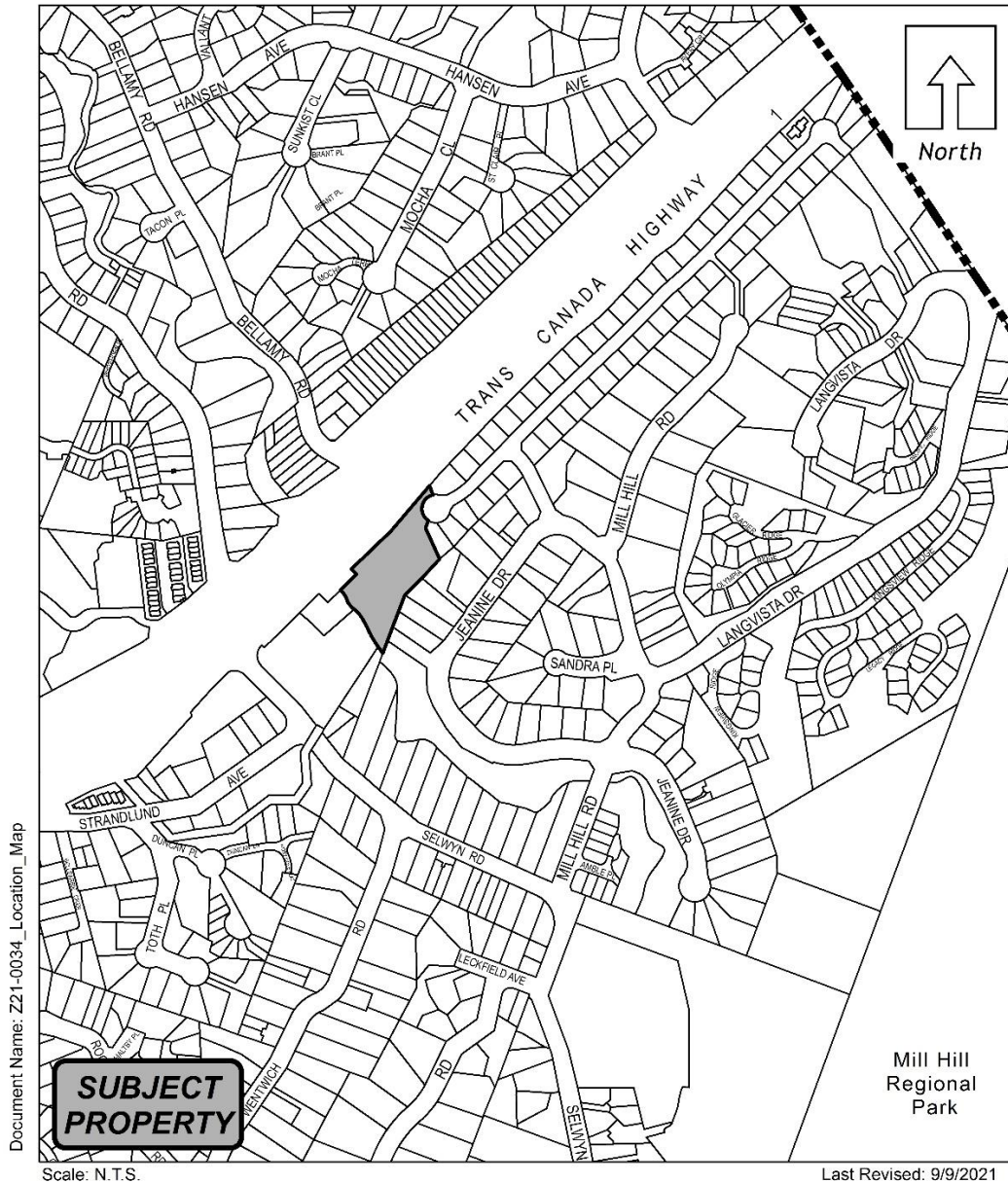
Appendix C – Site Map

**REZONING BYLAW AMENDMENT
(Z21-0034)
350 Lone Oak Pl**



Appendix D – Location Map

**REZONING BYLAW AMENDMENT
(Z21-0034)
350 Lone Oak Pl**



CITY OF LANGFORD BYLAW NO. 2035

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 Medium-Density Apartment A (RM7A) Zone the property legally described as Lot 1, Sections 108 and 109, Esquimalt District, Plan EPP73445, PID No. 030-498-481 (350 Lone Oak Place), 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)
RM7A	2035	Lot 1, Sections 108 and 109, Esquimalt District, Plan EPP73445, PID No. 030-498-481 (350 Lone Oak Place)	a) \$3,660 per residential unit created on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; b) \$1,830 per residential unit created on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund; c) \$610 per residential unit created on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund; d) \$305 per 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. 659, (350 Lone Oak Place), Bylaw No. 2035, 2022".

READ A FIRST TIME this day of , 2022.

PUBLIC HEARING held this day of , 2022.

READ A SECOND TIME this day of , 2022.

READ A THIRD TIME this day of , 2022.

