

## Kelsey Hutt

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**From:** Matthew Baldwin  
**Sent:** March 28, 2022 4:03 PM  
**To:** Kelsey Hutt  
**Subject:** FW: Sawyer Rd rezoning

-----Original Message-----

From: Carolyn Fisher <[REDACTED]>  
Sent: Monday, March 28, 2022 3:54 PM  
To: Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Norma Stewart <nstewart@langford.ca>; Roger Wade <rwade@langford.ca>; Matthew Baldwin <mbaldwin@langford.ca>  
Subject: Sawyer Rd rezoning

To Langford Representatives,

I am a [REDACTED] resident [REDACTED] of Goldstream Meadows and I am strongly against the approval of the rezoning application of Sawyer Road.

Our infrastructure could not handle such an increase in traffic. The entry into our community, already has multiple issues regarding the WestShore Parkway/Amy Road roundabout.

Humpback Road would have to undergo a massive amount of construction to accommodate all of the additional traffic. Currently it is a narrow, winding single lane road.

I am also extremely concerned for the environment, the trees in this area are some of the oldest in the region. The water shed and provincial park are steps away.

It would be heartbreaking to go from our scenic landscape to looking at another west hills/kettle creek development. The trees and beauty of this area is what made it so desirable for me to live here.

Thank you for your time.

## Kelsey Hutt

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**From:** Crystal Gold <[REDACTED]>  
**Sent:** March 26, 2022 1:34 PM  
**To:** Langford Planning General Mailbox  
**Cc:** Martin Paish  
**Subject:** March 28 Housing Committee Meeting Questions

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am a [REDACTED] on Cressida Crescent and I have a number of concerns regarding the development proposal which leads me to oppose it.

1 - Drainage. With the removal of acres of trees that are literally uphill from our property, what is the contingency plan for addressing future flooding issues? Notwithstanding the Atmospheric River that we experienced in November 2021, we have had issues with drainage in our neighbourhood. For the better part of a decade, I can attest that there have been several inquiries made to the City of Langford to address the drainage ditch in front of my neighbours' house [REDACTED]. The City has done nothing to repair it. After the atmospheric river it partially collapsed which resulted in us and our neighbour digging ditches in our lawns so our houses would not flood. The City sent a crew out to look at it and almost 5 months later nothing has been done to repair it.

It's obvious with all the development going on around us that development is the number one priority; but what about maintenance? As an example, the City has done nothing in a **decade** to address the ditch. My concern is that if the development were to go ahead, if there are drainage issues that ensue, it will be up to the owners to deal with it. The City or the developers will do nothing. Will a contingency fund be set up to address future flooding issues?

2 - Traffic - Humpback Road is a lane and a half at best, and it accommodates 2 lanes. What is the plan to deal with the increase in traffic and ensure safety for pedestrians in our neighbourhood?

3- I'm assuming that the new development will not be on a septic system. With a development on sewer will it mean that Cressida Crescent residents will need to hook up? That is a pretty big price ticket for anyone. We have many long term citizens that have been here 20, 30 and even 40 years. This is a pretty big price ticket for anyone on a fixed income.

The above are my major concerns, of course I have not enjoyed seeing mountains and hills carved out around me; strange city plans - i.e. a covered soccer pitch in the middle of a neighbourhood. For us as residents, this is home, we enjoy the proximity to the parks around us and would hope that the City respect our wishes and not allow this intrusive development to be built.

Crystal Gold - 2945 Cressida Crescent

## Kelsey Hutt

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**From:** J ORCHARD <[REDACTED]>  
**Sent:** March 26, 2022 1:46 PM  
**To:** Langford Planning General Mailbox  
**Subject:** File No. 222-0001?PZ

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to advice I fully approve of the rezoning and development of Sawyer Road/Langford.

Langford keeps growing and in dire need of more housing. I am sure there will be people opposing this development and do not want to see the removal of tress. On the upper part of the property will always have tress as it is Waterboard property. Another comment is the people apposing this where will their kids and grandkids live. We really do need more actual rentals also.

