



Planning, Zoning, and Affordable Housing Committee Agenda

Monday, May 9, 2022, 5:30 PM

Council Chambers & Electronic Meeting

Due to COVID-19 Council Chambers is Open for limited attendance. Please see the City of Langford website for details.

To Join a Meeting:

Log into Zoom.us or the Zoom app on your device.

Enter the Meeting ID: 867 1149 2772

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

April 25, 2022, 5:30 PM

Council Chambers & Electronic Meeting

PRESENT: Councillor R. Wade - Chair
Councillor N. Stewart - Alternate Vice-Chair
A. Creuzot
D. Horner
A. Ickovich
T. Stevens
J. Raappana - Remote

ABSENT: Councillor D. Blackwell
C. Brown
K. Sheldrake

ATTENDING: M. Baldwin, Director of Planning and Subdivision
M. Mahovich, Director of Engineering and Public
Works
C. Lowe, IT Support Specialist
K. Hutt, Planning Assistant

**Due to COVID-19 Council Chambers is open to limited attendance.
Meeting available by Teleconference.**

1. TERRITORIAL ACKNOWLEDGEMENT

2. CALL TO ORDER

The Chair called the meeting to order at 5:31 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: STEWART

SECONDED: ICKOVICH

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

4.1 Planning, Zoning and Affordable Housing Committee Meeting - March 28, 2022

MOVED BY: CREUZOT

SECONDED: HORNER

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on March 28, 2022.

Motion CARRIED.

5. REPORTS

5.1 Application for a temporary use permit at 2874 Peatt Road to allow for a commercial office space

MOVED BY: HORNER

SECONDED: ICKOVICH

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

1. Proceed with the consideration of the temporary use permit for a commercial office at 2874 Peatt Road, subject to the following terms and conditions:
 - i. That the temporary use permit be issued for a period of three years from time of issuance;
 - ii. That there are no clients on site;
 - iii. That a business licence and building permit be obtained from the City of Langford;

Motion CARRIED.

5.2 Application to Rezone 2870 and 2874 Peatt Road from the R2 (One- and Two-Family Residential) Zone to the CCP (City Centre Pedestrian) Zone to Allow for a Six-Storey Mixed-Use Building

MOVED BY: HORNER

SECONDED: CREUZOT

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

1. Consider proceeding with First Reading of Bylaw No. 2066 to amend the zoning designation of 2870 and 2874 Peatt Road from R2 (One- and Two-Family

Residential) to CCP (City Centre Pedestrian) 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 the issuance of a building permit:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund; and

Subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- iii. \$10.75 per m² of commercial gross floor area.
- b. That the applicant provides the following, **prior to Public Hearing**:
 - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development 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 to the following:
 - 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:
 - 1. Full frontage improvements inclusive of sidewalks, boulevards, and street parking;
 - 2. A storm water management plan; and
 - 3. A construction parking management plan.
 - ii. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
 - iii. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit, to the satisfaction of the Approving Officer;
 - iv. That the developer consolidate the parcels in accordance with the CCP zone regulations, prior to the issuance of a development permit;

- v. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential 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; and
 - vi. 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
 - 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 is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.
2. Direct staff to prepare a bylaw to amend Section 6.58.06(2)(b) and Section 6.58.06(2)(c) within the CCP (City Centre Pedestrian) Zone to change the interior side lot line and rear lot line setback requirement of 5 m to apply when the adjoining lot is zoned to permit a building of 7 or more storeys in height.

Motion CARRIED.

5.3 Application to Rezone 892 Walfred Road from Rural Residential 5 (RR5) to One- and Two-Family Residential (R2) to accommodate a five lot bare land strata subdivision

MOVED BY: STEVENS
SECONDED: CREUZOT

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

- 1. Proceed with consideration of Bylaw No. 2067 to amend the zoning designation of 892 Walfred Road from the RR5 (Rural Residential 5) Zone to the R2 (One- and Two-Family Residential) Zone subject to the following terms and conditions:
 - a. That the applicant provides, as a bonus for increased density, the following contributions per lot **prior to subdivision approval**:
 - i. \$660 (Small Lot) towards the Affordable Housing Fund;

- ii. \$1,000 (Single Family – 550 m² or more) towards the Affordable Housing Fund;
 - iii. \$3,960 (Small Lot) towards the General Amenity Fund; and
 - iv. \$6,000 (Single Family – 550 m² or more) towards the General Amenity 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 that 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 subdivision approval or the issuance of a building permit, whichever is first:
 - 1. Full frontage improvements; and
 - 2. A storm water management plan;
 - ii. That a Construction Parking and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;
 - iii. That vegetation within the road allowance on Walfred Road should be retained. If any vegetation is removed, the applicant is required to replant the area and provide a temporary irrigation system from a private irrigation system to the satisfaction of the Manager of Parks;
 - iv. That a non-disturbance covenant be registered over 20% of the lands to preserve these areas as greenspace prior to subdivision approval, to the satisfaction of the Approving Officer.

Motion CARRIED.

6. ADJOURNMENT

The Chair adjourned the meeting at 6:15 pm.

Presiding Council Member

Certified Correct - Corporate Officer



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, May 9, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0048

SUBJECT: Application to amend the MUE1 zone by adjusting the boundary between Areas A and B, allowing non-residential gross floor area within Area B to exceed 9,290 m², and to introduce a new parking ratio for light industrial uses within Area A at 2750 Leigh Road

PURPOSE

Derek Read has applied on behalf of Beedie (Langford Ridge) Holdings Ltd. to amend the MUE1 (Mixed Use Employment 1) Zone by adjusting the boundary between Areas A and B, allowing non-residential gross floor area in Area B of the zone to exceed the current maximum of 9,290 m², and to introduce a new parking ratio for light industrial uses in Area A of the zone.

BACKGROUND

PREVIOUS APPLICATIONS

In May 2014, Council adopted Bylaw No. 1507 which created the Mixed-Use Employment 1 (MUE1) Zone and rezoned various properties southwest of the Leigh Road Interchange to this new zone.

In May 2016, Council adopted Bylaw 1661, which created the Schedule AJ map to define Areas A and B of the Zone, made various adjustments to the structure of the Zone, amended the Amenity Contributions, and added permitted uses.

In December 2016, a Development Variance Permit (DVP16-0018) was issued to amend DVP14-0010 such that all properties that are split-zoned MUE1 and either R2, R2A, or RR4, are subject to the same variances and conditions as DVP14-0010 (application to defer sewer servicing and to reduce minimum lot size to facilitate the initial consolidation).

Development Permit No. DP15-0038 was issued in March 2017 with respect to phased land clearing within the designated Potential Habitat and Biodiversity and Woodland Ecosystem DP Areas on the eastern half of the site.

The subdivision of various parcels was initiated as part of SUB16-0055 (to create the current subject property from the many original parent parcels or portions thereof). SUB17-0021 (to create five commercial lots and twenty multi-family lots) was subsequently applied for but later expired. SUB21-0053 to subdivide the subject property into 2 lots is currently under review.

In December of 2018, Council adopted Bylaw No. 1809 which amended the MUE1 zone to allow underground vehicle storage, underground mini-storage, and health services. It also put in a restriction to allow no more than 200 units of Assisted Living within Area A of the zone, allowed for an increase in allowable gross floor area to be constructed before off-site traffic improvements were required, and limited the amount of gross floor area for non-residential uses in Area B to 9,290 m². Since then, the development site has been sold to a new owner, Beedie (Langford Ridge) Holdings. As Beedie has moved forward with their more detailed site planning and market analysis, they identified an opportunity to respond to the critically low supply of industrial land in the Greater Victoria area. As such, they wish to remove the restriction that limits the maximum gross floor area for non-residential uses in Area B to 9,290 m², a regulation that was only created in 2018 at the request of the previous owner. The previous owner initially requested this because they intended to construct Area B with primarily residential uses, and the allowance of non-residential uses within Area B was increasing their tax rate.

Table 1: Site Data

<i>Applicant</i>	Derek Read
<i>Owner</i>	Beedie (Langford Ridge) Holdings Ltd.
<i>Civic Address</i>	2750 Leigh Road
<i>Legal Description</i>	LOT 1, SECTIONS 85, 99, 115, AND 116, ESQUIMALT DISTRICT, PLAN EPP67815
<i>Size of Property</i>	53.62 acres
<i>DP Areas</i>	Woodland and Habitat and Biodiversity
<i>Zoning Designation</i>	MUE1 – Mixed Use Employment 1
<i>OCP Designation</i>	Mixed Use Employment Centre

SITE AND SURROUNDING AREA

The subject property is located south of the Trans Canada Highway, north of Goldstream Ave, west of Leigh Road and east of Wenger Terrace. The property slopes upwards towards the center from all directions. Initial site clearing and site grading has occurred on the eastern half of the site against Leigh Road, while the remaining lands remain treed and undisturbed, including a pond located in the northwest corner of the site that the applicant intends to dedicate to the City. The site is surrounded by a mix of commercial and residential land uses. The site was formed through an assembly of properties completed in 2016 by the previous property owner.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	RR4 (Rural Residential 4) CD12 (Comprehensive Development 12 - South Skirt Mountain)	Vacant land Future development sites
<i>East</i>	BT1 (Langford Business and Technology Park)	Commercial/Light Industrial
<i>South</i>	R2 (One- and Two-Family Residential)	Single Family Dwellings and Duplexes
<i>West</i>	RS1 (Residential Small Lot 1) and R2 (One- and Two-Family Residential)	Single Family Dwellings

Figure 1 – Subject Property



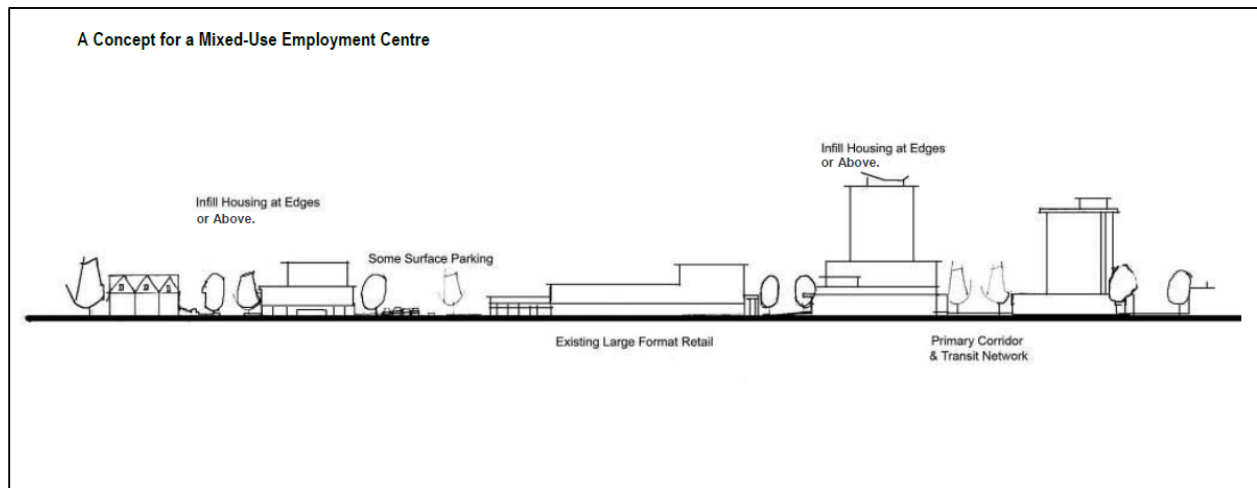
COMMENTS

OFFICIAL COMMUNITY PLAN

Langford's Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as *Mixed-Use Employment Centre*, which is defined by the following text:

- A predominantly workplace precinct that includes business of all types including commercial, light industrial, and institutional;
- An ideal location for creative or innovative infill housing (such as artisan live-work, mixed use buildings, etc.) that does not jeopardize the long-term function of the centre as an employment node;
- Parks, public squares and open spaces are integrated throughout; and
- Centre is an inter-city and/or inter-regional transit hub that connects residents and employees.

The intent of the mixed-use employment zone is to ensure a long-term supply of employment lands in central nodes.