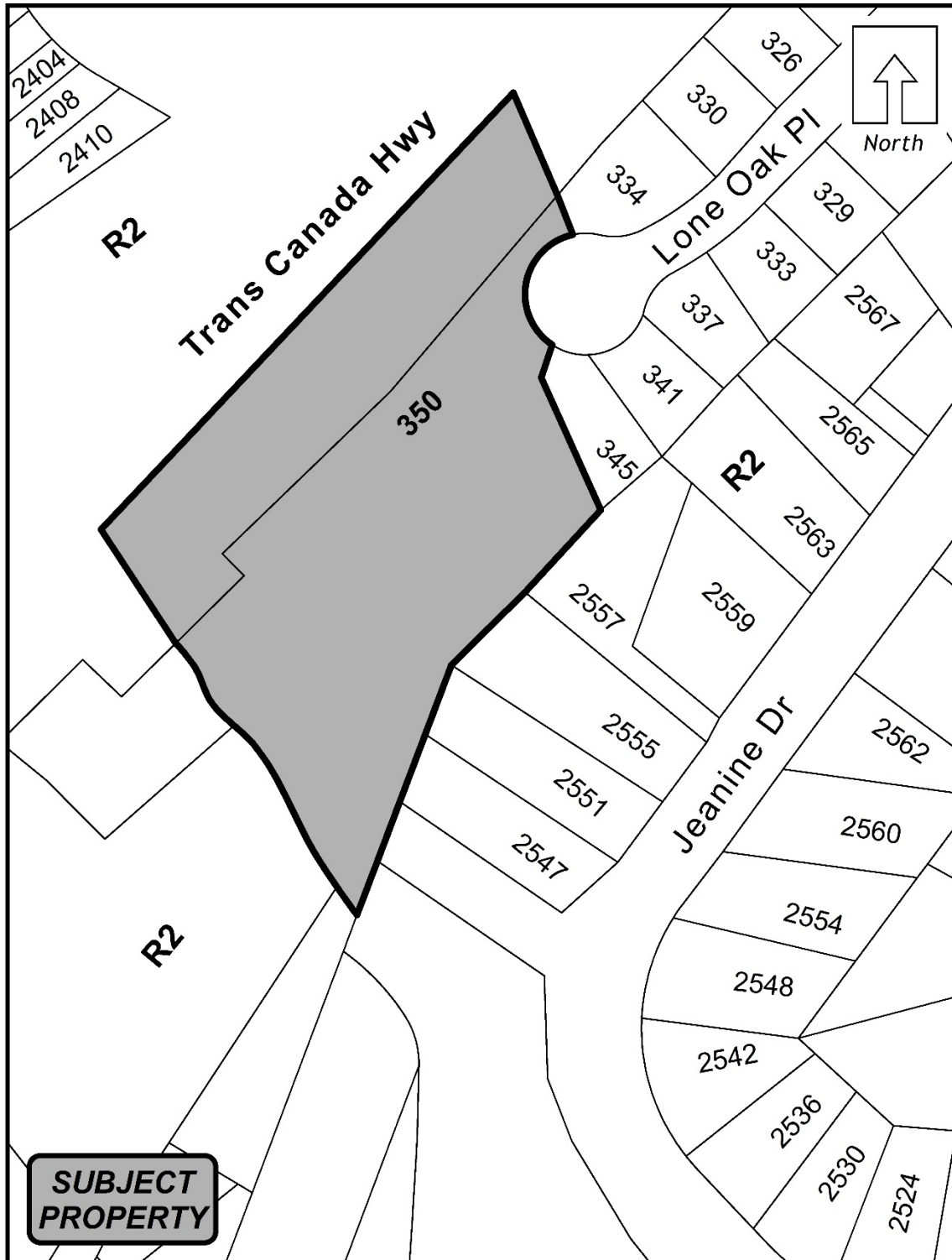
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2022.

ADOPTED this day of , 2022.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



Trina Cruikshank

From: Amanda Chisholm [REDACTED]
Sent: February 22, 2022 8:58 AM
To: Langford Planning General Mailbox
Subject: #350 Lone Oak proposed high density developement.

Hello. Just learned of the above proposed developement. There is huge opposition to high density housing on this side of VMP in the Mill Hill area.

We are a neighbourhood of mainly single family homes, and chose to buy here due to that fact. Surely some areas in Langford need to be left for people who want a choice besides high density living.

The traffic situation at the exit to our neighbourhood has already been compromised by the ill planned design of where Strandlund meets VMP and the increase in developement. And now a no right turn on red has made it much worse with a very short light. An alternative exit onto HWY 1 from the proposed site is a must!

Also, the park near the proposed developement used to be surrounded by significant forest trails, and has already become a postage stamp size compared to what used to be. It needs to be left viable for walking and enjoying without giant buildings looming over it. It is a well used escape for many in this area and is now being chipped away at and devastated once again.

Please drastically amend this proposal, or I fear we will become just another neighbourhood bulldozed over by developement once even one rezoning like that gets through.

Thankyou

Trina Cruikshank

From: Amy Attwell [REDACTED]
Sent: February 22, 2022 11:53 AM
To: Langford Planning General Mailbox
Subject: Fwd: Petition Against Rezoning of 350 Lone Oak Place

To Whom it May Concern,

Please find below a link to the petition signed by residents of the Mill Hill area who oppose the rezoning of 350 Lone Oak Place in Langford.

Sincerely,

Amy Attwell
2531 Mill Hill Road,
Langford, BC
V9B4X5

Petition Link:
<https://chnng.it/LD5hVrny>

Trina Cruikshank

From: Leah Stohmann
Sent: February 22, 2022 8:45 AM
To: Leah Stohmann
Subject: FW: Rezoning 350 Lone Tree Place, Langford (R2 to RM7A apartment bldg) File:Z21-0034

----- Forwarded message -----

From: **Barb & Tim** [REDACTED]
Date: Fri, Feb 18, 2022 at 2:41 PM
Subject: Rezoning 350 Lone Tree Place, Langford (R2 to RM7A apartment bldg) File:Z21-0034
To: <plannng@langford.ca>
Cc: <dblackwell@langford.ca>, <lszpak@langford.ca>, [REDACTED]

File:Z21-0034

Rezoning 350 Lone Tree Place, Langford: R2-Residential to RM7A-Apartment Building

Attention Planning Department, City of Langford

This email comes with great concern in relation to a rezoning application that has been submitted for a very small single family dwelling neighbourhood, to be changed to allow for a ZM7A Apartment Building with 75 units, 6 floors and 2 underground levels of parking. We feel there are a number of issues with this development as outlined below:

1. Blasting for work to be done in this area will affect our home as well as many others that are in this area. There are a number of 1950's lath and plaster houses, including ours, that will not sustain this work without damage. A much smaller building on that lot will not require the underground parking, thus doing away with extensive blasting. Who is going to pay for the repairs to our homes if this proceeds?
2. Cedarvale Park, located directly behind this area as well as the close by Mill Hill Park, are going to be negatively affected by the increase in use. A building of this size will bring an increased estimate of over 150 people to these areas. Cedarvale is a very small park right on Millstream Creek which was recently enhanced to bring salmon stock back. There are already a growing number of dogs and people going into these waters disturbing the natural setting. How will this be maintained with so much use?
3. There is also an impact of significant traffic increases. Each unit will most likely have 2 vehicles, so upwards of an additional 150 cars passing through a quiet neighbourhood.
4. Is this building an Affordable Housing project? Are the units individually owned or rentals?
5. How many housing units would be allowed to be built on this lot without any rezoning?
6. If this rezoning passes, you have allowed for permanent changes in this area to develop more high rise, large apartment buildings. How will this be prevented and NOT rubber stamped with approvals from City Council?

We have lived on Selwyn Road [REDACTED] and have watched a lot of development, specifically in these past few years. It comes at an alarming rate with next to no consultation and never any adjustment to the outcome. In the past, my husband has faithfully served with the City of Langford in the Fire Department. I don't even see how infrastructures such as the fire department keeping up with the level of building here with this sort of rate of growth. The City of Langford has given enough at 182% Home Building this past year. It's time to stop something such a rezoning into quiet neighbourhoods.

I know we can count on Dennis Blackwell and Lillian Szpak's support on preventing this rezoning. We would appreciate your assertion to stop this application.

