

Trina Cruikshank

From: Colette Miller [REDACTED]
Sent: February 24, 2022 4:08 PM
To: Langford Planning General Mailbox
Subject: Z21-0034 Lone Oak Place rezoning

Good afternoon

I would like to submit my opposition to the rezoning of 390 Lone Oak Place.

According to the City of Langford's parcel information map, this area is designated under the official community plan as a "neighbourhood". Nor is it within the Town Centre outlined in the *growth management and land use strategy map* in the OCP. The area is either within or borders the *Riparian Zone, Area with potential habitat and biodiversity values and the 200-year flood plain*.

The Mayor recently noted at a Council meeting that Langford does not need to update the current OCP stating it is "just fine". If the Mayor is saying that the OCP is sufficient the way it is, then why is this Committee considering revising the zoning for this area?

I can only reiterate what has been mentioned at other committee and council meetings, the Mill Hill area is bursting at the seams. Until another way out of Mill Hill is made possible, how can the City continue to densify this area? There is no proper/reliable transit in the area. The main way out of the area and onto VMP is via Strandlund Ave. Which is already incapable of handling the traffic it currently has. I encourage everyone to stand at the Strandlund/VMP intersection and note how many illegal right turns on the red are happening. And let us please not forget the other developments (either ongoing or planned) in the area that will be affecting this intersection as well. There are no sidewalks along Jeanine Drive and adding 80+ cars to this area will only make it more dangerous for pedestrians, cyclists and children. This is not an area where residents can walk to and from work, stores, parks etc.

The OCP states:

Enhance existing neighbourhoods to ensure they retain and/or enhance the community's character.

Encourage community input into strategies for creating and celebrating our identity and sense of place.

The area is primarily single-family homes with no larger buildings nearby. How does a 6 storey, 75-unit apartment building enhance the existing neighbourhood?

The community and residents directly impacted by this proposal are providing you with their input. Hopefully you will listen and respect what the residents have to say.

Thank you

Colette Miller

552 Hoffman Ave

Dave Tyson

February 25, 2022

Langford Mayor, Council &
Planning and Zoning committee

To whom this may concern,

When I bought this lot, houses on this street we're selling for \$900K, now they are selling for \$1.4m [REDACTED]. We have a housing problem. The only way to deal with that is to add more housing and different options. What the developer is proposing will do that so I'm in support of it.

I see there are a lot of large scale, single family developments happening in Langford that need huge amounts of clearing and are literally blasting off the tops of mountains. This project doesn't need to do that. It looks like its ready to go. This in my mind is a much greener approach, that houses way more families on way less land, that could be built much faster than the same amount of houses on single family lots. There aren't even that many direct neighbours that will be impacted. There is the highway on one side, a stream on another, a long drive way behind a rock and like 3 houses on the back.

When I bought my lot, the developers told me they were going to put in a multi unit building. This isn't a surprise to anyone. It looks like they will need to put in a huge amount of parking to accommodate the building, way more than what I've seen on other big buildings in Langford (probably more than they need). It looks well thought out and appropriate for the area as well as what we need for the housing crisis.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'Dave Tyson', written over a circular stamp or mark.

Dave Tyson

301 Lone Oak Place

Trina Cruikshank

From: Johnsons [REDACTED]
Sent: February 24, 2022 12:44 PM
To: Langford Planning General Mailbox
Cc: Denise Blackwell; Lillian Szpak
Subject: Rezoning 350 Lone Tree Place, Langford (R2 to RM71 apartment building); File: Z21-0034

File: Z21-0034

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

To the Planning Department, City of Langford:

We recently received a notice of an application to rezone the end of Lone Oak Place from R2-Residential to RM7A-Apartment Building. As residents of Selwyn Road for [REDACTED] we are very concerned about the continued and rapid pace of development in this area.

When we first moved to [REDACTED] it was a quiet street with single family dwellings and very little traffic. In recent years, Selwyn Road has turned into a busy main thoroughfare filled with construction trucks and racing vehicles (and those are not necessarily two different things). I can't count the number of times we've almost been hit while turning left into our driveway (with the left turn signal on) by someone trying to pass us ON THE LEFT because we were only doing 35 kph on our street. Or just waiting for us to get out of the way so they can stomp on the gas going up Wentwich. It is also difficult to turn out of our driveway, blinded by a slight bend in the road and our neighbour's fast-growing trees planted along the road. We pull out after checking that the road is clear, only to find someone has been speeding down the road and is now on our bumper. (As an aside, it would be nice to have some traffic calming measures in place on this busy road.) And now with the major blasting (once again) and construction happening on Rockingham Road, we are faced with a constant parade of dump trucks coming down Wentwich starting at 7am.

Speaking of blasting, since we have moved to Selwyn Road, we have seen Mill Hill blasted away to make room for hundreds of houses and the access we used to have to Mill Hill park from behind our house (through Cedarvale Park) has been replaced with many more houses on Lone Oak Place, most of which have suites included. The constant blasting in our neighbourhood has already resulted in many cracks in our ceilings. I'm not sure how much more our old house can stand.