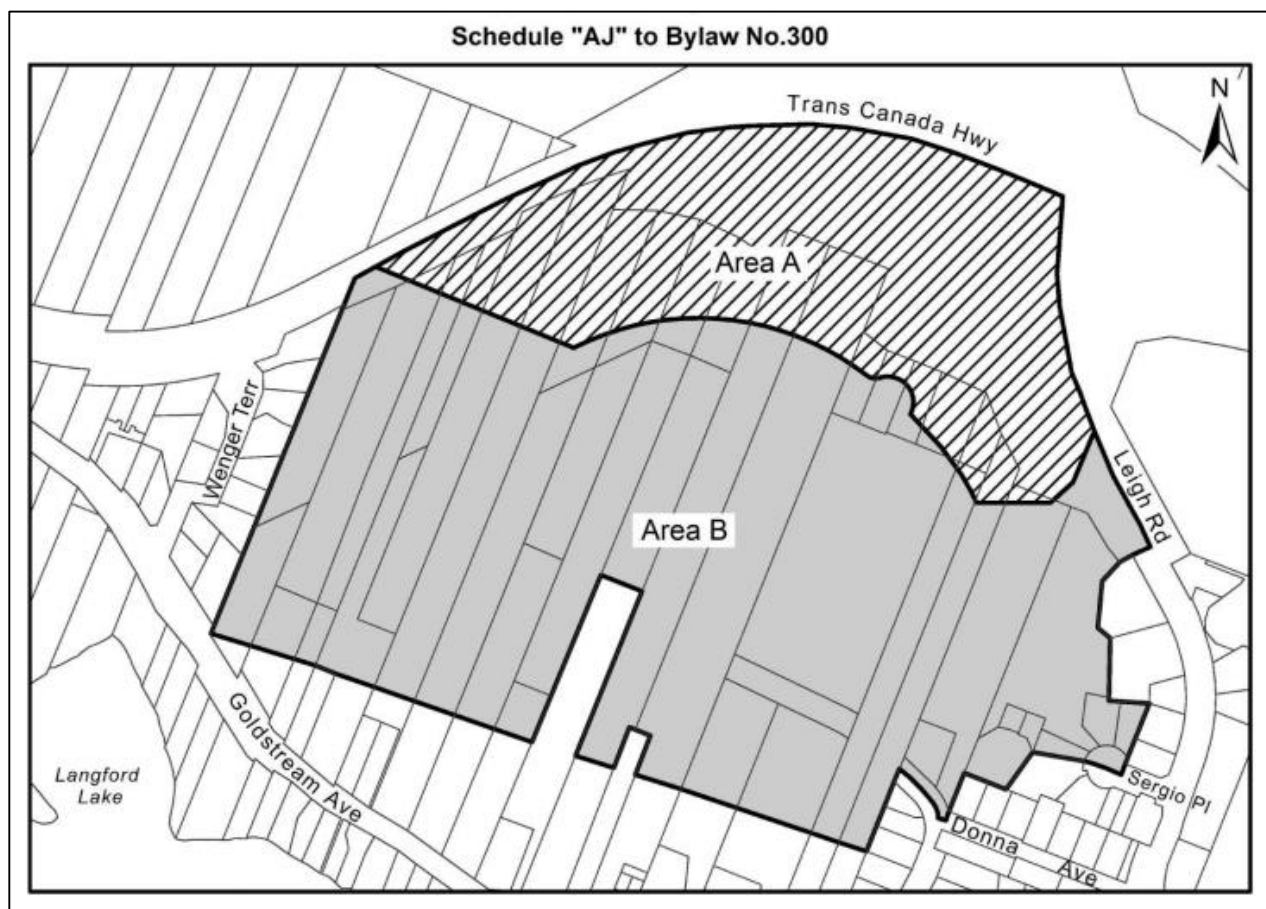
DEVELOPMENT PERMIT AREAS

The subject property falls within the Habitat and Biodiversity and Woodland Development Permit Areas. As noted, DP15-0038 has been issued with respect to the site, and these proposed amendments are not expected to affect the terms and conditions of that permit. Council may wish to note that DP15-0038 was only for the eastern half of the site, and a subsequent development permit will be required prior to any land alteration on the western half of the site. A form and character development permit will be required prior to the issuance of a building permit for the site for any buildings intended to be used for commercial, industrial, or multi-family residential uses.

DEVELOPMENT PROPOSAL

The existing MUE1 zone is split into two different Areas and allows for a very wide range of uses falling under the categories of general commercial, various types of storage, business and technology uses, and educational, cultural, and recreational uses. Residential uses, except for a caretaker unit or dormitory, are not permitted in Area A, in order to ensure the creation of additional employment lands as per the OCP designation. Area B on the other hand, currently allows for apartments, assisted living, and townhouses in addition to the wider range of uses listed above. The current locations of Areas A and B as identified on Schedule AJ that forms part of the Zoning Bylaw can be seen in Figure 2 below.

Figure 2 – Existing Area Breakdown Within the MUE1 Zone



The applicant wishes to amend the existing boundary between Areas A and B (Figure 2 above) as well as remove the restriction that limits the maximum gross floor area for non-residential uses in Area B. It is proposed that the boundary between Areas A and B be pushed further south to align with the current plans for the site. The applicant has provided a site plan, inserted below as Figure 3, showing the location of the proposed access road. This road provides a logical boundary for the two Areas of the Zone, such

that Area A (light industrial/commercial only) is located north of the road and Area B (light industrial/commercial plus multi-family residential) is located south of the road. Together, these changes will allow a greater proportion of the site to be developed with a focus on employment generating land uses. The proposed revision to Schedule AJ can be seen below in Figure 4.

As noted, the applicant has found that Greater Victoria has an all-time low vacancy rate for industrial land at 0.2%, making it one of the tightest industrial sectors in the country, with some of the highest average lease rates. With a declining availability of industrial land, the applicant has shifted their priority away from the construction of residential units towards creating increased industrial opportunities. This will help address the critical demand for industrial space, while creating new high-value employment opportunities within the City of Langford. Council may wish to note that the applicant still intends to build some residential units, just less than originally intended. Given this information, Council may wish to remove the restriction limiting the non-residential gross floor area in Area B and amend the boundary between Areas A and B.

Figure 3 – Proposed Site Plan:

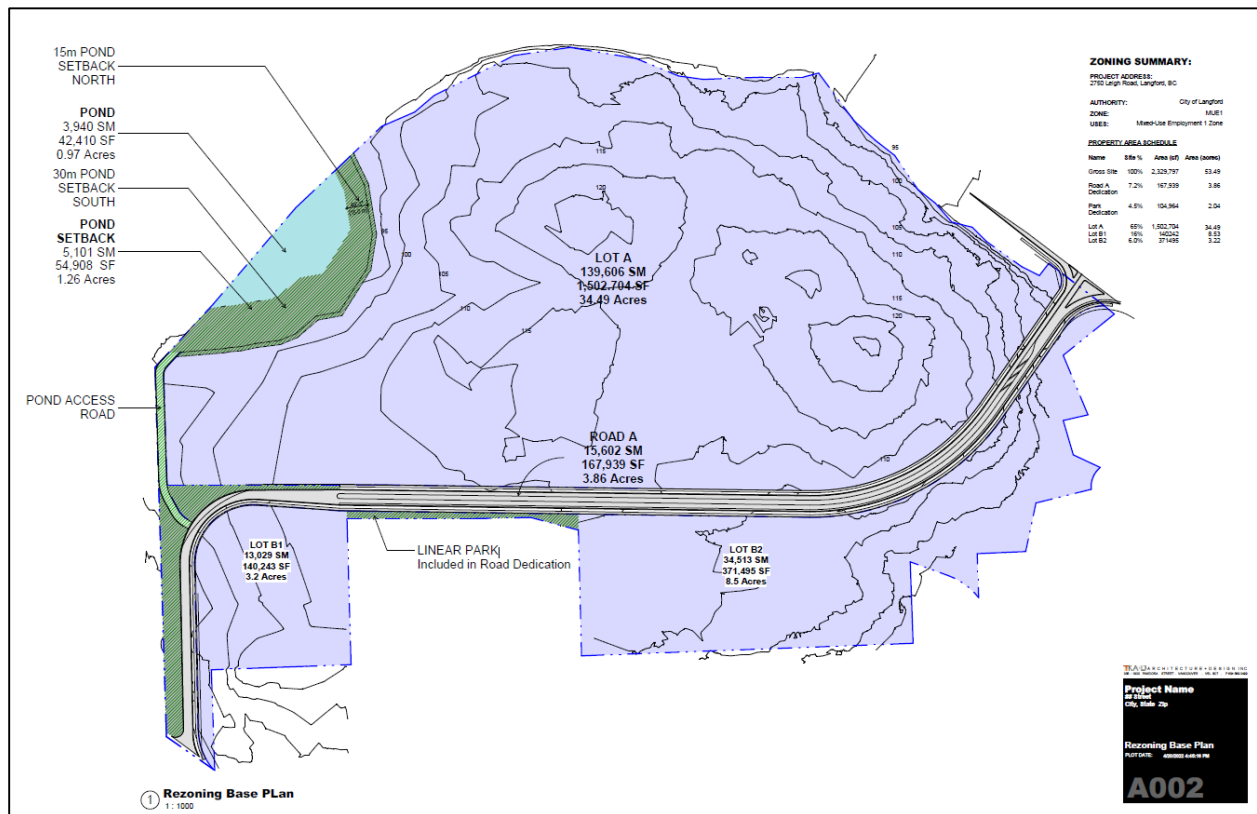
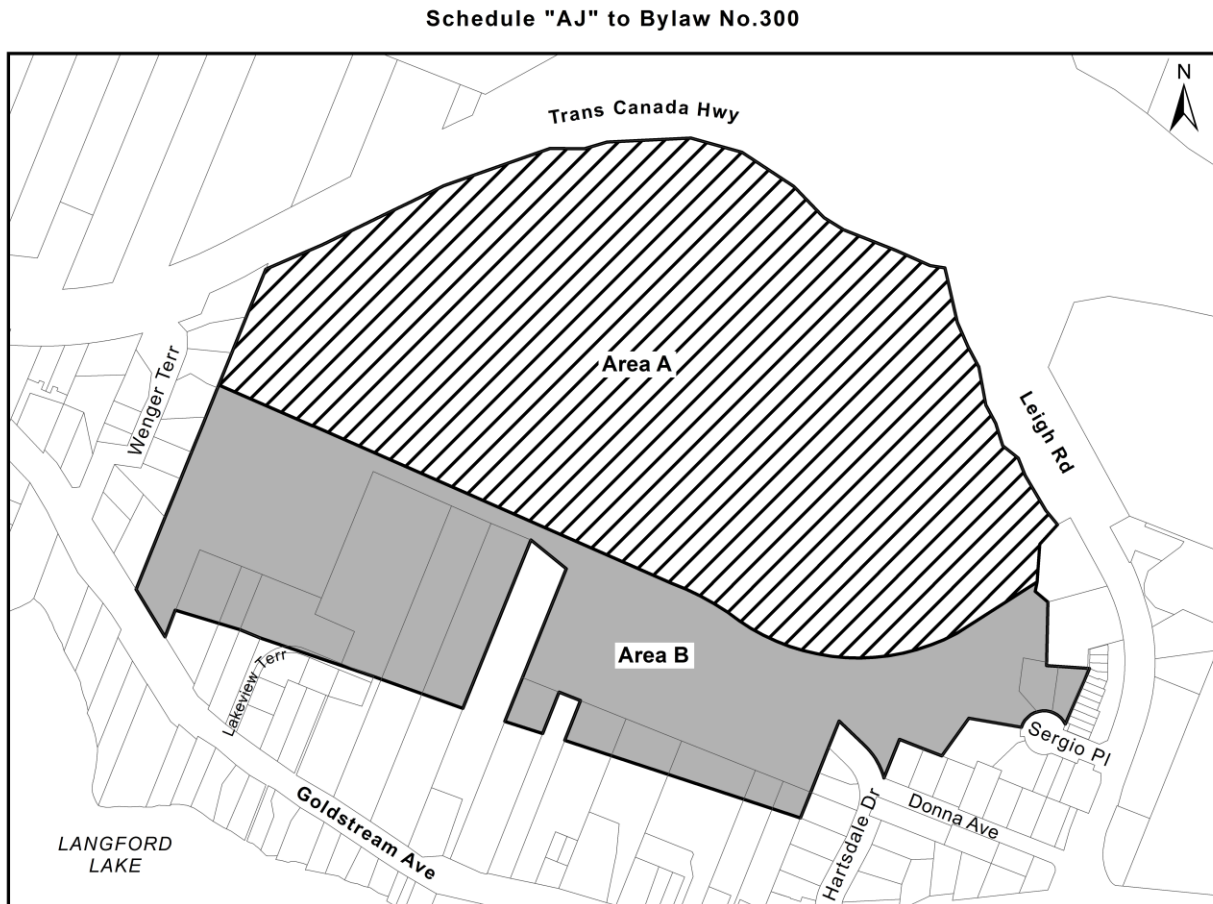


Figure 4 – Revised Schedule AJ:



TRAFFIC

It is noted for Council's reference that the MUE1 Zone requires the applicant to complete frontage improvements to Bylaw No. 1000 standards as well as traffic improvements recommended by the traffic impact study for the site, to the satisfaction of the Director of Engineering. The proposed amendments do not change the overall density permitted within the MUE1 Zone, but will reduce the amount of the permitted density that will be developed for multi-family residential purposes. A traffic study update prepared to assess this change anticipates that the traffic generated by this site will be reduced compared to the previous plan as a result.