Respectfully,

Barb & Tim DeBaie
2543 Selwyn Rd
Victoria BC

Trina Cruikshank

From: Charles Bird [REDACTED]
Sent: February 22, 2022 10:04 AM
To: Langford Planning General Mailbox
Subject: Questions for rezoning 350 Lone Oak place

Hi there.

I am a very concerned home owner and resident of Lone Oak place. Questions for the meeting

1. What plans are in place to make the roads safe for this influx of population of 75 rental apartment units?
2. There are no sidewalks in many of the roads leading up to Lone Oak place. It's already unsafe but what happens when there is the influx of 75 units more? When will the first traffic - pedestrian accident happen because of this?
3. There are no playgrounds in the area, so the children play on the street, how is this acceptable to have 75 more units without building a playground?

Because of this I strongly urge to not allow for this rezoning.

Thank you,

Charles Bird

Trina Cruikshank

From: Danielle chapman [REDACTED]
Sent: February 22, 2022 8:38 PM
To: Langford Planning General Mailbox
Subject: Fwd: 350 Lone Oak Proposed Multi-unit

Please see attached letters I would like noted at the meeting for 350 lone oak file no: Z21-0034
Danielle chapman
Sent from my iPhone

Begin forwarded message:

From: Danielle chapman [REDACTED]
Date: February 21, 2022 at 6:48:17 PM PST
To: Dblackwell@langford.ca
Subject: Fwd: 350 Lone Oak Proposed Multi-unit

Hello Denise,

My name is Danielle Chapman, I live at 2555 Jeanine drive and there is a proposed rezoning from R2 to RM7A at 350 Lone Oak on Feb 28. I wanted to take the time to show you the email I wrote to Rachel Sansom and with hope she will bring it forward to the developer. Our sincere hope is to at-least decrease the impact of this development by lessening the density in this primary single family home neighborhood. My email is that of a personal nature, I understand that council expects facts, and doesn't base decisions based on how people feel but it is so hard not to add this to all the other data. I divert most of the factual information to come from my husband Saul Macpherson, he understands the process better than I. But what I think really important to hear is the impact this has on people around this development...somewhere along the way I hope Langford will say NO to rezoning. I think we need to leave this size of building for the downtown core and allow single family homes to be on the outskirts of Langford.

Our proposal is to make this space a park or green space, or for town homes and single family homes.....if this isn't an option reduce density from 6 stories to 4 stories. Please also see my email below to Rachel for a bit of back story.

Sincerely
Danielle Chapman

Begin forwarded message:

From: Danielle chapman [REDACTED]
Date: February 21, 2022 at 5:55:18 PM PST
To: rachael sansom <rdsansom@gmail.com>
Cc: Saul Mac [REDACTED]
Subject: Re: 350 Lone Oak Proposed Multi-unit

Hi Rachel,
I haven't chimed in here yet, sorry work has really gotten in the way of me asking any questions or attending any meetings. [REDACTED]

Saul seems to have most of the smart and right questions asked, honestly I have difficulty understanding it all and I lean on him to help me understand. Thank you for taking the time to meet with everyone and answer questions. I have more of a statement so you and maybe the developer can better understand the situation we are in here.

As you know when Lone Oak was being developed we were very stressed with the impact it caused us! Now we are very disappointed to see the size of building being proposed directly behind us, but sad to say not surprised at all. As you probably already know I am [REDACTED], I have to sleep here after 12 hour nights and when Lone Oak was being developed the blasting impacted me so greatly I don't think I can explain how many hours of sleep I lost, and then had to go back in to work for another 12 hour night. This went on for months if not an entire year. The stress level in our house was high. And now to hear it's going to happen again, not to mention while going through a grueling two year pandemic [REDACTED], I can't tell you the level of anxiety this causes me!

I was very disappointed that when we reached out to the developer previously after the rock to our back yard was blasted approx 20FT down- which caused a safety issue [REDACTED], the developer laughed us off when we asked for a fence! Sorry to say I don't hold much hope for honesty, integrity and/or any extra/above and beyond measure to appease any of the residents impacted by this development. I understand to the developer this is business, but to us this is our home, this is our lives it is impacting! I really hope he and you remember that when considering how to build this building, that it's not just about numbers and getting the most squashed into that space. It's about the community impact this could have.

Is there anything more I can do to persuade the developer to lower the density and impact this development would cause to our residents and community and of course me on a personal level?

Thanks for listening
Danielle
[REDACTED]

On Feb 21, 2022, at 4:20 PM, rachael sansom [REDACTED]
wrote:

Hi Saul, I was thinking that after we met you were going to send me more questions. Apologies.

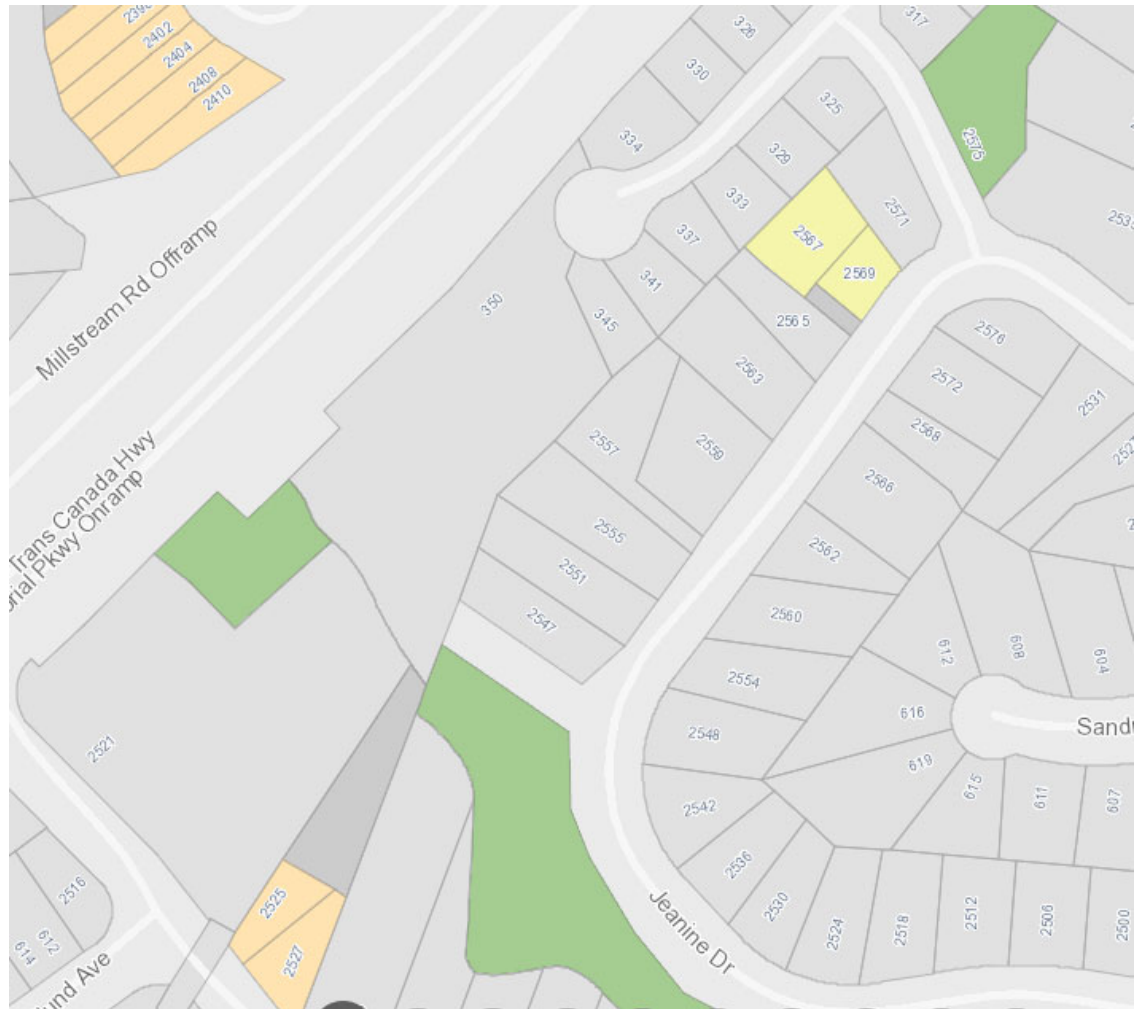
1. What will be your average grade? Your proposal outlines 2 levels of underground parking yet the site sits on rock. Do you plan to use current grade as the average and blast down approx. 6m or do you plan on bringing grade up and extending the overall height of the building?