In my opinion Stew Young has done a wonderful job for Langford. At one time years ago people thought Langford was a scum area and now see what Stew Young has done to improve the beauty of Langford. I have lived in Langford [REDACTED] have seen the changes, its called progress.

I am sure Langford will make sure this property is done to perfection.

Marlene Orchard

## Kelsey Hutt

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**From:** Matthew Baldwin  
**Sent:** March 28, 2022 8:41 AM  
**To:** Kelsey Hutt  
**Subject:** FW: Rezoning of Sawyer Rd

-----Original Message-----

From: Janine bradley <[REDACTED]>  
Sent: Sunday, March 27, 2022 3:02 PM  
To: Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Norma Stewart <nstewart@langford.ca>; Roger Wade <rwade@langford.ca>; mbaldwin@langford.ca; Matthew Baldwin <mbaldwin@langford.ca>  
Subject: Rezoning of Sawyer Rd

Good afternoon,

I am writing you to express my concerns about the rezoning of 1551 and 1559 Sawyer Rd. I am a resident of Goldstream Meadows. I am shocked that this proposal is being considered at this time, when the developer has not even submitted a potential building plan. There is many issues to be addressed with this rezoning expressed by the CRD, community, and homeowners. [REDACTED] I know that three meters of "buffer" is absolutely nothing. This will not protect mount wells park. Langford continues to remove any remaining green space that is not already a protected park, in which Langford already has very few. I know our mayor has expressed that Langford does not need to have our own green space because we can use neighbouring communities green space. This is absolutely ridiculous. You cannot aim to make Langford a self sustaining city and then pass the buck onto other communities. If any of the Langford council members spent anytime in Langfords few remaining green spaces or in the green spaces in colwood, Metchosin, Sooke, or View Royal, you would know that all of those green spaces are completely overwhelmed. Good luck finding any beach space at Langford or Thetis lakes. Trails and Dog parks are packed to the brim. The goldstream campground, in this very community, is always completely full for the entire camping season. Sooke potholes, Goldstream park, Witty's lagoon, Devonian park, tower point park, esquimalt lagoon, royal Roads Park, and more are completely packed and have cars lined up and down the streets to find parking. Local playgrounds near the west hills development regularly have hundreds of kids at them. If Langford does not start valuing its green space and planning for future generations to have outdoor space to enjoy in its own community, Langford is going to become a very undesirable place to live.

I also disagree that this developer gets to claim that they are donating 30% of the land for park use. That piece of land has already been cleared and is unusable for development or park use anyway. They should have to donate at least another 30% to be actually protected or converted to park use. I am disgusted that the unusable portion would be included in the proposal to sweeten the deal. I am disgusted with the Langford city council and their lack of city planning and protection of green space. Furthermore, I'm disgusted that Langford would considered converting our tiny remaining farmland to more residential housing. Have we not just spent the last three years learning how unstable our global supply lines are? We need to be subsidizing local farmers and food producers and protect our tiny remaining farmland.

I am so frustrated as a member of this community the lack of care residents have received from the developers of kettle creek townhouses. They literally have houses looking down into their backyards without any natural or physical barriers. This will happen again to the Cressida residents if this project isn't stopped. There needs to be a minimum of a large forest buffer between the new development and the previous residents. I know Langford seems to favour drawing new

people rather than supporting and caring for its current residents. I believe this is wrong and will not create a community.

There are so many other points I could bring up about biodiversity, climate change, quality of life, traffic issues already in this community, affordable housing, and the pace that we have developed Langford over the past years. I am not a unreasonable person. If the developer wanted to put in 10 houses with nice size properties, had a buffer between the development and Cressida homes, donate a large (usable) part of the land to be protected green space, and wanted to work with the community I would not have any issues. But right now this developer has not put in the work to even address some of the obvious issues. This rezoning should be absolutely denied if not delayed until there is much more work in the planning process finished.

Please feel free to contact me with any further questions. Thank you for taking the time to read this letter.