PARKING

The applicant is also requesting to introduce a new parking ratio for the MUE1 zone, specifically within Area A where the applicant intends to focus on light industrial and warehousing uses. As no specific

parking rate exists within the bylaw for development within the MUE1 zone, the current parking rate for the site will be use-dependent. The zoning bylaw sets out a specific rate of 1 space per 45 m² for light industrial uses, and a rate of 1 space per 200 m² for warehouse uses. This would result in an extremely unpredictable and wide range of required parking dependent on how the future uses are categorized. As such, the applicant has commissioned a parking study by Watt Consulting Group to determine the expected parking demand for the industrial/warehouse uses of the site (Area A). Watt has found that a rate of 1 space per 143 m² would be an appropriate rate for the proposed development. This number was derived from examining the Institute of Transportation Engineer's Parking Generation Manual suggestion and other island municipalities. Council may wish to note that Beedie specializes in developing industrial/warehousing projects and has found that in their experience, a rate of 1 space per 143 m² would be sufficient for these uses. Given this, Council may wish to amend Part 4 of the Zoning Bylaw to allow for a parking rate of 1 space per 143 m² of GFA for light industrial uses within Area A of the MUE1 Zone.

OPTIONS:

Option 1

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

1. Consider proceeding with Bylaw No. 2028 as drafted to amend Zoning Bylaw No. 300 with respect to the MUE1 Zone;

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. 2028.

SUBMITTED BY: Julia Buckingham, Planner II

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

Concurrence: Donna Petrie, Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

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

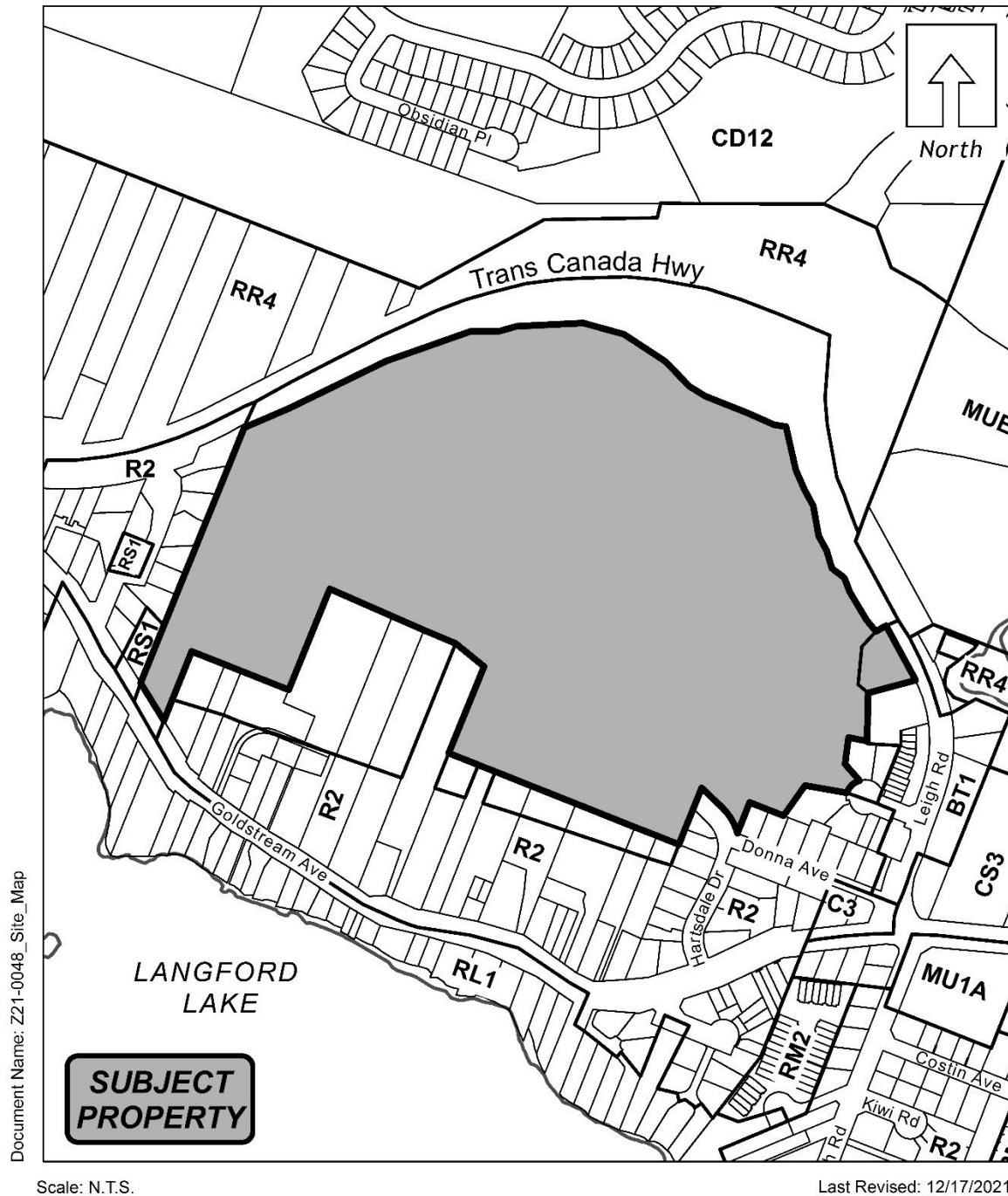
Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

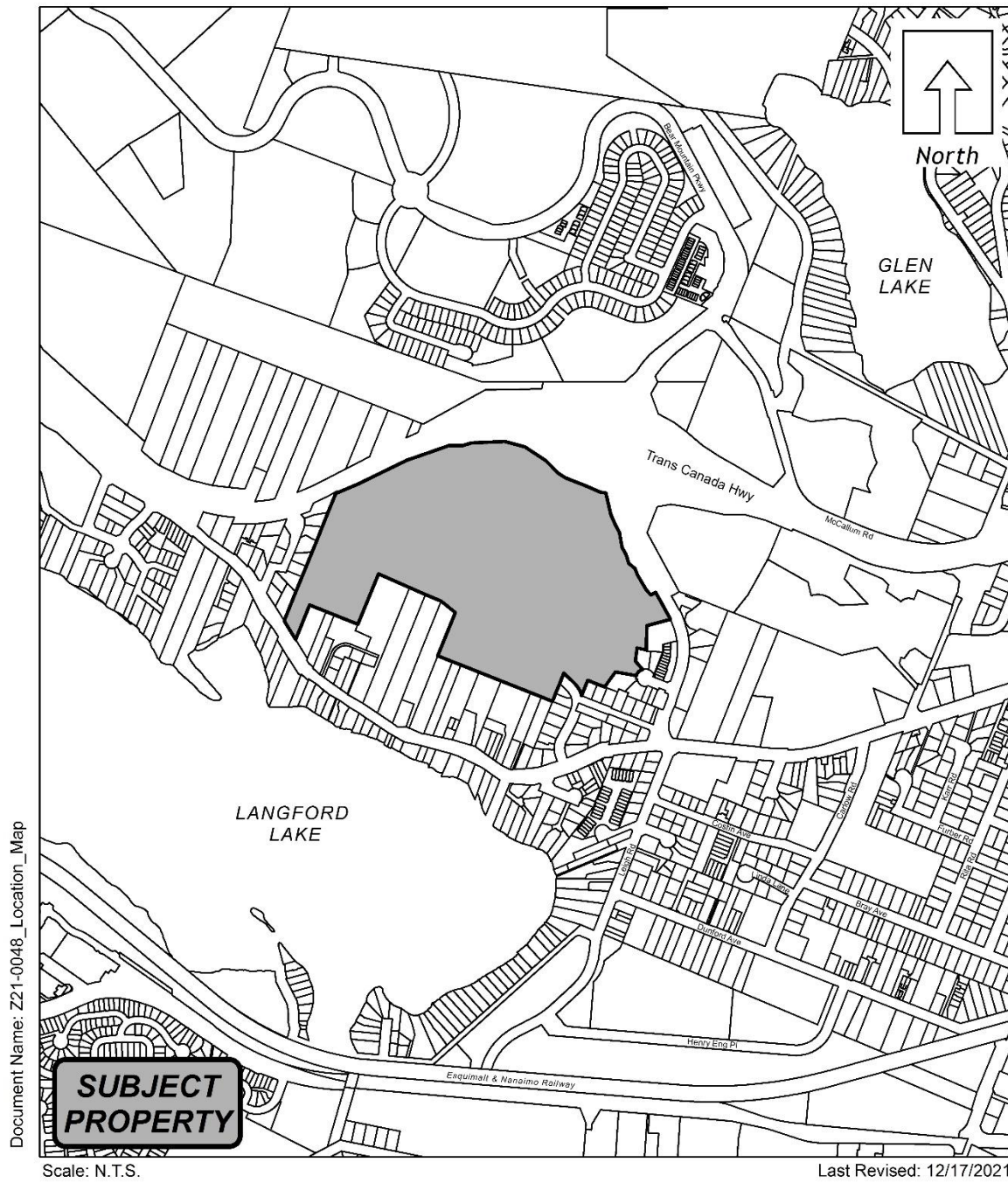
Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

**REZONING BYLAW AMENDMENT
(Z21-0048)
2750 Leigh Rd**



**REZONING BYLAW AMENDMENT
(Z21-0048)
2750 Leigh Rd**



**CITY OF LANGFORD
BYLAW NO. 2028**

**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 adding to Section 4.01.01 within the Industrial section the following:

Light industrial uses in Area A of the MUE1 Zone	1 per 143 m ² (1,539 ft ²) GFA
--	---

2. By deleting Section 6.53.03(4) and renumbering the following sections;

3. By deleting Schedule AJ and replacing it with the map attached to this bylaw as Schedule B.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 654, (2750 Leigh Road), Bylaw No. 2028, 2022".

READ A FIRST TIME this day of, 2021.

PUBLIC HEARING held this day of , 2022.

READ A SECOND TIME this day of , 2022.

READ A THIRD TIME this day of , 2022.

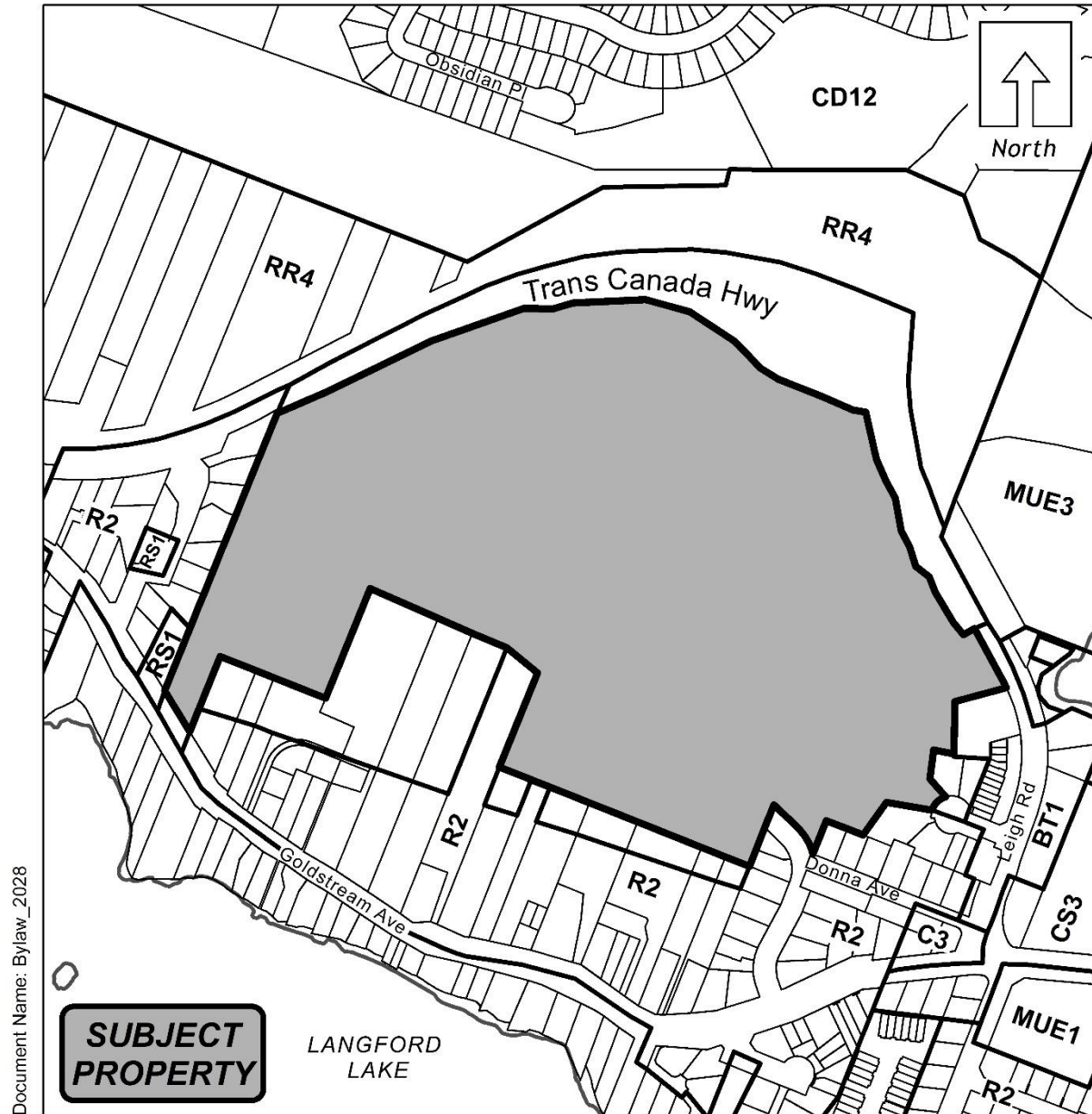
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2022.