2 levels of underground parking from existing grade are currently contemplated. As you noted, it may not be economically feasible, and the ultimate developer of this site will make that decision.

1. What will you be doing to mitigate the impact your development will have on Cedar Vale Park? Will you be

donating money to improve the infrastructure of the park as your development will have a large impact on this small community park?

The land up to the creek is currently private property on both sides. This project will donate the riparian area to the City as Park, and can certainly contribute to enhancements and restorative efforts within the Park.



1. Are you committed to maintaining access through the property for all residents of the community to access Cedar Vale Park? Have your clients considered maintaining a green corridor between the Park and the rock outcrop left by the blasting?

Yes, access will be maintained thought the site for public access to the park.

1. Will your clients consider a lower density approach to keep more in touch with the largely SFD neighborhood?

Currently the ask is for the 75 units as discussed. They have not indicated that they would offer a lower density at this time.

1. How will traffic be managed? Have they done a traffic impact study and is it available to the public? With more proposed multi-story buildings slated for the area the overall congestion at the main intersection of Strandlund and VMP will only get worse. The quiet residential street of Lone Oak rd will see an increase of hundreds of car trips per day up and down the road that is barely wide for 2 cars to pass when cars are parked either side.

A traffic study is underway and will be sent to the Director of Engineering for her consideration.

1. Has there been any consideration made for bike storage instead of car storage?

Yes bike storage will be provided in accordance with City Bylaws

1. How are you addressing the steep and unstable bank created by the blasting that directly effects my property line? Previous blasting damaged my property and killed my trees. I was forced to fence off the drop off and plant it out in order to stabilize it at my own cost.

A geotechnical engineer will have to certify all earthworks. The restoration would be at the cost to the developer.

I look forward to more questions! Also let me know if you want to meet again. I'm trying to get a biologist out to suggest enhancements in the creek.

I'm also going to meeting with the Lone Oak neighbours on Saturday at 11 on site.

Rachael Sansom A.Sc.T
250-889-0047

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On Mon, Feb 21, 2022 at 3:56 PM Saul Mac [REDACTED] wrote:

Hi Rachael,

I am still awaiting a response to my questions....

[REDACTED]

From: rachael sansom [REDACTED]
Sent: Thursday, February 17, 2022 6:55:14 AM
To: Saul Mac [REDACTED]
Cc: Danielle Macpherson [REDACTED]
Subject: Re: 350 Lone Oak Proposed Multi-unit

Yes that works. See you then!

Rachael Sansom A.Sc.T
250-889-0047

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On Thu, Feb 17, 2022 at 6:48 AM Saul Mac
[REDACTED] wrote:

Morning,

If you would like to hang out until about 4:40 then I should be home and can meet you. Let me know if that works for you please.

[REDACTED]

From: rachael sansom [REDACTED]
Sent: Wednesday, February 16, 2022 10:28:31 AM
To: Saul Mac [REDACTED]
Cc: Danielle Macpherson [REDACTED]
Subject: Re: 350 Lone Oak Proposed Multi-unit

Ok. Could meet before or after. Or another day. I'm around this weekend too.

On Wed, Feb 16, 2022 at 9:53 AM Saul Mac
[REDACTED] wrote:

I will try and meet tomorrow with you as I understand you are meeting with Josh, my neighbour at 4pm. [REDACTED]
[REDACTED]

From: rachael sansom [REDACTED]
Sent: February 16, 2022 9:50 AM
To: Saul Mac [REDACTED]
Subject: Re: 350 Lone Oak Proposed Multi-unit

Thank you so much for this. I was hoping to hear from you.

I will take the time to answer your questions in detail later today. If you want to meet on site I'm happy to do that as well.

All the best, Rachael.

On Wed, Feb 16, 2022 at 9:43 AM Saul Mac [REDACTED] wrote:

Hi Rachael,

My wife and I are the owners of 2555 Jeanine Drive that neighbors 350 Lone Oak. My wife being Danielle Chapman, [REDACTED]
[REDACTED]

We have both been waiting since 2015 to see what development is proposed for this section of land as it directly affects us. As you are probably aware, this land was previously owned and protected by the Province and the Provincial Capital Commission. We believed when buying back in 2012 that the land would remain untouched and protected, how naive we were in hindsight. Since then it has obviously been sold, clear cut, blasted and sold again to your clients. The initial development, to say the least, was upsetting and stressful to live through. Regardless of that history we have resigned ourselves to the fact that the land will be developed into residential units and my purpose here is to try and ascertain what exactly you are proposing to build and how this will affect us and our property.

So, I am seeking more information leading up to your rezoning application.

