

Kelsey Hutt

From: amanda haanen <[REDACTED]>
Sent: March 22, 2022 4:49 PM
To: Langford Planning General Mailbox
Subject: Letter of Opposition of Proposed development of lots 528 and 532 Goldstream Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Please accept my apology for this late letter as I know it had to be in by noon today. I hope you will please accept it and include it into the meeting for next week.

March 21, 2022
Amanda and Kory Haanen
2771 Vantilburg Crescent, Victoria, BC V9B 3K5, Canada

Dear Langford City Council Members,

Please accept this as my formal letter of opposition in regards to the proposed development of lots 528 and 532 Goldstream Ave.

My wish would be to see a compromise with the land owners in the area around the number of units being built. I would prefer to see a 4 story condo as opposed to the 6 stories that are being proposed.

I feel like the height of a 6 story condo infringes on the privacy of the homes right next door and that a 4 story would be much more suitable for the area. It would be more considerate of fellow neighbours.

I feel that with both the townhouses and the condo that is being planned on Vantilburg Cres. It's going to cause a safety and parking issue for the residents in the area and kids who are walking to school by adding too much density and traffic.

Goldstream is a very busy road which needs to be widened to allow for this extra traffic flow. This would help to manage the current and foreseeable future developments along Goldstream. I would like to see pedestrian pathways and sidewalks on the parts that don't have any currently.

If the huge increase in traffic and parking concerns were addressed then the neighborhood could better assess the impact on our current lifestyle.

I would like to see the parking garage for this condo building be placed on either Goldstream or on the other side where there are already townhouses and not on Vantilburg crescent as it's going to congest our street and make it difficult to get out onto Goldstream.

We are not opposed to development, we would just like to see a compromise between the developer and the residents of Vantilburg cres. We would also like to be assured that our traffic, parking, and safety concerns are being addressed.

Thank you for taking our concerns into consideration.

Kind Regards,

Amanda & Kory Haanen

Trina Cruikshank

From: Kathi Hooney [REDACTED]
Sent: March 28, 2022 7:58 AM
To: Langford Planning General Mailbox
Subject: meeting tonight 5:30 for rezoning of 528 Goldstream Ave

Follow Up Flag: Follow up
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Hello, I am a previous owner of this property and would like to participate in the meeting tonight. Could you please send a zoom link to my email?

Thank you, Kathi Hooney

Trina Cruikshank

From: L Shott [REDACTED]
Sent: March 28, 2022 11:09 AM
To: Langford Planning General Mailbox
Subject: Re: App# Z21-0045(528/532 Goldstream avenue)

Follow Up Flag: Follow up
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PLEASE ADD TO ADDENDUM PACKAGE - COMMUNITY FEEDBACK

My family, [REDACTED] who resides at 514 Goldstream Avenue, directly across from the proposed development at 528 Goldstream Avenue, wish to express our opposition to the development and removal(potential destruction) of the historic pagoda house and the proposed development of a six story condominium.

Our family, [REDACTED] has lived at 514 Goldstream Avenue [REDACTED] We enjoyed the opportunity to be active within Langford, whether it was sports or any activity that represented Langford.

To see the development of 528-530 Goldstream Avenue is disheartening at best. I do not think the citizen's of Langford have been adequately consulted as a whole prior to this re-zoning application being granted but I think it would be an absolute travesty to demolish such a historic and architecturally beautiful home to introduce more high density housing to this area. Perhaps further notice and attention would garner enough attention that the City of Langford might have some sense to re-think this building site. We appreciate that the developer has allowed for the pagoda home to be moved, however, we still think this is the wrong location.

Council has ruined Langford with the gluttony of high density building and the overuse of the mantra 'if you build it they will come'. Maybe the citizens of Langford will make their voices heard to save this home and the landscape of Langford from being destroyed.