ADOPTED this day of , 2022.

PRESIDING COUNCIL MEMBER

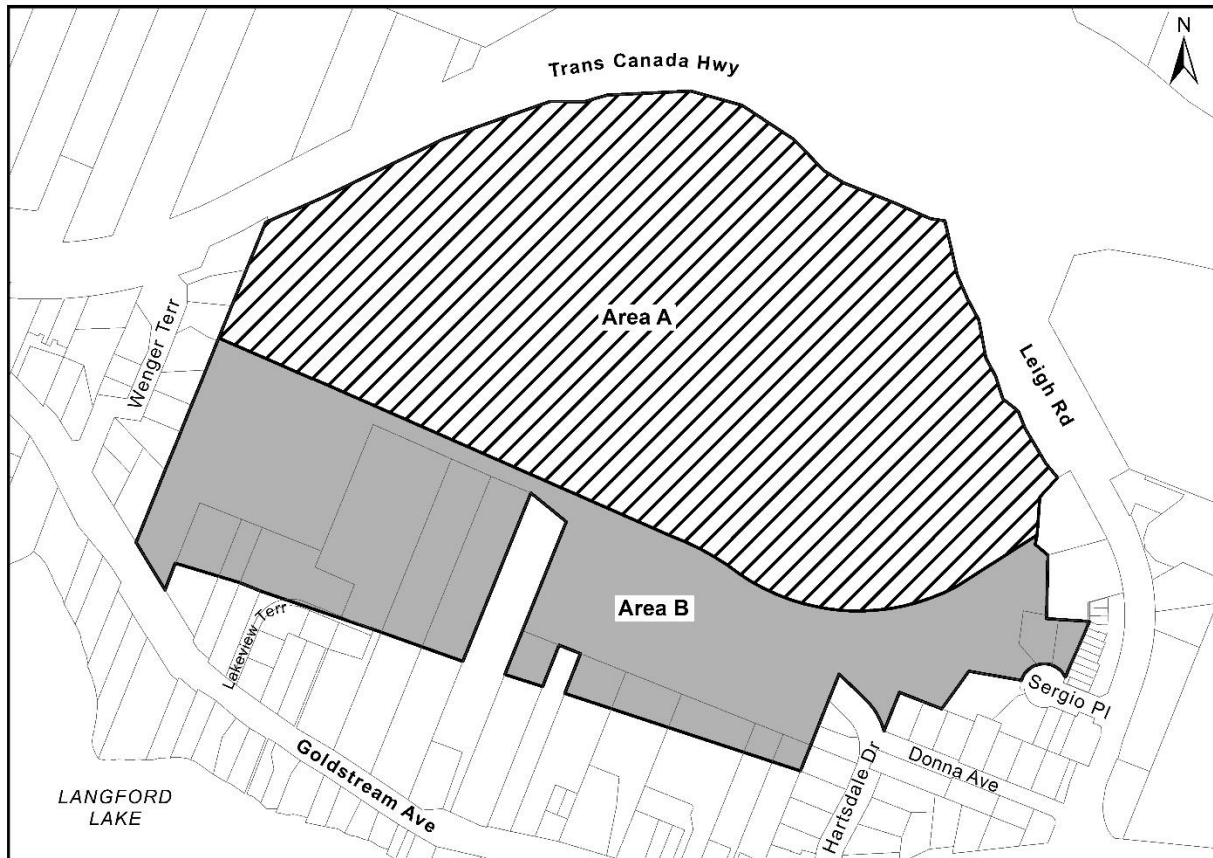
CORPORATE OFFICER

Schedule A



Schedule B

Schedule "AJ" to Bylaw No.300



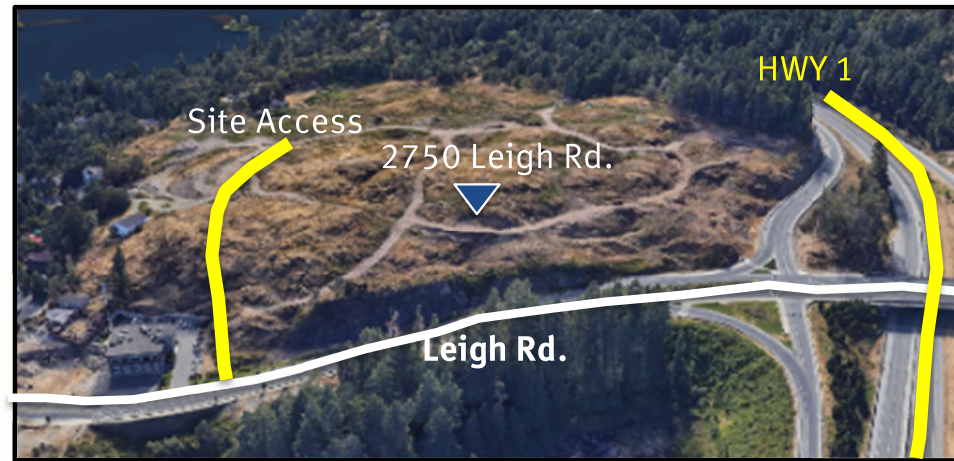
Pacific Hill

2750 Leigh Rd. - Zoning
Amendment

May 9, 2022



SITE OVERVIEW



SITE DETAILS

- Address: 2750 Leigh Rd., Langford
 - Located at the intersection of Leigh Rd. and Highway 1, this property is a great location for employment lands servicing the City of Langford and the region.
 - All access, with the exception of emergency access to Goldstream, will be to the site via Leigh Rd. Beedie is working with Watt and McElhanney Consulting to professionally design the site access to keep traffic off the local residential roads. The design also incorporates a reduction of traffic from the original master plan concept.

GREATER VICTORIA INDUSTRIAL MARKET REPORT

- The Greater Victoria industrial sector remains strong and undersupplied with another quarter of low vacancy at 0.2%, which is putting pressure on lease rates and hindering business and employment growth.
 - We are working extensively with the brokers representing these businesses to incorporate their needs into the site design. These are businesses whose goods and services will support the economy, local supply chain, and help the growing population and residential housing market. This will be a well-informed design based on market research of local needs.

HISTORY OF BEEDIE



Founded in 1954, Beedie is one of Canada's largest owners, developers & property managers:

- Beedie Construction has built over **35M square feet of industrial construction**, everything from a federally-rated dairy plant and jet plane repair facility to a state-of-the-art mail sorting centre, and **more than 350 spaces for local small-medium size businesses in Canada**”.
- Our land holdings across North America total **1180 acres**, including 26 sites acquired in 2021.
- Our income-generating portfolio includes **more than 470 tenants in 165+ properties totaling over 12M square feet**.
- Construction of **299 industrial strata units** are planned for 2022 across Canada, totaling over **3.34M square feet** of new development.

BUILDING FOR GOOD



BEEDIE FOUNDATION

- \$115+ million donated to deserving organizations since inception, including:
 - \$9.7M to help finance the construction of Burnaby General Hospital's Keith & Betty Beedie Pavilion
 - \$22 million to the Simon Fraser University School of Business, establishing the Beedie School of Business



BEEDIE LUMINARIES

- Luminaries is a unique scholarship program designed to help remove the barriers to education by giving students who face financial adversity the opportunity to advance their education
- 334 students in British Columbia awarded scholarships since 2019, guided by 300+ mentors
- SPARK program launched in 2021 to support single parents who want to further their education and provide more opportunities for their families



BEEDIE CARES

- Our popular employee-driven volunteering program that supports local non-profit organizations that strengthen the communities where we work, play and live.
- 'Small Dollar, Big Impact' mandate to help children, seniors. and families.
- Support is offered through fundraising initiatives, donating time, and targeted giving.

Beedie/

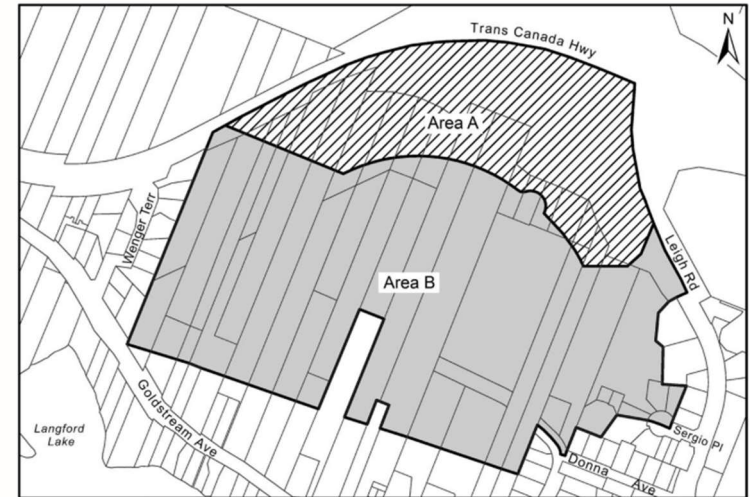
ZONING AMENDMENT REQUEST

1. To align our vision with the master plan, we are proposing to shift the boundary of Area A and B to allow for the creation of more of employment land.
2. Create a consistent parking allocation for employment zones to provide flexibility for the variety of mixed-use employment businesses. This request is supported by our professional traffic consultant.

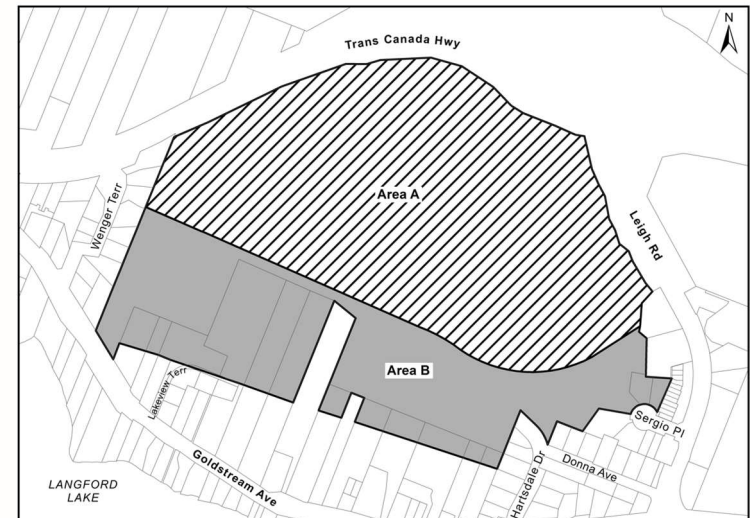
With a goal of achieving a sustainable community, these proposed changes to the zoning, will enable:

- The creation of much needed light industrial space for Langford and the region,
- Expand employment opportunities for Langford residents,
- Increase economic development and the tax base for the municipality.

EXISTING



PROPOSED



SUMMARY

- This is a minor amendment to the current land use plan to increase the supply of employment land in Langford.
- The property is currently zoned Mixed-Use Employment 1 (MUE1). With a goal of creating more employment land, consistent with the intent of the zoning, this property can help address the following OCP initiatives:
 - Promote high intensity, small parcel business and light industrial development that is compatible with residential uses.
 - Maintain a workplace focus.
 - Ensure a long-term supply of employment lands
- Through this amendment, we plan to bring a more diverse range of businesses and associated local high paying jobs, which in turn will boost the local economy, and significantly increasing its tax base. Beedie looks forward to being a large part of this process in the Langford Community.
- In closing, we ask the City of Langford approve the proposed bylaw amendment.





Thank You!

Trina Cruikshank

From: Brian Belcher [REDACTED]
Sent: May 3, 2022 4:05 PM
To: Langford Planning General Mailbox
Subject: Amendment to Langford Zoning Bylaw No. 300

Attention: Planning, Zoning, and Affordable Housing Committee

Dear Committee,

I am writing to express concern about the development plans for 2750 Leigh Rd., and specifically regarding the application to allow non-residential gross floor area to exceed 9,290 square Metres.