Best regards,

Janine Bradley

## Kelsey Hutt

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**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  
**Flag Status:** Flagged

PLEASE ADD TO ADDENDUM PACKAGE - COMMUNITY FEEDBACK  
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My family, [REDACTED] who resides at 514 Goldstream Avenue, [REDACTED] 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] 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 [REDACTED] purchase another home to allow [REDACTED]. With the enormous benefits of seniors to 'age in place', we would like you to know that [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

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**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

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

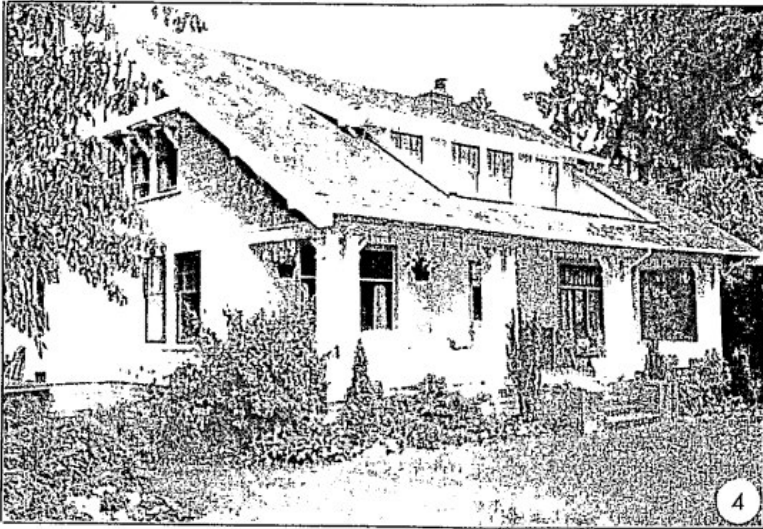
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**From:** Matt Rodgers <[REDACTED]>  
**Sent:** Sunday, March 27, 2022 5:15 PM  
**To:** Denise Blackwell <dblackwell@langford.ca>; Roger Wade <rwade@langford.ca>  
**Cc:** Matthew Baldwin <mbaldwin@langford.ca>; Michelle Mahovlich <mmahovlich@langford.ca>; 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

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**From:** Patricia Bacon <[REDACTED]>  
**Sent:** March 24, 2022 7:42 PM  
**To:** Langford Planning General Mailbox  
**Subject:** Re-zoning Sawyer Road

To whom it may concern. Although there are many bare mountains and town houses, condos popping up in Westshore I feel the the re-zoning is one of the better places to build. I'm very familiar with Sawyer Road so I actually think it would be an improvement. Sincerely Pat Bacon--



## Kelsey Hutt

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**From:** Matthew Baldwin  
**Sent:** March 28, 2022 8:42 AM  
**To:** Kelsey Hutt  
**Subject:** FW: Concerns about Rezoning 1551 and 1559 Sawyer Road to be Addressed on March 28, 2022 Meeting

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**From:** Roz Egan <[REDACTED]>

**Sent:** Sunday, March 27, 2022 11:00 AM

**To:** Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Norma Stewart <nstewart@langford.ca>; Roger Wade <rwade@langford.ca>; Matthew Baldwin <mbaldwin@langford.ca>  
**Subject:** Concerns about Rezoning 1551 and 1559 Sawyer Road to be Addressed on March 28, 2022 Meeting

To City of Langford representatives,

The rezoning of 1551 and 1559 Sawyer Road application has some major issues.

Nowhere in the report is there mention of the **grade of the land**. The steepness of the hill brings up multiple concerns for my community. On the submitted rezoning drawings, the land looks like a simple addition to the neighbouring community, but with the way the land falls, it is far from simple. **I ask you to visit me at my home at 2940 Elegante Place, so we can have a cup of tea on my front porch and also go for a walk up the incredibly steep hill on Humpback Road, so you will begin to understand what I am talking about.**

Here are my initial concerns:

1. **Road infrastructure:** When you walk with me on Humpback Road, I think you will be shocked by the narrow, curvy, steep road and by some of the cars flying down it. I daily wonder that I have not witnessed accidents on some of the curves and believe the only reason for this is the minimal traffic. I am an average, quiet resident, and yet, have found that I have needed to call out to drivers to take more care on this section. If you add 195 units to Sawyer Road you are adding a significant amount of traffic to a road not designed for more than incredibly light traffic. I am very concerned about the increased risk of accidents on this section of the road. The application mentions that the applicant will be required to provide road improvements to Humpback, but please come visit me for a walk to see this road for yourself. We could also take a drive up the hill, so you can experience that as well.