In this market of \$1 million+ housing, how will [REDACTED] to purchase another home to allow [REDACTED] years ahead. With the enormous benefits of seniors to 'age in place', we would like you to know that you have robbed [REDACTED] to be afforded the opportunity to allow this to happen and will sadly displace an [REDACTED].

Thank you,

Liane Shott on behalf of Marie Gardner, resident of 514 Goldstream Avenue

Kelsey Hutt

From: Mary Wagner <[REDACTED]>
Sent: March 28, 2022 3:06 PM
To: Agendas; Langford Planning General Mailbox
Subject: Update to my letter for Planning, Zoning and Affordable Housing Committee March 28 Meeting

Sorry for the cutting and pasting issue with my submission since I had been writing in a Word Document and transferring to email. The correct version of my submission is as follows:

Regarding the proposals for today's agenda:

528 Goldstream, known as the "Pagoda House," has a rich and unique history in Langford and should be protected as a historic site.

The rezoning of 2615 Sooke Road to construct a 115-unit apartment building with two commercial units is requesting a significant parking variance from the required 2.75 spaces per unit to 1.25 space. This should not be considered.

The Millstream Road proposal does not appear to offer amenities to the community. This could be an opportunity for the City to set the stream protection area for Millstream Creek to 43 m. as per the guidelines and to require some extensive restoration of the riparian environment by the developer to enhance the hydrological integrity of the creek.

The Sawyer Road proposal seems like another example of urban sprawl. This type of property should have very low density and include plans for a community garden.

Sincerely,

Mary Wagner

Langford Resident

Kelsey Hutt

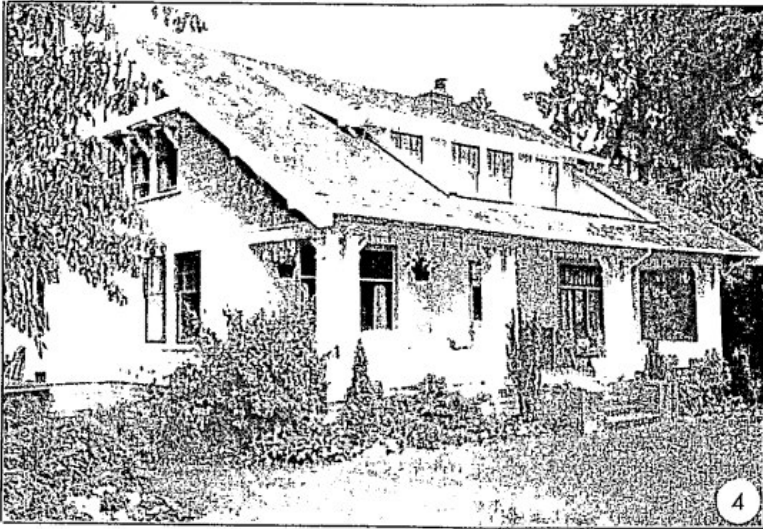
From: Matthew Baldwin
Sent: March 28, 2022 8:41 AM
To: Kelsey Hutt
Subject: FW: Submission for Langford Planning meeting - March 28th

From: Matt Rodgers <[REDACTED]>
Sent: Sunday, March 27, 2022 5:15 PM
To: Denise Blackwell <dblackwell@langford.ca>; Roger Wade <rwade@langford.ca>
Cc: Matthew Baldwin <mbaldwin@langford.ca>; Michelle Mahovlich <mmahovlich@langford.ca>; Mayor Young <mayor@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>
Subject: Submission for Langford Planning meeting - March 28th

Good afternoon,

Please ensure the following submission is included in the agenda package at tomorrow's Planning, Zoning, and Affordable Housing meeting:

I'm writing to oppose the rezoning of 1551 Sawyer Road and the rezoning of 528 Goldstream Avenue. Both of these properties currently have important historic buildings on them that should be preserved as part of Langford's heritage. The buildings are described in the excerpts below taken from the book Our Heritage, published by the Capital Regional District in 1982:



4 1551 SAWYER ROAD

Originally built in 1914, this is a fine example of a well-maintained older home. The recent dormer addition enhances the architectural style of the building. Features of interest include a recessed dormer window in the roof, ornamented eaves, and a bay window.