The area has steep topography with shallow soil underlain by bedrock. To build a building of this size will require a large amount of blasting to level the site. Moreover, if I understand correctly, buildings in this zone are required to have underground parking. That would mean even more blasting, for a very long period of time, for construction of this scale. Langford is already an extremely noisy and stressful municipality due to continuous hydraulic hammering and regular blasting. I appeal to the committee to consider the noise and disturbance implications of the decision.

As the report is not yet available, I do not know which part of the property "Area B" refers to. The East side of the property has been deforested for some time. Although it has been infested by Scotch Broom, it contains some ephemeral ponds that are still used by Pacific Tree Frogs. The Western part of the property is intact old second-growth Douglas Fir forest, with a few old growth giants. There are also a couple of beautiful Garry Oak Groves, cedar groves, and wetland areas which feed into Langford Lake. It is very biodiverse. This area is one of few remaining areas of intact forest in the Langford Lake watershed. Given Langford City's commitment to Climate Action, this property should be managed carefully. Trees of this age are actively sequestering carbon at a high rate, and cutting the forest will release a large amount of carbon. The 40% of the area to be set aside for parks and greenspace should be used to maintain as much forest as possible. In the area already deforested, it would be wonderful if the ponds can be saved and incorporated into the development plan.

Sincerely,

Brian Belcher
1231 Goldstream Ave.
Langford

Trina Cruikshank

From: Cynthia Brossard [REDACTED]
Sent: May 2, 2022 9:24 AM
To: Langford Planning General Mailbox
Subject: Meeting 867 1149 2772, May 9, 2022

It is grossly unfair to expect affected residents to comment on a development and/or rezoning they are allowed zero information on.

I have .66 acre of carefully maintained Garry Oak Meadow on the south border of the development. I do not want it to become de facto park space for the population that will be jam-packed into the 52 acres. Please ensure there is a substantial barrier--an 8' concrete fence for example.

I gather that there will be no natural space to speak of in the development. The original plan for that area included a "Pacific Hills Park". Please have it put back in the plan. It may well be why they took it out--so they would have something to bargain with.

Tiny Paisley Park at Selby Place is already crowded in the summer. What is going to be done to provide swimming access for the tens of thousands of people that are moving to this area?

There are some lovely Garry Oak plant communities in this area. It would make Langford a better place if some of it were preserved.

Do not allow Goldstream Avenue to become part of the access to this development. The noise of street racing in Langford already keeps me awake at night.

Thank You,
Cynthia Brossard
1172 Goldstream Ave



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, May 9, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z22-0001

SUBJECT: Application to Rezone 1551 and 1559 Sawyer Road from the Rural Residential 4 (RR4) Zone to Residential Small Lot 1 (RS1) Zone to Allow for a Development of Small Lots and Townhouses

BACKGROUND

Dave Smith and Dale Douglas of McElhanney Ltd. have applied on behalf of 683177 BC Ltd. and Marlene Orchard to rezone 1551 and 1559 Sawyer Road from the Rural Residential 4 (RR4) Zone to the Residential Small Lot 1 (RS1) Zone to allow for the development of single-family lots and/or townhouse units.

When this application was first brought forward to the Planning, Zoning and Affordable Housing Committee on March 28, 2022 there were no plans outlining the proposal. Due to this, the recommendation from that meeting was as follows:

'Refer the application back to staff until the applicant undertakes public consultation and provides additional details with regards to the number of units as well as the amount and type of greenspace and trail connections.'

Council furthermore passed this recommendation as a resolution at their Regular Meeting held April 4, 2022.

COMMENTARY:

The applicant has since conducted public consultation and has prepared a conceptual layout, which is attached as Appendix A. This layout illustrates a proposed mix of single-family lots and townhouses, along with dedicated green space that the general public may use and private green space for the residents of this development.

OPTIONS:

Option 1

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

1. Proceed with consideration of 1st reading of Bylaw No. 2059 to amend the zoning designation of the property located at 1551 and 1559 Sawyer Road from the 'Rural Residential 4 (RR4)' Zone to the 'Residential Small Lot 1 (RS1)' 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. \$1000 towards the Affordable Housing Fund; and
 - ii. \$6,000 towards the General Amenity Reserve Fund.subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy based on a 400m² lot single-family equivalency.
 - b) 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 development; and
 - ii. A Traffic Impact Assessment, 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 to the following:
 - i. That a minimum of 30% of the lands are dedicated to the City as Park prior to subdivision or issuance of a building permit, whichever occurs first;
 - ii. That a continuous fire resistant/non-combustible fence be provided along the southern and western sides of the existing property prior to subdivision or issuance of a building permit, whichever occurs first;
 - iii. That a 3.0m wide non-disturbance area along the southern and western sides of the existing site be protected through a separate covenant on title, prior to subdivision or issuance of a building permit, whichever occurs first;
 - iv. That the applicant retain a 10m wide treed buffer along the eastern boundary line along Humpback Road, and that a pedestrian trail be provided within this buffer, to the satisfaction of the Director of Engineering;

- v. That no development permit be issued for this development until the site have been serviced with municipal sewer;
- vi. That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to subdivision or issuance of a building permit, whichever occurs first:
 - 1. Full frontage improvements and any recommendations stemming from the Traffic Impact Assessment;
 - 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 take no action at this time with respect to this application to rezone 1551 and 1559 Sawyer Road under Bylaw 2059.

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: Will Ying-udomrat, Manager of Legislative Services

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

Concurrence: Michelle Mahovich, 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

CITY OF LANGFORD BYLAW NO. 2059

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 Rural Residential (RR4) Zone and adding to the Residential Small Lot 1 (RS1) Zone the properties legally described as:

- Parcel C (DD 138112I) of Section 4, Goldstream District, Except that Part in Plan VIP76369, PID No. 009-831-983 (1551 Sawyer Road); and
- Lot A, Section 4, Goldstream District, Plan VIP76369

as shown shaded on the attached Schedule A 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)
RS1	2059	Parcel C (DD 138112I) of Section 4, Goldstream District, Except that Part in Plan VIP76369, PID No. 009-831-983 (1551 Sawyer Road); and Lot A, Section 4, Goldstream District, Plan VIP76369.	a) \$6,000 per new lot 400m ² or greater toward the General Amenity Reserve Fund; and b) \$3,960 per new lot less than 400m ² toward the General Amenity Reserve Fund; and c) \$1,000 per new lot 400m ² or greater toward the Affordable Housing Fund; and d) \$660 per new lot less than 400m ² toward the Affordable Housing Fund; and e) \$3,660 per new townhouse unit created towards the General Amenity Reserve Fund; and f) \$610 per new townhouse unit created towards the Affordable Housing Fund.	No

3. By adding the following to Section 6.20.01(10):

“and PID No. 009-831-983 (1551 Sawyer Road), PID No. 025-843-192 (1559 Sawyer Road)”

4. By adding the following to Section 6.20.06:

- (3) Despite subsection 6.20.06(1) any townhouse structure or a principal building on the property legally described as PID No. 009-831-983 (1551 Sawyer Road) and PID No. 025-843-192 (1559 Sawyer Road) may exceed a height of 9.0m (29.5 ft), but may not exceed a height of three storeys.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 668, (1551 and 1559 Sawyer Road), Bylaw No. 2059, 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.

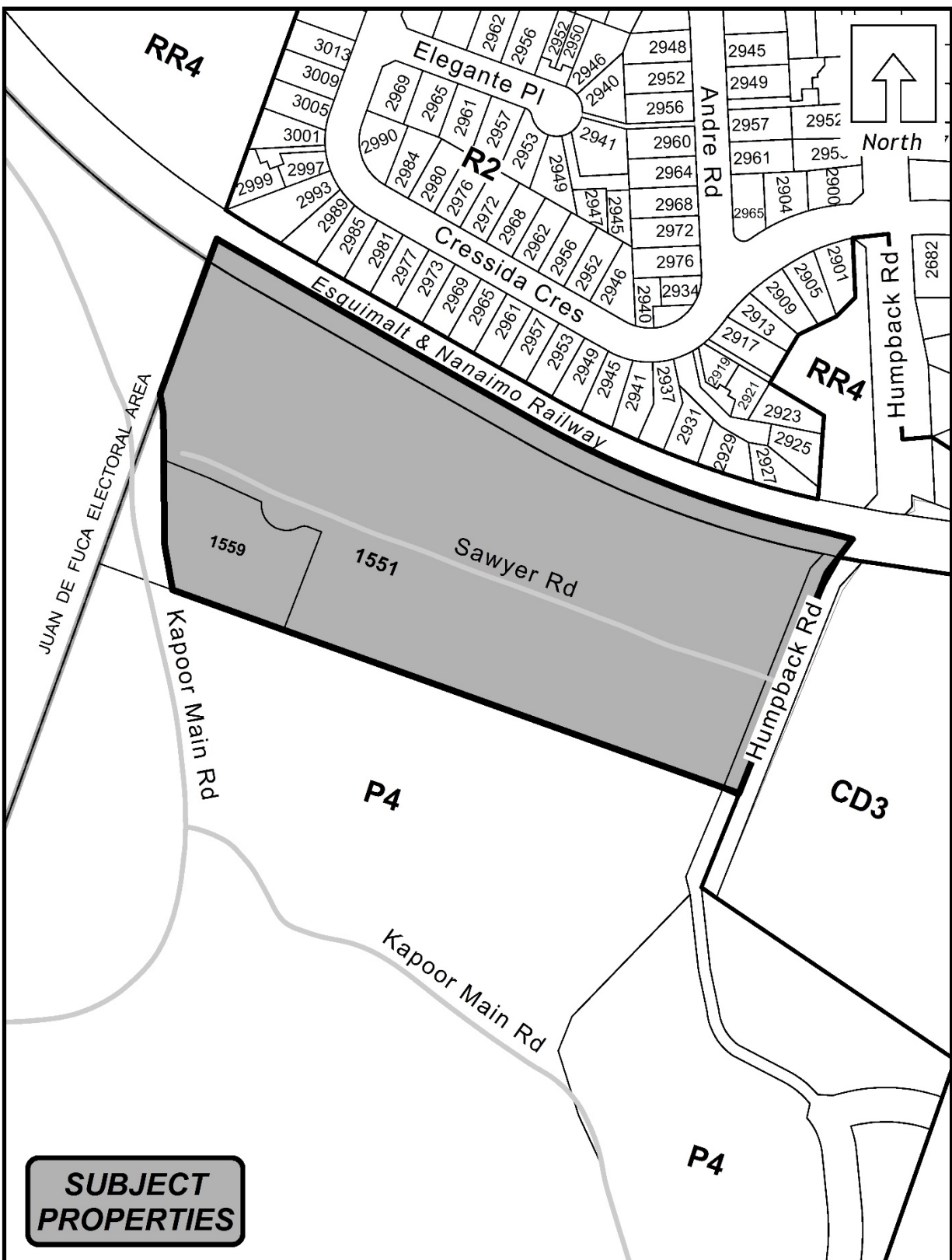
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2022.

ADOPTED this day of , 2022.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



Kelsey Hutt

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 <mayer@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

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

On March 28, 2022, I attended a City of Langford Council meeting regarding the proposal of 118 “Affordable” townhomes that are proposed to be put in behind my home on Cressida Crescent.

I had previously submitted in writing some of my concerns regarding the development. My concerns centre around drainage, traffic and hook up to sewers.

I noted in the call that other members of the public that were not residents of the area voiced their support for the development; citing a desire to either move back into the neighbourhood and have affordable housing.

Affordable housing is clearly a misnomer in this case. For a housing project to be marketed as “affordable”, the implication is that it is being subsidized. Since the subsidized or affordable housing mandate lies within the Provincial Government of British Columbia. By the City of Langford and the Developers marketing this development as affordable; it begs the question. Affordable to whom? The implication is that it will be subsidized, if so, by whom? The City or the developers? My guess is neither. This is a marketing ploy to put in unwanted high density housing development next to a well-established neighbourhood, the city’s watershed, and Goldstream Provincial Park.

There has been much discussion regarding a housing crisis in the area. In order to address the housing crisis, can the City and the developers guarantee the proposed units will be owner-occupied only? The crisis stems from investors instead of investing in mortgage companies are now parking their money in real estate. An article published on March 23, 2022, by the Union of British Columbia Municipalities (UBCM) states that “as of January 2022 Bank of Canada report found more than 20 percent of new home purchases across Canada are made by investors.” Furthermore, the article goes on to state that “some communities in BC have seen an exponential increase in the flipping of pre-sale condos. In some Langley for example, flipping has grown 724% in the last three years”.