In addition, all these new houses and suites use Selwyn Road as access to Millstream Road and/or the highway. The road infrastructure in our neighbourhood, not to mention Langford itself, simply cannot support the number of houses here now, let alone the addition of an apartment building. The only two-lane road in town (besides Hwy 1) is Millstream. This is not sufficient for a population of over 46,000 and growing by the day. It used to take five minutes to get from our house to Costco on the other side of the highway. Now it can take more than fifteen minutes during busy times (which seem to be always). There is a constant traffic jam to get across the overpass and it can sometimes take more than one traffic light cycle to get through an intersection.

While we appreciate that increased population and big box stores are needed to help keep taxes in Langford low, it is also necessary to keep a neighbourhood feel in some of the older sections of town. And to create the road infrastructure needed to support the increase in population. We don't see that happening in Langford and we certainly don't see it in our neighbourhood. An apartment building is not needed in this part of Langford and we hope that the council can see fit to block this application.

Respectfully,
Jayne and Dan Johnson
2545 Selwyn Road, Langford

Judy Wong
238 Lone Oak Pl
Victoria BC V9B 0X3

February 24, 2022

Re: Development Application for 350 Lone Oak Place

To: City of Langford (planning@langford.ca)

My name is Judy Wong and I reside at 238 Lone Oak Place. I firmly believe the “not in my backyard” syndrome is not a constructive mentality. If the neighbours from all around us had opposed the Enclave development, we would not have the lovely homes that we have.

The fact that we were all given the approval of a legal suite, giving us a mortgage helper, tells us how difficult it is to own a home. It all stems from acceptance. We were accepted by our neighbours and why shouldn't we give a stamp of approval to a development that will provide 75 relatively more affordable dwellings to others?

So, I am happy to have a condominium building close by giving more hope to the people who are not as fortunate as we are to have a modest dwelling.

Yours truly,

Judy Wong
Owner

cc: (via email) jlaxpak@langford.ca, dblackwell@langford.ca,


FROM THE DESK OF
Nadia Hood

February 25, 2022

Attn: Mayor, Council & Planning and Zoning Committee

Re: Rezoning Lot 1, Lone Oak Place

To whom this may concern,

I'm hearing through many different communications from neighbours, the city, as well as the developer, that Green Corr. Properties is attempting to rezone the last undeveloped piece of Lone Oak Place to accommodate an apartment building. I would like to come out publicly to say that I support this.

From what I understand, the developers where straight forward from the start, telling all potential buyers they were in contact with, that they where going to put a building there. Now some of those same people are trying to stop the project even though they knew what was planned. I don't agree with that. This is a new street. They had to clear and blast for these homes that they now live in and now they don't want to be inconvenienced by other homes being built. That attitude is part of the reason we have a housing problem.

We are in a housing crisis. There is no where for people to buy or rent. This project has very little direct impact on the neighbourhood, its tucked into its own corner with very few actual neighbour's. If anything it will act as an sound block for them from the highway. The area that they would build on is already cleared so no new mountains have to be blasted for new homes. It adds a more affordable option to live in the area than what we currently have. My only concern would be traffic but I understand a traffic study is being done so that issue will be dealt with anyway.

I support what is being proposed and I hope you will too.

Regards,

Nadia Hood,



residing at 273 Lone Oak Place

Trina Cruikshank

From: RC CONSTRUCTION IN CANADA [REDACTED]
Sent: February 26, 2022 12:11 PM
To: Langford Planning General Mailbox; rdsansom@gmail.com; Denise Blackwell
Subject: Re: 350 Lone Oak place

Just to further the need for an improved better trail in the area that goes to the Jehovah's Witness building, if you want to reduce and help with heavy traffic flows in the area of the development Transit is also a great way to aid in this process. So either try and bring bc transit down to the existing development, and help to reduce cars coming and going or, put in a easy access trail for people to walk to the bus that already comes down Selwyn rd. this will greatly reduce traffic but encouraging ridership in the area. Thanks again.

On Sat, Feb 26, 2022 at 9:43 AM RC CONSTRUCTION IN CANADA [REDACTED] wrote:

Hello My name is Nick Rees, and i live at 2559 Jeanine Dr, Langford. I am writing today to bring forth what i hope will be some worth while and relative ideas to the development at Lone Oak Place. Currently we have seen the development from where we live Take out the whole entire forest that sat between Us and the Highway to put in the Enclave property development. This has certainly added to increased traffic flows in the neighbourhood for people leaving and coming into the new development. I have some very basic and i feel reasonable requests to help deal with these increases, and specifically from a safety point of view. You have an additional increased amount of traffic coming and going from a one way in and out road way. This causes problematic situations for emergency response vehicles to get in and out of this development and surrounding areas, There is reasonable concern that the surrounding current traffic flows with the current infrastructure could have major difficulties getting to and from this area in a reasonable time, to respond to emergencies if they arise. There is also concern because on Jeanine drive you have a flat great area for kids to be out on the streets riding bikes, but have no safety measures in place to help deal with the speed of vehicles ei posted speed signs, or preferably asphalt speed humps to help slow the traffic in this area. Regardless of speed laws in Canada, if you increase traffic you increase the high likelihood of speeding in the area. My solution to some of these situations is i feel a helpful idea in helping with the addition of the development. You can help the traffic flows in the area by promoting the healthier alternative of walking and cycling. This reduces the carbon foot print, encourages health, and gets the community outside also allowing people to meet their neighbours and grow stronger communities, which i am sure is what the City of Langford is all about. I would like to see a massive trail improvement from the back of the Proposed greenspace area of 350 Lone Oak place linking the current trail area all the way up to the area where the trail comes out by the Jehovah's Witness center. I feel that this at least if it does not help traffic during the week days you can at least take the steps to promote and encourage healthy options to leave cars at home on weekends, and get these communities communicating and making friendships, because honestly who doesn't want a solid neighbourhood to live in, i am sure you all do. I am not anti development at all, but your adding a massive increase to an area with limited access in and out. I am not asking for major road improvement sidewalks etc.... just a nice clean trail that links with the existing path and promotes traffic calming in a different manner. The current path that is there is noisy and very close to the highway, as well has also served for the purposes of criminal activities in the area, we have had numerous break ins with vehicles, as well as a homeless individual at one point living in the forest that is right beside your proposed development. Also what would be equally nice to see would be an official opening of the white trail head marker all the way on the other side of the development where it looks like a phase two in beginning on the large rock face. Like i said before i am asking for the promotion more of healthy options here walking/ cycling instead of driving, A better trail that promotes that and also serves to cut out criminal activities as an unfortunate benefit to the criminal is a very logical option, and as well the official trail from the enclave development to Mill Hill is strongly encouraged. Thank you for your time.

Trina Cruikshank

From: Sarah Cotter [REDACTED]
Sent: February 26, 2022 2:45 PM
To: Langford Planning General Mailbox
Subject: 390 Lone oak PI rezoning

February 26, 2022

Re: 390 Lone Oak rezoning application

To the Langford rezoning committee

I want to start by saying that I appreciate your commitment to increasing affordable housing, and believe that you want to do so safely and in a way that is environmentally responsible. I echo my neighbors' concern that in this instance, this community does not have the existing infrastructure to keep the current number of residents safe let alone 75 additional families. Key concerns are 1) the lack of road safety, with no sidewalks on Jeanine Dr, or on sections of Millstream and Selwyn, and no speed management; and 2) the lack of infrastructure and amenities, with no bike lanes, safe bus stops, playgrounds, or walking paths to connect to town.

But the main concern that I want to highlight is for the health of Millstream creek, which runs through Cedar Vale Park, directly adjacent and downslope from the development site. Neighbours and I have formed a Friends of Cedar Vale Park society to address the already significant degradation of the park and riparian zone, which consists of impaction, litter, extensive invasive species, bank slumping/destabilization, and erosion. Rezoning to RM7A without appropriate mitigations would dramatically increase all of these impacts, putting the health of the Millstream Creek watershed and salmon habitat at risk. For this reason, **I do not think the rezoning should be approved until a Riparian Area Regulation assessment revision has taken place.**

If the rezoning is approved, it should be under the following conditions:

1. That the developers contribute funds to restoring Cedar Vale Park so that it is able withstand the increased number of park users. Restoration should include dedicated paths and fencing to prevent further root impaction, planting to increase slope stability and bank erosion, silt fencing, trash removal and improved amenities including more trash bins and benches.
2. That the developer also puts funds towards restoring the existing covenant area, which was left untouched as ecological and culturally important sensitive habitat, but which has been severely degraded by the surrounding old growth forest being torn down.
3. That 100% of the required General Amenity Reserve Fund be dedicated to improving amenities in the surrounding affected community, including sidewalks, bike lanes, bus stops, and a playground on the fallow parkland on the corner of Lone Oak PI and Lone Oak PI. There should be no reduction to contributions for units on the 5th and 6th storeys.

I believe in increasing affordable housing, and would prefer that a medium density unit go here, where the blasting has already occurred, than somewhere that would require another old growth forest to be torn down. But this underserved community can not support that density until major improvements have been made to the surrounding infrastructure, and the health of the creek has been restored and protected.

Sincerely,
Sarah Cotter

Owner of 2557 Jeanine Drive, (the property directly adjacent to the proposed site), Ecological Restoration practitioner, co-founder of the Friends of Cedar Vale Park.

Sonny Lee
240 Lone Oak Pl
Victoria BC V9B 0X3

February 24, 2022

Re: Development Application for 350 Lone Oak Place

To: City of Langford (planning@langford.ca)

I am an owner and resident of Lone Oak Place and I am writing this letter in support of the proposed development of 350 Lone Oak Place.

I don't see how this development will adversely affect the neighbourhood with respect to increased crime, traffic, nuisance and noise any more than the current development. I have enjoyed living here for just over the past year and think it is a great family neighbourhood and I think that the addition will add to the diversity of the neighbourhood.

In addition, with the high price of housing (purchase and rental), I'm sure this development will help ease the situation.

Yours truly,

Sonny Lee
Owner

cc: (via email) jlaxpak@langford.ca, dblackwell@langford.ca,