Information Source: Owners Mr. & Mrs. Orchard

16 PAGODA 528 GOLDSTREAM AVENUE

The striking Oriental charm of 528 Goldstream elicits much admiration from passers-by. Built circa 1924, the house was owned by people named Bailey. Area resident Mr. Fred Oak remembers the building from his boyhood when he caddied at Royal Colwood Golf Club.

Information Sources: Area residents Fred Oak, Hermon Williams



In addition to being a historic Langford site, the property at 1551 Sawyer Road has the potential to continue being used for food production purposes. Given the vast development occurring just north of this property, why not use the site to create community gardens for new Langford residents in Westhills to enjoy? Community gardens have many biophysical and social benefits, including: helping to ensure food security; teaching kids and adults the importance of growing food;

reducing waste by encouraging composting; and increasing physical activity and mental health. Further, development on this 15.28 acre site will most likely - as is the case with all other recent Langford developments - strip the land of all mature trees and native vegetation. This is alarming given the proximity to the Humpback Reservoir and the potential for erosion, sedimentation and loss of wildlife and bird habitat. With so many other agricultural areas in Langford being removed from the Agricultural Land Reserve or rezoned for development, I strongly urge you to consider keeping this property as RR4 to protect the heritage building onsite, keep the existing tree cover in tact for erosion prevention and habitat connectivity, and ensure some agricultural land remains in Langford.

Sincerely,

Matt Rodgers
2711 Windman Lane

Kelsey Hutt

From: Saul Mac <[REDACTED]>
Sent: March 27, 2022 8:03 AM
To: Matthew Baldwin; Langford Planning General Mailbox
Subject: Pagoda House

Follow Up Flag: Follow up
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Hi there,

I am writing in relation to the proposal that is up for consideration this Monday, 28th March, on 528 Goldstream. I do not support the proposed redevelopment to a 6 storey multi-family building if it involves the demolishing of the historically significant Pagoda House. I believe a plan should be in place to preserve this important piece of Langford heritage in perpetuity. Either preserving the house as it sits or relocating it within the community should be part of the proposal in order to protect the quickly diminishing heritage of Langford. Please take this into consideration.

Thankyou,
Saul Macpherson
2555 Jeanine Drive

[REDACTED]

Kelsey Hutt

From: Matthew Baldwin
Sent: March 28, 2022 8:41 AM
To: Kelsey Hutt
Subject: FW: Rezoning of 528 Goldstream Avenue and 1551 Sawyer road.

From: Sue Harper <[REDACTED]>
Sent: Sunday, March 27, 2022 6:34 PM
To: Denise Blackwell <dblackwell@langford.ca>; Roger Wade <rwade@langford.ca>; Michelle Mahovich <mmahovich@langford.ca>; Mayor Young <mayor@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Matthew Baldwin <mbaldwin@langford.ca>
Subject: Rezoning of 528 Goldstream Avenue and 1551 Sawyer road.

Please ensure this submission is included in the agenda at tomorrow's Planning and Affordable Housing meeting.

I am writing to voice my disapproval of the rezoning of 528 Goldstream Avenue and 1551 Sawyer road.

These properties have important local historical significance that should not be bulldozed. Sites in Langford continue to be destroyed by developers, with no regard to historical significance. In fact, history is being completely ignored by Langford rather than preserved for future generations.

On top of their historical value, more land will be stripped bare through clear cutting mature tree's and removal of all natural vegetation. The loss of wildlife habitat is under attack by Langford's deconian rezoning and land 'development' methods.

The properties should be kept as RR4 to protect habitat, ensure that there is some historical agricultural land left in Langford, and provide our children with some appreciation of our past.

Sue Harper
1210 Clearwater Place