There is no forethought or plan for infrastructure. Humpback road will not accommodate an influx of roughly 400 vehicles to the area. To say that the new Constellation Road will accommodate the traffic is only partially true; traffic will continue to come down Humpback Rd which is in essence a paved wagon road from early last century, which neither has been graded nor widened to accommodate modern days’ traffic. If the plan is to widen the road, how would it be done? By expropriating the properties of the residents living on Humpback Road or would the City dare to attempt to take down the Douglas Firs that line Humpback Road?

What about services for these new residents? Schools, doctors – all of which are already at capacity – yes, I am aware that the jurisdiction for the creation of these lies with the Province, but in the interest of actually planning for a viable, vibrant, healthy community, what engagement has taken place with the various levels of government?

I’ve been a resident of Langford [REDACTED] and have watched the feverish growth with amazement and perplexity. On the Lakehurst side of the neighbourhood why was there an indoor soccer pitch built in the middle of the neighbourhood? Better planning could have placed that structure in a more appropriate setting. There is no consideration for environment or esthetics in any of the developments that we have seen come up around us.

What’s more, once the development is completed the City seems to wash their hands of any maintenance required. I can point to the drainage ditch in front of our neighbour’s house which has

been gradually collapsing for the last 10 years with numerous calls to the City which resulted in one inspection with nothing done. During the Atmospheric River of 2021, the ditch overflowed and was going to flood three homes (mine included) if it weren't for the swift action of my husband and our neighbours, our homes would have been flooded. What would have happened if no one had been home? All this would have been avoided if the city lived up to its responsibility of addressing the maintenance concerns of its tax paying residents.

In summary, I oppose the proposed development on Sawyer Road in its current form and ask that a fulsome consultation process be followed with *all* Goldsteam Meadows residents.

Kind regards,

Crystal Gold

April 12, 2022

George Gollmer
3001 Cressida Crescent
Victoria V9B 5W9

Re: Planning and Zoning Committee Meeting (PZCM) for Rezoning of 1551 and 1559 Sawyer Road.

I was unable to attend the PZCM Zoom meeting of March 28, 2022. I wish to convey to Mayor and Council that, developing this property without prior construction of an additional road along the Hydro overhead easement, connecting Sawyer Road through to West Shore Parkway would be negligence. Today I already have troubles just getting home because of the lack of safe access roads. Without additional access, given the density of the proposal traffic congestion would be higher than any other residential area within the Capital Regional District. Fire and ambulance access would be restricted, having to drive in along an ungazetted Humpback Road. . Please consider and discuss prior to forwarding to the PZCM.

Secondly as the proposed construction would be in close proximity to numerous residence I would expect that all rock crushing would be done off site. Currently Langford has several rock crushing sites within a reasonable distance adding another crushing site would be very disruptive for our right to freely use and enjoy our property. To say that transportation cost would be prohibitive to low cost housing is just an excuse to increase profit margins as the housing units will sell at market value. I have no problem with developers making a profit but not at my expense.

Please retain my message to council for the public record.

Thank you.

George Gollmer

Trina Cruikshank

From: Gerda Rozenboom [REDACTED]
Sent: March 21, 2022 11:58 AM
To: Langford Planning General Mailbox
Subject: Re: 1551 Sawyer Road proposed development

Good Morning,

I am emailing regarding concerns over the development of the farmland at 1551 Sawyer Road. Many of us in the Goldstream area [REDACTED] chose to reside in this area due to the rural nature of the area. We honour the fact that our homes were built on previous farmland by continuing to grow our own vegetables, fruit etc. Yes, in typical neighbourhood fashion, we share excess with our neighbours.

Concerns that need to be addressed are:

- 1). **Wildlife and Drinking Water Safety.** As the property at 1551 Sawyer Road borders both parkland and the water district, has any consideration been given to add this property to the existing parkland to protect the Humpback Reservoir (source of CRD water) and provide a wildlife corridor. Growth and development on Skirt Mountain (now Bear Mtn), Kettle Creek and Westhills has pushed more wildlife out our way. We all know there are a couple of bears in the area, in addition to deer and cougars, and we have learned to co-exist with them so they are not destroyed but if this area is built up then the likelihood of more encounters will happen and we all know the wildlife will be the ones that suffer.
- 2). **Traffic.** In the last two years a bike path was built down Humpback Road and both pedestrians and cyclists highly use this. Will this now be taken away "in the name of progress"?
- 3). **Existing Farmhouse.** The existing farmhouse at 1551 Sawyer Road is over 100 years old (built in 1914); what is the plan for this house? Will it be torn down and all history removed from the area?
- 4). **Sustainability for the future.** There has been so much development in Langford that very little farmland now remains in the area. With the current world situation affecting both climate change and food chain interruptions, how does the removal of all those trees and putting more homes on small lots on existing farmland assist/support climate change and future sustainability? Forward thinking minds might consider saving the farmhouse and creating a community garden and parkland within this 15 acres, leaving the existing trees to continue to protect our environment. The community garden could be offered in plots to people living in condos/apartments who want to be more involved in their own sustainability; you need only look at European cities that do this to learn how viable an option this is.

I would like to invite Lillian Szpak to come to our area to meet the residents and hear concerns. This does not only affect the residents on Cressida Crescent facing the proposed development but the entire area down to Goldstream Park.

Sincerely,

Gerda Rozenboom
2946 Cressida Crescent.
Langford, BC, V9B 5W7

From: Gerda Rozenboom [REDACTED]
Sent: Sunday, April 3, 2022 10:11 PM
To: Mayor Young <mayor@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Roger Wade <rwade@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Norma Stewart <nstewart@langford.ca>
Cc: Michelle Mahovlich <mmahovlich@langford.ca>; Matthew Baldwin <mbaldwin@langford.ca>
Subject: Sawyer Road, Langford, BC

Hello,

I am emailing in regards to the potential development of the two properties on Sawyer Road with questions and concerns:

1) Expressing concern about **the density of the proposed development** in these times of quickening climate change and concerns of food shortages. Why would consideration be given to take land that is currently zoned RR4 and change it to high density when the properties border the CRD water district, Mill Hill Park and Goldstream Provincial Park? As residents of the area, we already see more wildlife (bears, cougars, deer and most recently, a beaver) due to the deforestation and development on Skirt Mountain, Westhills and Kettle Creek. We have learned to co-exist with these animals and would like to see a wildlife corridor left for them. Dr. Avi Friedman, in his presentation to Langford spoke of densification in the downtown core and stated "there is still a place for single family homes."

Suggestion: Perhaps this is the development to honour the single family homes that exist in the subdivisions below, with a blend of single houses and duplexes that exist in the area. This would maintain more trees, and attract more families as many families that move into the Goldstream Meadows area do so because of the existing semi-rural nature (big lots that allow many to grow their own gardens and be sustainable, honouring the farmland that we know our houses were built on.)

2) The **3 meter non-disturbance covenant** bordering the CRD lands. 3 meters is approximately the width of one of the trees up in the area, and in a good windstorm, which we are getting more of, these "protective trees" will be blown down as happened on Leigh Road at the highway exit. **Suggestion:** increase the non-disturbance covenant to 10 meter buffer that is being proposed along Humpback Road.

3) The **30% parkland being offered** by the developer. Really!!! When we looked closely at the potential land being offered, approximately 24% of this proposed parkland falls within the BC Hydro and Fortis gas line right of way. This land is not able to be developed and currently, no one is able to walk it as there are signs and gates identifying the land as Hydro. How can Langford and the developer offer parkland that is not theirs to offer and cannot be developed? **Suggestion** for resident 'buy-in' would be to offer 30% parkland outside of the Hydro and Fortis right of way and away from the E&N rail line.

4) **Water accessibility.** Seeing the two massive water cisterns being constructed in Westhills and knowing it is because of reduced water capacity, why is such a dense development being proposed for Sawyer Road when the same water issues exist in this area also. **Suggestion:** make the development less dense by increasing the green space as suggested in previous points to minimize carbon footprint and address climate change issues, even in a small way.

5) **Existing way of life for current residents in Goldstream Meadows.** As mentioned previously, residents in Goldstream Meadows have resided in the area from 40+ years to our more recent residents

of less than 5 years. Many residents have moved away and returned due to the lifestyle in the area. One concern is the "light pollution" of the proposed Sawyer Road development. We currently have no street lights in some areas and we like it this way, not only for safety but for watching the night sky. The development of Skirt Mountain and the potential development of Sawyer Road jeopardizes this for your long-time tax paying residents. **Suggestion:** If any development occurs around this neighbourhood, Langford City Council must take into consideration the needs and wants of the existing residents of the area.

6) Community/Allotment Gardens: With the densification occurring in Westhills and downtown Langford, adding a community or allotment gardens to the Sawyer Road development must be considered, over and above the 30% land offered for parkland. Many residents are asking if Langford has a community garden as many other municipalities in Greater Victoria, the Island and BC, have community gardens for sustainability and to add to green space.

Thank you for these considerations,

Gerda Rozenboom
2946 Cressida Crescent

Trina Cruikshank

From: Trina Cruikshank
Sent: May 3, 2022 11:05 AM
To: Trina Cruikshank
Subject: FW: Proposed Sawyer Road Development

From: Gerda Rozenboom [REDACTED]
Sent: Friday, April 29, 2022 11:48 AM
To: Langford Planning General Mailbox <planning@langford.ca>; Julie Coneybeer <jconeybeer@langford.ca>
Cc: ENV.MINISTER@gov.bc.ca; john.horgan.MLA@leg.bc.ca
Subject: Proposed Sawyer Road Development

I am emailing in regards to the potential development of the two properties on Sawyer Road with questions, concerns and a request on behalf of many people in Langford:

1) Expressing concern about **the proposed development** in these times of quickening climate change. Why would consideration be given to take land that is currently zoned RR4 and change it to high density when the properties border both the Sooke Hills Regional Park which includes Humpback Reservoir and, the Greater Victoria Water Supply? Up against these watersheds are Mount Wells Regional Park and Goldstream Provincial Park (see attached map). Is there not any concern about the safety / potential contamination of the watersheds with a proposed development of 120-190 homes on these 14.9 acres? **Suggestion:** Climate change is now in the news daily and we know the importance of maintaining tree canopies, not only for our own well-being but for every living organism. Has any thought been given to purchase the land from the developers and add to the surrounding parks as the majority of the acreage still has large trees? The Sawyer Road properties are currently RR4 and instead of changing to higher density, what about '✓ *Protect large areas of high-value green space*; ' as stated in Langford's OCP (Bylaw No. 1200 / page 12 / 2021-11-01). I cannot think of anything more valuable when one looks at the location of this property.

2) As residents of the area, we already see more wildlife (bears, cougars, deer and most recently, a beaver) due to the deforestation and development on Skirt Mountain, Westhills and Kettle Creek. We have learned to co-exist with these animals and would like to see a wildlife corridor left for them. An attendee at 'Langford's Plan for Climate Action - Public Information Session' on April 27th, 2022, spoke of seeing "wildlife corridor" in a previous Langford OCP that has now disappeared. This wildlife corridor extended from Happy Valley through to Humpback Road but has now disappeared from the OCP though wildlife corridors are mentioned in writing but do not appear to be designated.

3) The **3 meter non-disturbance covenant** bordering the CRD lands. 3 meters is approximately the width of one of the trees up in the area, and in a good windstorm, which we are getting more of, these "protective trees" will be blown down as happened on Leigh Road at the highway exit and more recently at Hidden Valley Mobile Home Park. The developer spoke in person about not only having the 3 meter non-disturbance covenant but also building a "firewall" to protect the area from forest fires. **Suggestion:** Unless the firewall is the height of the tallest tree, it is difficult to understand how a wall will protect. Given what was seen in the devastating forest fires last year, no walls or fences along the Interior roads/highways stopped the fires from jumping the road. The trees on the acreage seem so well rooted and the conifers remain green year round no matter how hot it gets so they are providing protection, shade and stability to the area.

4) The **30% parkland being offered** by the developer. Mr. Baldwin, at the 'Langford's Plan for Climate Action - Public Information Session' on April 27th, 2022, stated several times that when development considered on green space that "40% is to be retained as parkland." In reviewing Langford's OCP, the following is what is stated:

- **Objective 3.18 Hillside or Shoreline Areas**

- **Objective 3.19 Retain significant open space and maintain ecosystem values.** Policy 3.19.1 When considering development on greenfield sites, retain a minimum of 40% of the site area as public and/or private open space.
- Policy 3.19.2 Ensure connectivity of open spaces so as to create a network that supports water flow (i.e. creeks), trails and/or wildlife movement.

5) **Water accessibility.** Seeing the two massive water cisterns being constructed in Westhills and knowing it is because of reduced water capacity, why is such a development being proposed for Sawyer Road when the same water issues exist in this area also.