1. What will be your average grade? Your proposal outlines 2 levels of underground parking yet the site sits on rock. Do you plan to use current grade as the average and blast down approx. 6m or do you plan on bringing grade up and extending the overall height of the building?
2. What will you be doing to mitigate the impact your development will have on Cedar Vale Park? Will you be donating money to improve the infrastructure of the park as your development will have a large impact on this small community park?
3. Are you committed to maintaining access through the property for all residents of the community to access Cedar Vale Park? Have your clients considered maintaining a green corridor between the Park and the rock outcrop left by the blasting?
4. Will your clients consider a lower density approach to keep more in touch with the largely SFD neighborhood?
5. How will traffic be managed? Have they done a traffic impact study and is it available to the public? With more proposed multi-story buildings slated for the area the overall congestion at the main intersection of Strandlund and VMP will only get worse. The quiet residential street of Lone Oak rd will see an increase of hundreds of car trips per day up and down the road that is barely wide for 2 cars to pass when cars are parked either side.
6. Has there been any consideration made for bike storage instead of car storage?
7. How are you addressing the steep and unstable bank created by the blasting that directly effects my property line? Previous blasting damaged my property and killed my trees. I was forced to fence off the drop off and plant it out in order to stabilize it at my own cost.

Thanks in advance for you time and consideration.

Saul Macpherson

[REDACTED]

--

Rachael Sansom A.Sc.T

250-889-0047

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Rachael Sansom A.Sc.T
250-889-0047

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Trina Cruikshank

From: [REDACTED]
Sent: February 22, 2022 10:26 AM
To: Langford Planning General Mailbox; jlazpak@langford.ca; Denise Blackwell; [REDACTED]
Subject: Regarding 350 Lone Oak Place

To everyone involved in this,

This area is a residential area (houses and houses with suites). This is not an area for high density housing. There are lots of kids on this street and the potential hazard is great. The lights at strandlund and VMP can barely keep the current traffic flowing. Adding another 200 vehicles will clog that intersection. The city infrastructure cannot handle this high volume in the current state. Morning commute will go from 2 minutes to up to 10 to 15 minutes just to get through that intersection. That is not acceptable!!!! As well as the salmon creek is extremely close. I'm sure fisheries has been contacted. This is a family neighborhood here, not a high density. Langford's downtown core is the place for high density which it is doing right now. The neighbors are angry that this would even be a thought to be built. As well, only a handful if people were notified about this. I was told by a neighbor last Friday. Very shady on the builders end. Definitely not transparent ND they obviously want this passed with no one knowing about it. Councilors need to take this process seriously, as well as being responsible for the consequences if this is passed. Neighbors DO NOT WANT THIS BUILT!!! If the concerns are swept to the side, the media WILL be contacted. There will be a lot of backlash. This seriously needs to be thought through. Not just put a stamp on it and be done with it.

Residents of Lone Oak Place

David Cerovec

[REDACTED]

Trina Cruikshank

From: denisehood [REDACTED]
Sent: February 22, 2022 10:18 AM
To: [REDACTED]; Langford Planning General Mailbox; Denise Blackwell;
jlazpak@langford.ca
Subject: 350 lone oak place

Hello,

I am the owner of 254 lone of place and am against the new possible development of 75 units at 350 lone oak place, having that much more traffic feels very unsafe for our kids! It's hard to see them as it is with all the cars on the street. Also considering it's already busy on the street and there's always cars parked on the street to the point that you always have to pull to the side to let someone through becuse it's pretty much one lane with all the cars on the street, the thought of 75 more units seems insane, I've heard this idea but never thought it would actually happen on a small street that's already very overwhelmed.

Thank you!
Denise Hood
[REDACTED]

Trina Cruikshank

From: Jan Klint [REDACTED]
Sent: February 22, 2022 9:23 AM
To: Langford Planning General Mailbox
Cc: jlazpak@langford.ca; Denise Blackwell
Subject: Rezoning 350 Lone Oak Place

Good morning,

We live at 325 Lone Oak Place and are very concerned about the proposed rezoning of the lot at the end of our street. One letter we received says 390 and the other 350 but we think it is 350.

Some of our concerns include the following:

- the access to this whole area is a narrow bridge on Mill Hill Road over Millstream that doesn't even have sidewalks.
- there is only one way in and the same way out to this subdivision, the extra traffic that a 6 storey, 75 unit building would generate would be excessive and be very unsafe.
- the road in is narrow and even construction vehicles coming in now drive over the sidewalk.
- there is only one stop sign and we feel there should be a three way stop at the intersection on Lone Oak.
- there are many school pick-ups and drop-offs in this area. The extra traffic would impact the safety of all the school children.
- there are a lot of children in this subdivision and all the extra traffic would impact them as well.
- this is a residential area and we feel a 6 storey apartment building does not fit with the area.
- all the noise and chaos that construction brings would impact the safety of the subdivision also.
- we are unsure how the construction would affect Cedar Vale Park and the whole ecosystem of the area.
- our house is right on the corner, so all traffic goes by us. An extra 100-150 vehicles would certainly have an impact.

We would very much appreciate having our concerns addressed at the February 28 meeting. We would also request, if restrictions are lifted, that an in-person meeting be held so all issues could be addressed.

Thank you,
Don and Jan Klint

Trina Cruikshank

From: Jennifer Hesketh [REDACTED]
Sent: February 22, 2022 7:43 PM
To: Langford Planning General Mailbox
Subject: #350 Lone Oak

To whom it may concern,

My family and I live on Toth Pl, just around the corner from the proposed development at 350 Lone Oak. I have many concerns about this proposed development. The first concern is that currently our neighbourhood has almost no sidewalks, bike lanes or crosswalks. The streets surrounding this area constantly have people walking, running and biking on them and it is dangerous as is. I have previously written in to the City of Langford about the need to add the above mentioned items. Adding a condo with 75 units will only increase traffic and make this area even more dangerous for the people who walk, run and bike on these streets daily.

The second concern I have is how close this new building will be to the creek. I am very concerned about the negative impacts that this construction will have on the creek and surrounding green space.

One of my biggest concerns is how the added traffic will impact the intersection at Stranlund and Millstream and Stranlund and Veteran's Memorial Pkwy. That double intersection is currently very dangerous. To have two intersections so close with tons of blind spots when you are at the stop sign wanting to go straight, people making u-turns, people pulling out of their driveways and people wanting to go left, right and straight through the light is an accident waiting to happen.

Lastly there is the issue of even more people needing to use the onramp to the hwy at Veteran's Memorial. With the proposed 6 story building going in on Winster, and the 3 gigantic towers going in behind the fire hall there is already going to be hundreds of cars added to the already congested onramp. 75 more units will ensure that the already lengthy morning commute in from Langford will be even longer.