2. **Storm drainage:** The application briefly discusses maintaining storm drainage within the site, but with no details at all. I am aware of the engineering that can occur for storm drainage, but would like to remind all that our 100 year storm is changing and so must

storm design on a steep grade. This will have a significant impact on the community that resides at the bottom of the proposed development.

3. **Looming infrastructure:** 195 townhouse units will be looming right above my community. When you come for a visit, I will take you for a walk through my neighbourhood to see what this looks like in real life, rather than on a drawing. It is not kind or considerate of the City of Langford to approve this type of growth that so significantly impacts the existing residents in a negative way. Instead, with the continuing loss of rural properties within Langford, this could be an opportunity to develop a significant portion of these 15 acres with some agricultural projects to provide food-growing opportunities for the neighbouring community

4. **CRD impacts:** CRD has also mentioned concerns about impact on their land due to the steep slope. Will the proposed 3 m. non-disturbance covenant be sufficient to protect the CRD parkland to the south and east from windthrow and root damage?

Once again, I warmly invite you for a visit, so you can understand how different my community looks in real life than that shown on the development drawing.

Thank you,

Roz Egan

City of Langford homeowner



## Kelsey Hutt

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**From:** Matthew Baldwin on behalf of Langford Planning General Mailbox  
**Sent:** March 28, 2022 10:38 AM  
**To:** Kelsey Hutt  
**Subject:** FW: New submission from Topic Contact Form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** [REDACTED] <[REDACTED]>  
**Sent:** Monday, March 28, 2022 9:46 AM  
**To:** Langford Planning General Mailbox <planning@langford.ca>  
**Subject:** New submission from Topic Contact Form

### Topics

Community Planning, Land Use and Affordable Housing

### Name

Sandra Cutler

### Phone

[REDACTED]

### Address

2732 Lakehurst Dr  
Victoria, British Columbia V9B 5E2  
[REDACTED]

### Email

[REDACTED]

### Message

this message is concerning the Sawyer road application and the major concerns we have if this is aloud for small lots/townhouses. How can we as citizens of this great little community comment or be against without seeing what they will be building and the impact studies to the water run off traffic problems that will happen due to adding more houses/townhouses to this area. We have already lost our privacy! The impact to the natural habitat and wildlife means more wildlife in the community. The impact of the water runoff due to raping the land from all the trees is happening now. I cringe to think how much more an outdated overworked drainage culvert can handle and not to speak of our septic fields that are of no use to us when our yards are flooded and what impact it would have on Langford Lake and our watershed. I have lived in this rural area [REDACTED] and [REDACTED] we never any warnings or bears showing up in the neighbourhood. [REDACTED] I have never seen so much water in these ditches [REDACTED] our driveway and roadway has flooded because of culvert pipes that aren't up to code.



[REDACTED] I wanted to live in a rural community to watch my grandchildren grow up as I did my own children.

As for the traffic problems that this will cause! We can't even get in and out of this subdivision during the summer rush and that means ambulances and police as well. The current improvements (if you could call it that) to the traffic circle at Westshore Parkway and Amy Rd is not going to make much of a difference. Traffic that comes from the Hwy along Westshore Pkwy they come at high rates of speed and even the merge/yield lane won't solve that problem. Then a designated left hand turn lane won't work as it is too short and the back will still happen. Also Humpback Rd is already not wide enough for a centre line! Everyone treats it like a country road and drives down the middle and more than often at great speeds! More cars that will be introduced to this neighbourhood if this subdivision is allowed to proceed is ludicrous!

More work needs to be done before allowing this application to be approved. Preferably bring it to the residents of this community residents ONLY BEFORE finalizing AND at the very least make them 1/2 acre to one acre lots that include ranchers for those seniors that want to move here or stay in this area and NOT NO SMALL RURAL HOUSING NO TOWNHOUSES. Thank you for our opportunity to express our views.

Concerned Resident  
Sandra Cutler



## Kelsey Hutt

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

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**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