Suggestion: Change the Sawyer Road property from RR4 to parkland with trail systems that connect to the surrounding parks and allow a wildlife corridor.

Sincerely,

Gerda Rozenboom

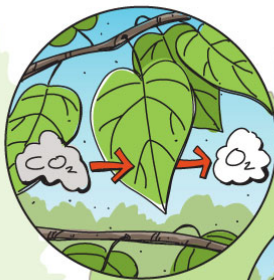
2946 Cressida Crescent

Climate Change and Trees

Trees have many functions that are vital for the planet and humans facing the effects of climate change.

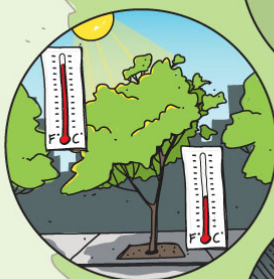
Clean the Air

Leaves and bark absorb carbon dioxide and other pollutants and release oxygen. Absorbing greenhouse gases helps fight global warming.



Reduce Temperature

Tree canopies block sunlight reducing the temperature by 11-25 degrees Celsius¹. As populations become more urbanized, trees can make cities more livable and reduce the need for air conditioning.



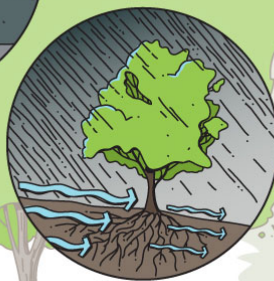
Maintain Biodiversity

Trees are habitat for animals, insects and plants and vital for biodiversity. Ecosystems with high biodiversity can better cope with and fight climate change and provide ecosystem services such as fresh water, pollination of crops, and medicines for humans.



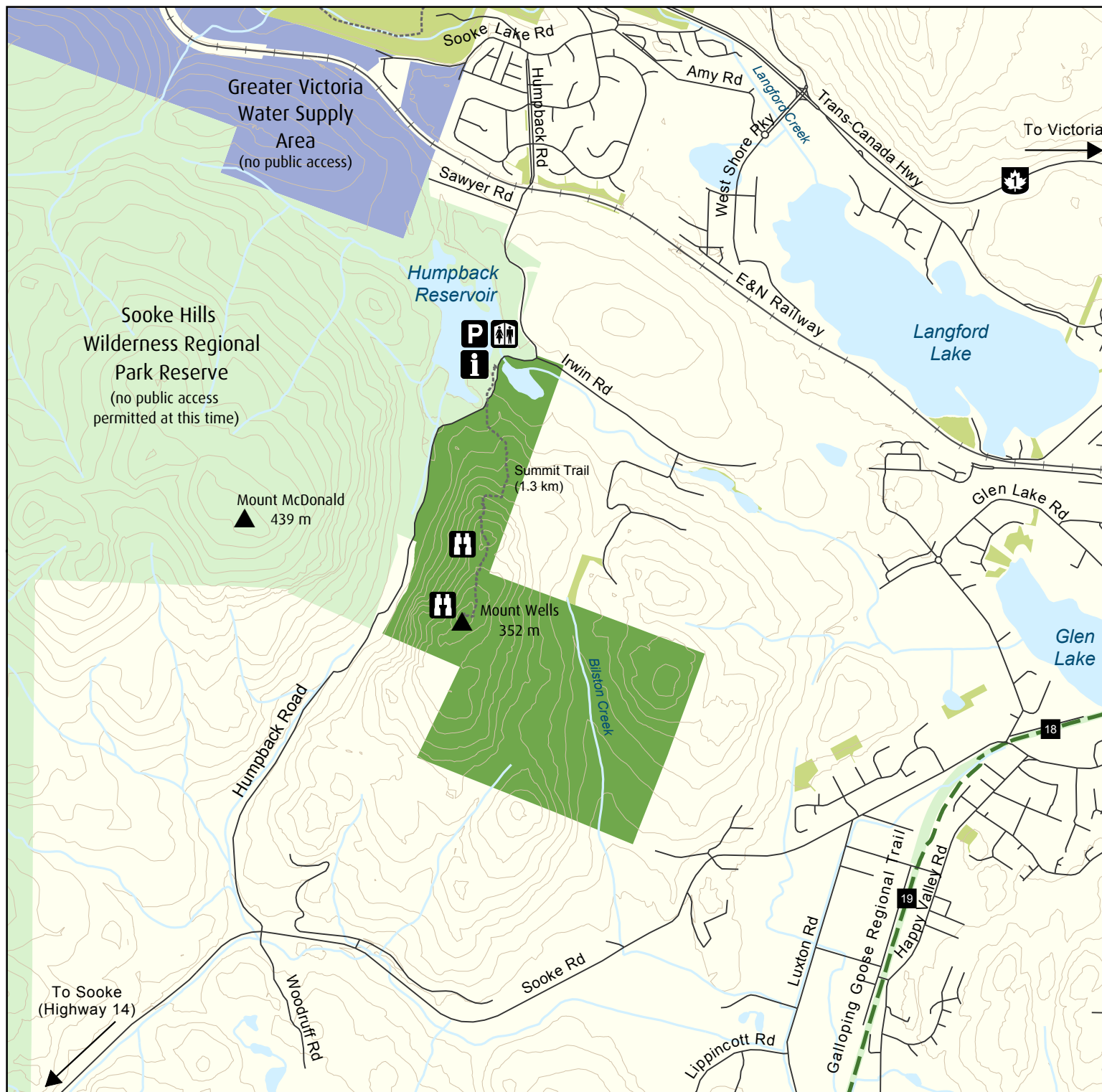
Control Water

Leaves and roots slow down the flow of water reducing the risk of flooding, erosion and landslides in severe weather events.



KAP
DESIGN

Source: <https://www.epa.gov/heatislands/using-trees-and-vegetation-reduce-heat-islands>



Capital Regional District

Mount Wells Regional Park



- Viewpoint
- Parking
- Information
- Toilet

31 Distance (km)
from Victoria on
Galloping
Goose Trail

- Summit
- Hiking Trail (Challenging)
- Galloping Goose Regional Trail
- Road
- Railway
- Contour (20m interval)
- River / Creek
- Lake / Reservoir
- Greater Victoria Water Supply Area
- Mount Wells Regional Park
- Other Regional Park
- Provincial, Municipal Park

0 100 200 400 600
Metres



Projection: UTM ZONE 10N NAD83

DISCLAIMER
Important This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Sept 2010 | RP_website_MW_CRD.mxd | www.crd.bc.ca

Kelsey Hutt

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

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

Trina Cruikshank

From: Jay Weatherston [REDACTED]
Sent: April 29, 2022 8:11 AM
To: Langford Planning General Mailbox; Julie Coneybeer
Subject: FW: Sawyer Rd rezoning

From: Jay Weatherston
Sent: April 29, 2022 7:36 AM
To: 'administration@langford.ca' <administration@langford.ca>
Subject: FW: Sawyer Rd rezoning

From: Jay Weatherston
Sent: April 28, 2022 3:00 PM
To: Jay Weatherston [REDACTED]
Subject: Sawyer Rd rezoning

To Langford Representatives,

I am a long term resident of Goldstream Meadows @ 2977 Cressida Cr directly below the rezoning area. I am strongly against the approval of the rezoning application of Sawyer Road. It is too close to water shed and reservoir area.

Obviously no one in the application approval group so far has visited this area. They should visit home owners and walk the train tracks to have a look. It is shocking to believe rezoning is being looked at. The extremely steep grade of this area already has horrible drainage issues now all the way down to Cressida Cr. Humpback Rd and its small culverts are regularly flooded. It was once a 1.5 lane road for limited traffic. It is now a 1.25 lane road with a walking/bike path. Sides of blacktop road regularly wash away due to amount of storm water flow. Winter time the track area below the proposed development is flooded and most of the areas you need rubber boots to walk. Rainfall and snow accumulation has the open culverts on Cressida Cr full and water flowing rapidly. Cressida Cr was built in old Nixon gravel pit area and homes are all built on slab due to this rock foundation. Backyards are basically an elevated rock bank up to train tracks. Water drainage naturally drains thru rock under train tracks in summer and winter and runs thru our backyard. The proposed development area above (trees, foliage, dirt etc) now acts as a natural sponge assisting in the absorption of storm water. Any development above Cressida Cr will create drastic drainage issues. We have large trees on our elevated back yard along with other neighbours. Drainage issues will have trees eroding and falling on homes. Homes will also have interior flooding damage as most are not built on elevated foundation. Current roads in and out of this area do not work now due to the erratic developments already done in the surrounding areas. Long weekends & busy summer weekends Westshore Parkway is at a standstill or slow creep. We can't get home or leave until traffic clears. Adding to current traffic problems with this proposed development is insane. Langford has done enough environmental damage already with their erratic and devastating developments. Hopefully they do not make another.

Regards,

Trina Cruikshank

From: jeff byam [REDACTED]
Sent: April 4, 2022 12:10 AM
To: Mayor Young; Denise Blackwell; Lillian Szpak; Lanny Seaton; Matt Sahlstrom; Norma Stewart; Roger Wade
Cc: Julie Coneybeer
Subject: Council meeting 04 April...opposition to rezoning 1551 sawyer Road

As previously stated during public input at the last Planning and Zoning meeting I am totally against the rezoning of 1551 Sawyer Road.

Page 1 of your OCP states "this OCP harnesses public feedback and current thinking on sustainability to provide a strong rationale for how and where development and land use changes are to occur". It would appear the last meaningful public input was in 2007 with 50 residents involved. The list of amendments to this document is mostly just a list of areas of Langford that have been rezoned. 15 year old consultation hardly makes me feel like this is a living breathing community document that is tied into a real public consultation process.

I'm not totally sure but the Sawyer road parcel of land does not seem to have been identified by a "yellow circle of growth" on page 3 of the OCP, nor should it be considered as anything but rural-like; its nestled next to CRD park and watershed. I understand that the OCP is a higher level plan designed to be broad...but where is the next level connecting plan...that explains the bridge between the OCP and the final product/results.....goal???

Speaking of goals...can you please tell me where exactly Langford is heading?? Is there a population target in someone's head?? It is really tough to tell; it just seems like the plan is to merely densify and deforest every single piece of land anywhere in Langford (the OCP list of amendments paints that picture) in the name of developing housing which is still unaffordable...or at least for Langford residents. A mean family income of 80K doesn't buy much rent nor mortgage. Or is the Langford plan to merely keep the development juggernaut going to maintain our "fastest growing" status...which really appears to be a road to diminishing quality of life.

Personally I would much prefer "the best planned community" label instead...maybe one that has resident voice and desires incorporated???

Back to Sawyer road...given there seems to be no connecting/implementation plan then why aren't rezoning applications forced to list/cross-reference the objectives that are being met in the OCP...as an example how would Sawyer Road rezoning meet the portion of Objective 4.1 that states "we must address the wildfire interface while protecting natural areas????". Or how about objective 8.12 specifically "ensuring transit service is no more than a 5 min walk"???? Where are the (quality) processes to tie all this together???

With no plan...no dice. With no meaningful and sincere public consultation and engagement...no dice. Maybe a good first move would be to slow down some of the all over the map rezoning efforts and redirect some staff horsepower toward real community engagement processes starting with updating the 15 year old OCP (and i dont mean the list of rezoning changes) and producing an implementation or bridge plan. It's not very sexy work..i get it...but it's important work and equally important it's what I expect from my council; responsive to and working for an engaged and included community voice.

So in summary, NO to sawyer road rezoning.

thanks
Jeff Byam
2962 Robalee Pl

[REDACTED]

--
[REDACTED]

Kelsey Hutt

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

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

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

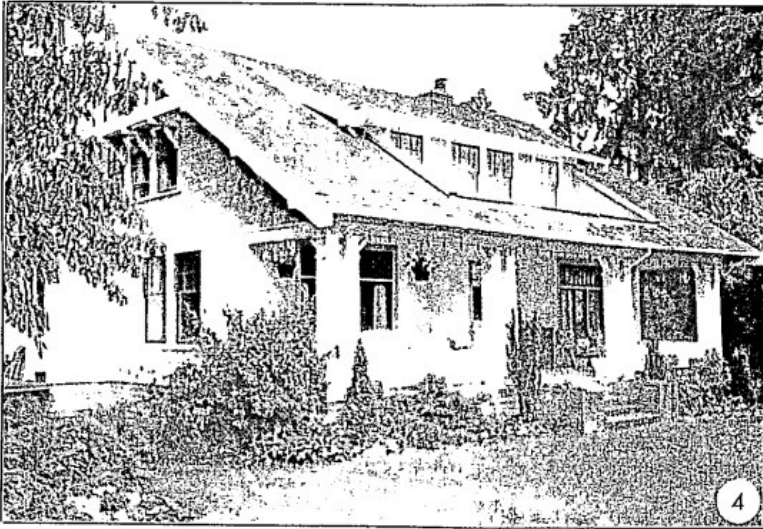
From: Matthew Baldwin
Sent: March 28, 2022 8:41 AM
To: Kelsey Hutt
Subject: FW: Submission for Langford Planning meeting - March 28th

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: 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

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

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

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]

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

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 Mahovlich <mmahovlich@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



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, May 9, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z22-0004

SUBJECT: Application for a Text Amendment to the Business Park 1A – Millstream Road East (BP1A) Zone to Allow for a Mini-Storage Facility at 664 Redington Avenue

PURPOSE

Jim Hartshorne of Keycorp Consulting has applied on behalf of Greg Burke of the Redington Property Group for a text amendment to the Business Park 1A – Millstream Road East (BP1A) Zone to increase the allowable gross floor area in order to construct a mini-storage facility at 664 Redington Avenue.