To be honest I don't know if any of this matters to you, in the end it seems the city could care less about what is best for its environment and residents. I just felt that it was my duty as a resident of this neighbourhood to share my concerns because I think they are valid and should be considered.

Thank you for your time.

Sincerely,
Jennifer Hesketh

Trina Cruikshank

From: Jenny St Amant [REDACTED]
Sent: February 22, 2022 9:37 AM
To: Langford Planning General Mailbox
Subject: concerns regarding development application for 350 Lone Oak Place

Hello,

I am writing to voice my concerns regarding the proposed rezoning of 350 Lone Oak Place to multifamily 7A Zone. The proposed building will be a 6 storey condo with 2 levels of underground parking dedicating 2.5 parking spots per unit so that would be over 200 more cars in an already unsafe traffic situation.

The Mill Hill neighbourhood has become increasingly unsafe for pedestrians including the many children of the young families that reside here. When I first moved to 2572 Jeanine Rd the area that has now been developed as Lone Oak was a green belt between highway 1 and our neighbourhood. It had maintained trail system within the Cedar Vale Park. It was then developed into single dwelling homes that has increased traffic drastically. Mill Hill Road and Jeanine Drive are not currently equipped to handle the traffic that is seen now let alone adding at least another 200 vehicles.

Mill Hill Road is dangerous plain and simple. There are blind corners and sections where only single lane traffic can pass and one pathetic strip of sidewalk only. The bus stop for our children is at Sandra Place on Mill Hill Road which I have had to call the city of Langford, the police and school district 62 multiple times over. The speeding on Mill Hill Rd is out of control. Jeanine Drive is no better to equip the traffic. It does not even have lines painted on the road.

I don't understand why townhomes or even a 2 story condo building could be built. Or instead why is the land that was taken from Langfords parks be used as a playground for our children? How will this increased foot traffic in Cedar Vale Park effect the salmon bearing Mill Stream?

How will the increased density positively benefit our neighbourhood? This is incredibly disappointing to watch.

Jenny St Amant

Sent from [Mail](#) for Windows

Trina Cruikshank

From: jcandres [REDACTED]
Sent: February 22, 2022 12:59 PM
To: Langford Planning General Mailbox
Subject: Re: Application to rezone 350 Lone Oak Place
Attachments: Letter Against rezoning 350 Lone Oak Place.docx

To whom it may concern:

Attached is my letter stating my concerns regarding the application to rezone 350 Lone Oak Place.

Jim and Cathy Andres

My husband and I strongly oppose the application to the City of Langford to rezone 350 Lone Oak Pl into a medium density apartment complex.

We have only lived in Langford [REDACTED] in that [REDACTED] time we have noticed the tremendous loss of green space, constant construction and poorly designed infrastructure.

As I live in the Mill Hill area, this application is strongly opposed for many reasons. Just the environmental with respect to Cedar Vale Park and Mill Stream are a big concern. Was there an environmental impact study done on the area before even considering this development? If so, where can one review it? Cedar Vale Park is a much-loved destination for people living in this area to walk, have a picnic, take their dogs. It is beautiful and with Mill Stream Creek running through it, well, we have ducks nesting there right now. Where will the ducks go to nest once the area is too active, their habitat in poor repair, etc.? Salmon have been reintroduced into this creek, what will the impact be to this?

This lot is a perfect place and opportunity for Langford to expand the promise of green space, add a playground for the community, park benches, somewhere for the children in the neighborhood to go and play.

There is still building going on at the top of Lone Oak Place, right at the top of Mill Hill Regional Park. They have been deforesting, blasting rock, and removing dirt just to build more houses, some of which are duplexes. How was that even allowed to happen?

Every home on this road has a suite that has been rented which means each house has 2 to 4+ vehicles, most parked on the street which narrows the driving area. This area is full of young children, where do the children play when all you have is a road and a sidewalk which gets parked on so people can be off the road.

The area around 350 Lone Oak Place includes Strandlund which also has a new multi-family townhouses being built. Strandlund is a narrow road, Selwyn is a narrow road, Wentwich is a narrow road, Mill Hill is narrow, and so is Atkins road. This proposal will infuse possibly 200 or more vehicles needing to use these roads. It is irresponsible of council to even consider this development without first doing a study on the impact to the existing infrastructure. This area cannot take more vehicles. It can take forever to get off Strandlund on the weekends because the overpass to the big box stores is plugged. People do not always follow the rules of the road and vehicles are in the intersection when lights change. Now no one can move just backing traffic up more.

The narrow roads, the lack of sidewalks for pedestrians, the lack of lighting or better lighting is very unsafe not only for pedestrians, but our children, our pets, and cyclists. You cannot build more without dealing with poor infrastructure.

I will be deeply saddened and very disappointed with Langford's council if this application gets the go-ahead.

Trina Cruikshank

From: Johnny & Sarah Butts [REDACTED]
Sent: February 22, 2022 9:54 AM
To: Langford Planning General Mailbox; Jlazpak@langford.ca; Denise Blackwell; [REDACTED]
Cc: [REDACTED]
Subject: SIGNIFICANT CONCERNS: Rezoning Application of 350 Lone Oak Place
Importance: High

My family strongly opposes the application to the City of Langford to rezone 350 Lone Oak Pl into a medium density apartment complex. We have lived in this community [REDACTED] and have spent [REDACTED] in the Mill Hill neighborhood. We love this neighborhood. It is a safe neighborhood to raise a family right now and it needs to stay that way. Currently, there is lots of green space, trees, trails and Mill Hill has less of a city vibe than other areas in Langford. Building an apartment at the end of Lone Oak Place will completely destroy what this neighborhood represents in Langford. It is not a sustainable plan and we believe it has not been well thought out. Adding up to 200 more cars on the surrounding roads with the already increased traffic flow is irresponsible. The infrastructure does not support this. There are minimal sidewalks and street lights which adds significant safety concerns. There are already many multi-family homes on Lone Oak Place with multiple cars per household. The entire neighborhood already has cars parked on both sides of the road which decreases pedestrian walking space and adds a lack of visibility of cyclists. The intersection at Strandlund and Veterans Memorial is already far past capacity. Kids ride bikes up and down Lone Oak Place, people walk their dogs down to the park. An apartment will cause congestion, reduce property values, increase traffic and parking issues not to mention the potential for increased crime, and added litter/pet waste in the park area. Safety and sense of community is in jeopardy, a real legitimate concern. It would be in extremely poor judgement for the City of Langford to approve this rezoning application.

The park, trail and creek is a favourite destination when taking our dog out and going on family walks. An apartment will stand in the way of this nature sanctuary. I am extremely disappointed that the City of Langford would even consider this as a potential location for this type of dwelling. The lot is a perfect place and opportunity for Langford to expand the promise of green space, add a playground for the community, park benches, somewhere for the children in the neighborhood to go and play.