PREVIOUS APPLICATIONS

On July 18, 2016 Council adopted OCP Amendment Bylaw No. 1641 (OCP16-0002), which changed the OCP designation of the subject property and the adjoining property at 658 Redington Ave from 'Neighbourhood' to 'Mixed-Use Employment Centre.' Concurrently, Council adopted Bylaw No. 1642 (Z16-0009) which amended the zoning designation of these same properties from 'One- and Two-Family Residential (R2)' to 'Business Park 1A - Millstream Road East' as well as the properties now addressed as 657-665 Redington, 601-629 Selwyn Cl, and 2484-2498 Selwyn Rd from the R2 Zone to the RM7A (Medium Density Apartment A) Zone.

A subsequent subdivision application (SUB16-0050) created various properties from the parent parcel that have since seen the construction of a mini-storage facility, townhouses, and apartments. Development Permits for these various uses have been issued under DP16-0041, DP17-0016, and DP18-0027.

COMMENTARY

The previous rezoning application (Z16-0009) restricted the permitted uses on 664 and 658 Redington Avenue to 'mini-storage facilities' only. Additionally, the zone set a maximum gross floor area of all mini-storage facilities on these properties to 8,500m² (91,493 ft²). Since the existing storage facility at 658 Redington is 6,630m² (71,365 ft²) and the applicant now wishes to construct another facility, the requested text amendment is to increase the allowable gross floor area to 15,750m² (169,532 ft²).

Currently, one of the access points to the existing storage facility at 658 Redington is through a security gate and paved surface located on 664 Redington. Even though both properties are owned by the same company, Council may wish to require that the applicant register a reciprocal access easement that the City is party to in order to ensure access is properly secured in perpetuity.

FRONTAGE IMPROVEMENTS

Typically, frontage improvements are a requirement of rezoning. However, improvements along the immediate frontage have already been completed or bonded for with the previous rezoning and subdivision of these lands. There is a chance though, that improvements may be required to the nearby roundabout due to the additional traffic that would be generated by increasing the allowable limit of the gross floor area.

To determine whether or not any improvements are required to the roundabout, a Traffic Impact Assessment (TIA) has been requested and is being prepared by the applicant's consultant. Council may wish to require, through a registered a covenant, that any recommended improvements noted in the TIA be completed or bonded for prior to issuance of a building permit.

FINANCIAL IMPLICATIONS

There are no known financial implications from this proposal. Any required road improvements would be completed by the applicant at their expense. Additionally, there would be increased municipal taxes that would be based on the size of the new storage facility and at a commercial rate.

LEGAL IMPLICATIONS

There are no known legal implications from this proposal.

OPTIONS:

Option 1

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

1. Proceed with consideration of Bylaw No. 2068 to amend the text of the BP1A (Business Park 1A – Millstream Road East) Zone subject to the following terms and conditions:
 - a) That the applicant provides, **prior to Public Hearing**, the following:
 - i. A Traffic Impact Assessment based on the total proposed gross floor area of 15,750m² (169,532 ft²), to the satisfaction of the Director of Engineering.

- b) 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:
- ii. That all recommended road improvements within the required Traffic Impact Assessment for this development are completed prior to issuance of a building permit or subdivision approval, whichever occurs first.
 - iii. That a reciprocal access easement between 658 and 664 Redington Avenue, which the City would be party to, is registered prior to issuance of a building permit or subdivision approval, whichever occurs first.

OR Option 2

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council take no action at this time with respect to amending the text of the BP1A Zone through Bylaw No. 2068.

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: Will Ying-udomrat, Manager of Legislative Services

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

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

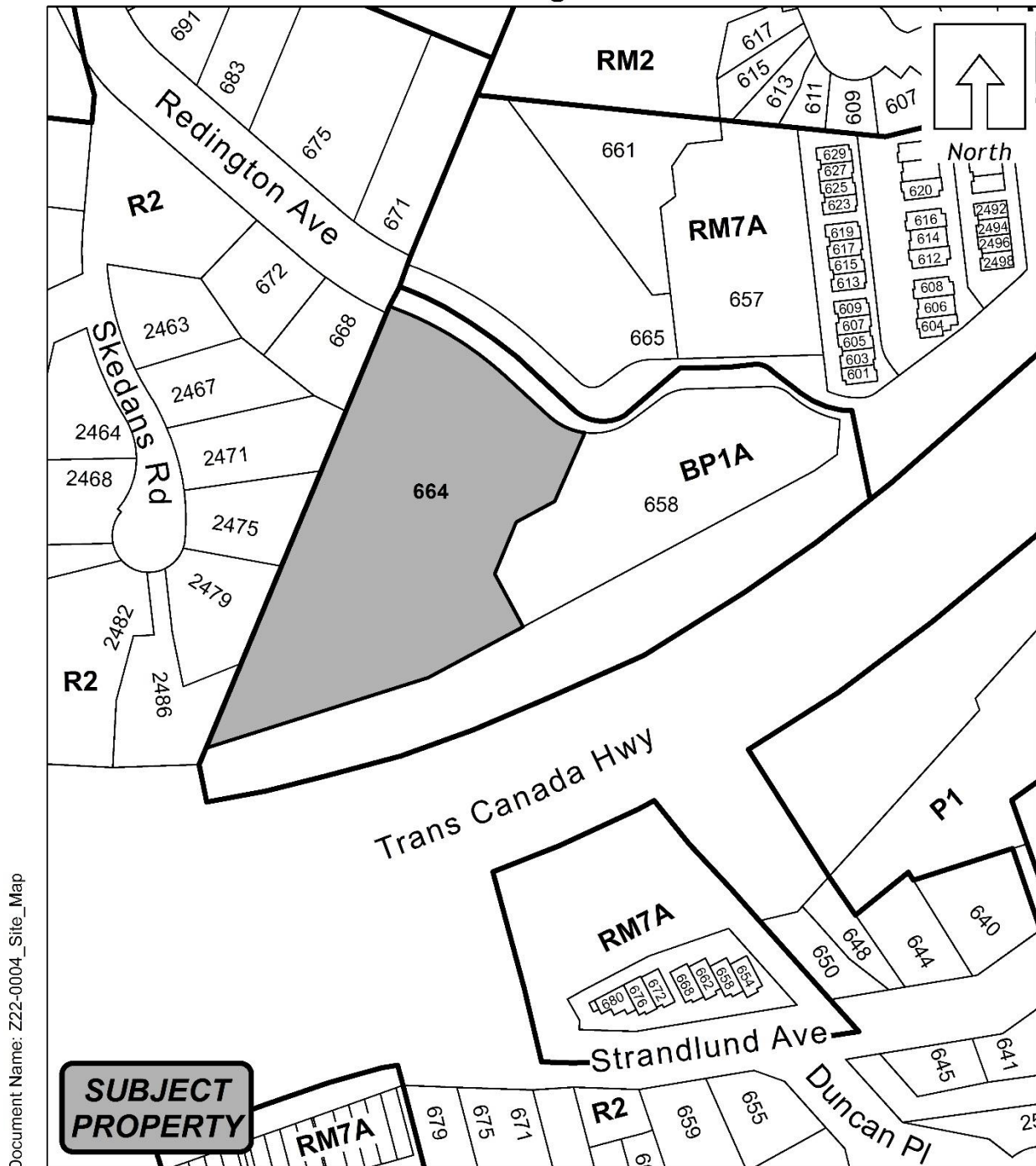
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A
SUBJECT PROPERTY MAP

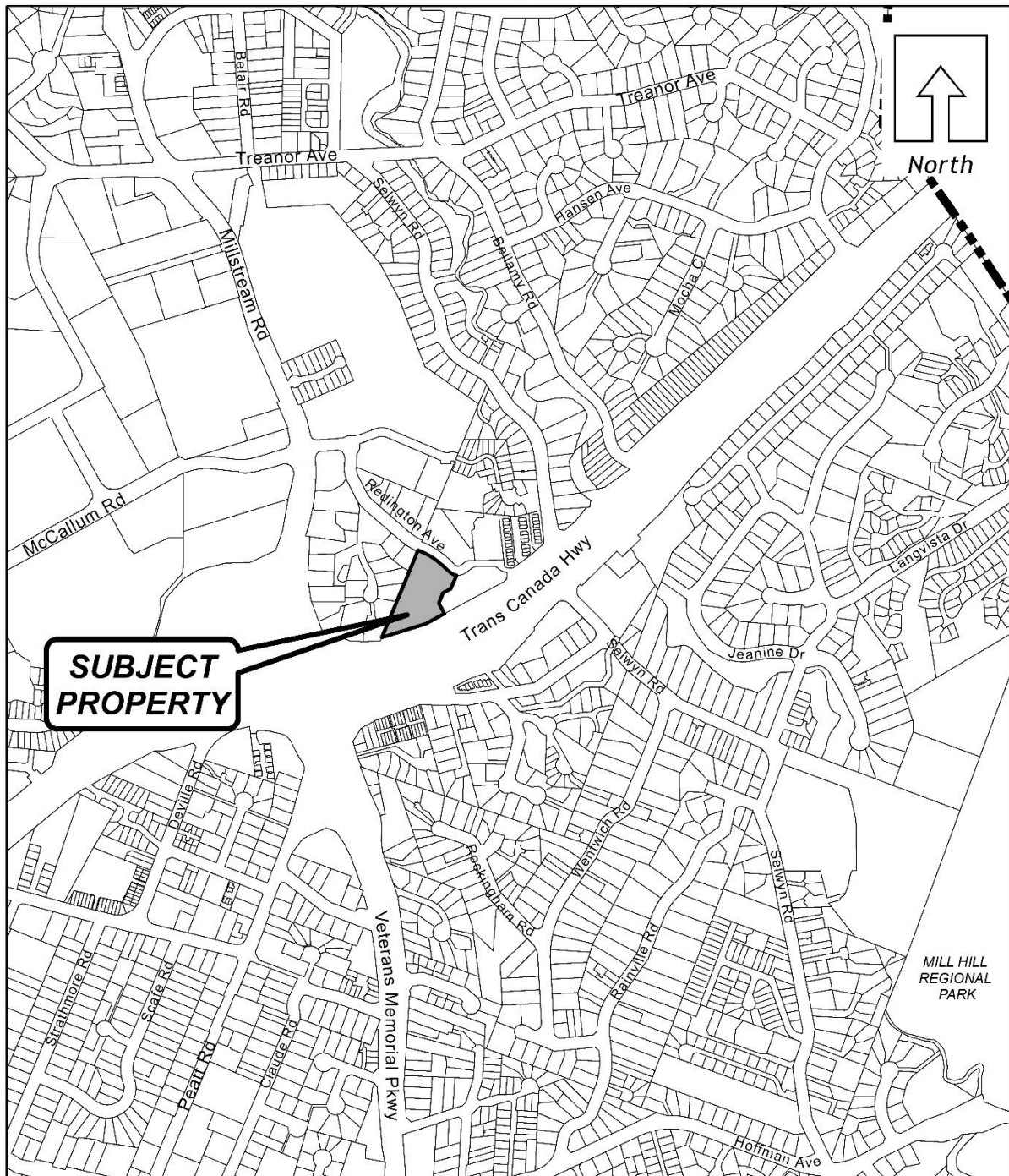
REZONING BYLAW AMENDMENT
(Z22-0004)
664 Redington Ave



Document Name: Z22-0004_Site_Map

Appendix B
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z22-0004)
664 Redington Ave



Document Name: Z22-0004_Location_Map

**CITY OF LANGFORD
BYLAW NO. 2068**

**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 replacing the text of Section 6.64.05(6) with the following:

*“The combined **gross floor area** of all **buildings** on that portion of the BP1A Zone legally described as Lots A and B, Section 109, Esquimalt District, Plan EPP86128 (658 and 664 Redington Avenue) shall not exceed 15,750 m² (169,532 ft²).”*

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 674, (664 and 658 Redington), Bylaw No. 2068, 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