Thank you for your time and consideration of my concerns, which are shared by the entire community.

John and Sarah Butts

Trina Cruikshank

Subject: Rezoning 350 Lone Tree Place, Langford (R2 to RM7A apartment bldg) File:Z21-0034

From: Les Gardner <>

Sent: Tuesday, February 22, 2022 8:22 AM

To: Denise Blackwell; Lillian Szpak; [REDACTED]

Subject: Rezoning 350 Lone Tree Place, Langford (R2 to RM7A apartment bldg) File:Z21-0034

Subject: Rezoning 350 Lone Tree Place, Langford (R2 to RM7A apartment bldg) File:Z21-0034

File:Z21-0034

Rezoning 350 Lone Tree Place, Langford: R2-Residential to RM7A-Apartment Building

I would like to add my name of residents and organizations who oppose the development. This is one of the last areas, although already touched recently by development, that can be saved. I have [REDACTED] [REDACTED] seen many changes in Langford and am proud of much of what we've accomplished. Bravo

It is evident that the city-elected like the community to be transformed, and its happened however enough is enough.

I hope that this is received on time.

Les Gardner
2539 Selwyn Rd
Langford

Trina Cruikshank

From: Melissa Buckle [REDACTED]
Sent: February 21, 2022 9:57 PM
To: Denise Blackwell; Lillian Szpak; Langford Planning General Mailbox
Subject: File Z21-0034 (350 Lone Oak)

To the City of Langford and whom else it may concern,

I am writing to you in opposition and with questions regarding the application to rezone our neighborhood from one and two family homes to a medium density apartment.

Firstly I want to state my concerns for this proposal.

My biggest concern is safety and traffic. Our roads are very narrow, single lane traffic and no sidewalks in most areas. Adding 150+ cars is excessive. Plus delivery drivers, taxis and visitors to the building. This is a family neighborhood, kids riding their bikes, playing with neighbours and friends, waiting for school buses ect. Most houses on Lone Oak and in the Mill Hill neighbourhood have tenanted suites who use street parking. The roads are tricky to navigate with the traffic we already have. These roads were not built for medium density apartment traffic. Lone Oak was not designed for an apartment building. Large trucks already have major issues navigating onto the road. They drive over sidewalks as you can see tire marks over the sidewalks when you come onto the street. There is only one road out of this neighbourhood, and the intersection at Veterans Memorial Parkway and Strandland is already a congested area.

Adding a large apartment into the middle of a single family home neighbourhood changes the character of our community drastically. [REDACTED] as I fear the increase of traffic and crime that comes with a building this size. It takes away our sense of community and neighbourhood, where we know everyone by name, our neighbours are our friends and we help each other out when possible.

I also wonder about the nature of the park and creek behind. Added people, means added pet owners leaving behind pet feces, garbage, ect. We try hard as a community to keep this beautiful park clean but are afraid it will become overrun.

So my questions are:

How are we going from a single and double family home neighbourhood to a building 6 stories with 75 units?

How are we preserving the Mill Hill neighbourhood as a longstanding safe community?

How will all that traffic flow on our tiny roads?

What can be done for safety for kids riding their bikes, walking or waiting for the school bus on a road that will be so busy?

What will be done to protect the park?

How will the construction trucks get to the site?

Please do not pass this proposal. Please consider this long standing neighbourhood and the number of langford residents this development would effect. Please consider the safety and traffic issues. A large density apartment building does not belong in the middle of this single home family neighbourhood. Please keep these buildings in areas designed for them with proper safety and roadways.

Sincerely,

Melissa Buckle

[341 Lone Oak Place](#)

Trina Cruikshank

From: natashacampbell [REDACTED]
Sent: February 22, 2022 9:40 AM
To: Langford Planning General Mailbox
Subject: Lone Oak Place

Hello and thank you for kindly reading my concerns about the rezoning at 350 lone Oak place.

I am a resident on the street.. [REDACTED] I am extremely worried about the safety of our neighborhood with the idea of rezoning of 350 Lone Oak place for the following reasons.

The amount of traffic. On the corner or saundra place and mill hill rd is our school bus pickup and drop off. There has been many motor vehicle accidents here already and that includes a fatality of a child. With the extra traffic (70-150 more vehicles) I know this will cause a dramatically more danger to that situation that's already dangerous.

Also if you are coming from Victoria and are going to use the overpass.. you have to pass over 3 lanes of traffic to turn left onto strandlund. With that many more cars doing this.. I worry about the safety on the overpass and slightly after.

Not only that but we already get clogged up at the 3 way to try to get to veterans memorial parkway from strandland rd.

Children ride their bikes and play lots on the street as there is NO park in the area.. The safety of the children here should be the upmost priority!

I am also concerned about the theft and chaos that a more affordable housing will cause to the owners of these single family homes will cause. Langford has a shady past and as much as we've worked so hard to make it an incredible city to call home.. affordable housing could be a backwards step in keeping the safety and well being of the family's here. I ask kindly to say NO to the rezoning of 350 Lone oak place and to keep as is and build 3 new family homes in the area to keep peace and safety to our neighborhood. Thank you

Natasha Campbell
[REDACTED]
277 Lone Oak place

[REDACTED]

Trina Cruikshank

From: Roger [REDACTED]
Sent: February 23, 2022 10:55 AM
To: Langford Planning General Mailbox; jlazpak@langford.ca; Denise Blackwell; [REDACTED]
Subject: Rezoning of 350 Lone Oak Place

I was just made aware of the planned rezoning from 1-2 family home residential to a medium density apartment building- 6 story 75 unit.

I moved into the neighborhood [REDACTED] in December from View Royal. I thoroughly enjoy the area and the walks along the creek path. I was looking forward to the summer when [REDACTED] I could enjoy the creek walk.

I believe the current area will be severely impacted by such a large development. The current design of the roads and sidewalks are not sufficient. Currently people have difficulty 1 at a time navigating the slight turn onto Lone Oak from Jeanine drive during the morning commute and the afternoon return. Factor in possibly another 75 vehicles into the area (not including 2 vehicle households) and it is a recipe for a nightmare.

There is no other way to access the proposed site other than Jeanine and Lone Oak. Access to the other side from Selwyn isn't possible as a result of the creek.

Lone Oak Place is already congested with vehicles as most of the residences have suites and the tenants are jockeying for space to park.

I would also be concerned with a water pressure issue. Further up the hill where we live water pressure is already an issue with multiple residents complaining of lack of water pressure. The developer who built our house stated that would be a CRD and Langford water issue.

The addition of a 75 unit building will surely impact the water pressure in the area.

I understand the pressure to provide more housing but that needs to be bound by some common sense and not greed. The developers have changed their mind from single family homes to multi units as they see potentially more money in their pockets.

Considering the area, the environment, the current density and the current street design, I believe that changing the zoning to accommodate this build is inappropriate. There are other suitable areas in Langford for this type of construction and density.

I look forward to hearing the discussion at the zoning meeting on the 28th. I wish I had known about this earlier to submit my questions by the deadline.

Roger de Pass.

[REDACTED]

Trina Cruikshank

From: Saul Mac [REDACTED]
Sent: February 21, 2022 3:52 PM
To: Langford Planning General Mailbox; Denise Blackwell; lszipak@lanford.ca
Subject: 350 Lone Oak, file Z21-0034

To Mayor Young and Councilor's,

Re file no. Z21-0034 350 Lone Oak

I am writing to you in vehement opposition to this proposed zoning application to change site from R2 to RM7A. As a resident of Langford and a property owner [REDACTED] I do not wish to see my neighborhood diminished by a multi-rise apartment building. This community is a well established single family dwelling neighborhood designated in the OCP as low-med density. This proposal is outside of the official Town Centre Boundary and does not belong here.

Such buildings belong close to major transport arteries where their residents have quick and easy access to public transit and their cars do not block small residential streets not designed to handle such traffic. This location is far from both transit and good pedestrian access. There is only 1 road out of this community leading to the intersection of VMP and Strandlund. Already we see this intersection congested and only to get worse with the planned Towers on Peat and more multi-units on Winster and Marlisa pushed through.

Lone Oak itself has not been designed or regulated to take the traffic that will come with a 6 storey apartment. The construction traffic alone will destroy the only access to the site as dump trucks already have to mount the curb as they turn left on Lone Oak. This is obviously dangerous to residents and pedestrians. Cars are meant to only park on one side of the road, yet this is not enforced by the City of Langford creating a dangerous situation. Two cars cannot pass side by side when cars are parked like this. So how are large trucks to move down this road?

The proposed site sits right on top of the only community green space and will be over run by the proposed 150+ residents. Cedar Vale Park is a community treasure and deserves to be protected from this proposal. It is a small park of established second growth that runs along Millstream Creek. It only has 2 garbage bins and picnic tables that are already being eroded away by the seasonal flooding. The impact this increase in use will have is enormous. Trail degradation and dog damage will potentially be too much for this small Park. The City has pumped hundreds of thousands of dollars into a salmon ladder downstream yet the allowance of this development will do much to hinder the goal of Millstream bear salmon again.

Please do not pass this proposal. Please consider the residents of the community who chose to live here to enjoy a certain lifestyle and quality of life away from this sort of major density. It is not Langford alone's responsibility to create housing for the area. Let's keep density where it belongs, within the Town Centre.

Your Sincerely,

Saul Macpherson

2555 Jeanine Drive

Trina Cruikshank

From: Leah Stohmann
Sent: February 22, 2022 8:43 AM
To: Leah Stohmann
Subject: FW: Rezoning 350 Lone Tree Place, Langford File:Z21-0034

----- Forwarded message -----

From: **Teresa Marek** [REDACTED]
Date: Sat, Feb 19, 2022 at 3:26 PM
Subject: Rezoning 350 Lone Tree Place, Langford File:Z21-0034
To: <plannng@langford.ca>
Cc: <dblackwell@langford.ca>, <lszpak@langford.ca>, [REDACTED] [REDACTED]

File:Z21-0034

Rezoning 350 Lone Tree Place, Langford: R2-Residential to RM7A-Apartment Building

Attn: Planning Department, City of Langford

I am writing with very grave concerns over the proposed development of 350 Lone Tree Place. This proposed development of a large condo building in a neighbourhood that is composed of single family homes is extremely inappropriate for the area.

The area has already seen a huge influx of traffic because of the existing development of single family homes on Lone Tree Place. The creek that runs next to the existing development has seen several years of flooding since the forest was cleared away for said development. Several homes downstream have seen significant property damage because of this flooding and I am sure it is no coincidence since the timing of the floods coincides with the land clearing of that street for the existing development. To think that putting a large condo development with two level underground parkade will not impact this more seems brazenly ignorant.

Another concern is the overcrowding of the Elementary school that has already seen a large number of new families added to the catchment with the existing single family development on Lone Tree Place. Where will all these families send their children to school when we already have no space.

This level of development is irresponsible and I must strenuously object as a resident in the area. We live further down the Millstream creek and I do not want to lose my home because of this reckless planning.

Please consider my objections and concerns and do not approve this proposed development.

Thank you for your time.

Ms. T S Marek

Trina Cruikshank

From: Virginia Malloch [REDACTED]
Sent: February 22, 2022 12:07 PM
To: Langford Planning General Mailbox
Subject: 350 Lone Oak Place

Importance: High

Hello City of Langford Planning Department

I just wanted to voice my concern over this development application for 350 Lone Oak Place that is being submitted and reviewed at the February 28th meeting. I live at 2545 Toth Place and discovered this application due to some notices being posted at Cedar Vale Creek trails. I just want City of Langford Planning department to really look at the road infrastructure in this area and how all of these new subdivisions as well as this potential 75 unit apartment building will add to the already congested traffic issues in this area. All traffic is flowed through Strandlund Road and to a very awkward and inefficient intersection at Veterans' Memorial and Strandlund. I have already seen and experienced traffic backed up some distance waiting for the light and seen a lot of near misses with both cars and pedestrians at this intersection. Adding this volume will not work without some planning as to how the traffic can flow more efficiently.

As well currently there are no cross walks and all the sidewalks are mainly on one side of the road. A lot of kids need to cross for school bussing and such...normally it has not been too busy but with this added volume of traffic I think that will make it harder to cross and more potential for accidents, especially with those involving children.

We use the Cedar Vale Creek a lot for walking the dog and enjoying the ducks, nesting birds and fish that habitat in that creek and surrounding area. It is worrisome how close this blasting will be to that site and if it may impact it. Currently it is a steep drop down to the creek, so hopeful that if blasting is done that this ecosystem would be monitored to be sure that it does not destroy it with new erosion and sediment issues that the blasting and build of this development may cause.

And lastly the current design of this area supports single family homes and townhomes and it seems odd that the City of Langford would want a large building like this in this area. Better placed amongst the City Core that it is trying to build. I realize that Affordable Housing is a topic that the City of Langford is trying to tackle but road infrastructure and safety of its residents needs to be considered as well to ensure that current and future residents continue to enjoy their homes in Langford.

Please let me know if you require any additional information.

Thanks!

Virginia Malloch
Resident 2545 Toth Place