

## Kelsey Hutt

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**From:** Kelsey Hutt  
**Sent:** May 9, 2022 8:24 AM  
**To:** Kelsey Hutt  
**Subject:** FW: 1551 and 1559 Sawyer Road

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**From:** Karen Reynolds [REDACTED]  
**Sent:** Saturday, May 7, 2022 2:46 PM  
**To:** Mayor Young <[mayor@langford.ca](mailto:mayor@langford.ca)>; Denise Blackwell <[dblackwell@langford.ca](mailto:dblackwell@langford.ca)>; [jszpak@langford.ca](mailto:jszpak@langford.ca); Lanny Seaton <[lseaton@langford.ca](mailto:lseaton@langford.ca)>; Matt Sahlstrom <[msahlstrom@langford.ca](mailto:msahlstrom@langford.ca)>; Norma Stewart <[nstewart@langford.ca](mailto:nstewart@langford.ca)>; Roger Wade <[rwade@langford.ca](mailto:rwade@langford.ca)>; Langford Planning General Mailbox <[planning@langford.ca](mailto:planning@langford.ca)>  
**Cc:** Julie Coneybeer <[jconeybeer@langford.ca](mailto:jconeybeer@langford.ca)>  
**Subject:** 1551 and 1559 Sawyer Road

I am writing to express my concerns regarding the rezoning application for 1551 and 1559 Sawyer Road. I am a resident of 3069 Cressida Cres and feel the level of density requested for those properties is far too high. The impact to our environment and climate change in the form of wildfires is a very real threat. This density is on the edge of a high risk wildfire interface as deemed by the province. It will be way too close to CRD lands.

I also have issues with the level of traffic that will be greatly increased on Humpback Rd. Adding 300+ vehicles is only going to add to the already traffic gridlock we face on the Westshore Parkway and add to the traffic on Humpback as we look for alternate ways to come and go from our neighborhood. The amendments that are presently being done on the Westshore Parkway roundabout are not going to help at all.

In closing I urge the city council to re-examine this proposal, the level of density is not in the best interest of this beautiful parcel of land or its neighbors.

Thank you

Karen Reynolds

Kirstin Eidsvik

2927 Julie Ann Place  
Victoria, British Columbia V9B 5W8

RE: Application N: Z22-0001, Application to Rezone 1551 and 1559 Sawyer Road.

My name is Kirstin Eidsvik and I live at 2927 Julie Ann Place, [REDACTED]  
[REDACTED]

I support the rezoning and development of this property. I believe that the development would contribute to the sorely needed stock of housing in the greater Victoria area. [REDACTED] young families that love the neighbourhood [REDACTED], yet there is so little turnover [REDACTED] that they have little hope of buying a house in it. I believe that others should have the opportunity to live in this unique neighbourhood, with its access to hiking trails and one day, access to the E&N rail trail to downtown Langford and Victoria.

However, I do have concerns for the impacts that the construction and development will have on drainage on the properties directly downhill from 1551 Sawyer Road. The clearing of trees and addition of more roofs and concrete would contribute to more water running downhill that is currently absorbed by trees and soil. While I acknowledge that there is a requirement for the property to manage its stormwater to pre-development levels, the larger issue is where stormwater from the west side of Humpback road and 1551 Sawyer Road flows. Stormwater flows downhill and pools to the south of the E&N railway tracks, and through the railway bed onto [REDACTED] properties in the neighbourhood. This was nearly disastrous [REDACTED] in the atmospheric river event of November 2021, as it was for several of my neighbours. If the developer, Island Corridor Foundation, and the Langford engineering department can come to a reasonable solution for the proper drainage of this property and mitigation of stormwater flow through the railway bed, this development will have my full support.

Regards,

Kirstin Eidsvik  
2927 Julie Ann Place

## Trina Cruikshank

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**From:** Denise Blackwell  
**Sent:** May 9, 2022 2:55 PM  
**To:** Langford Planning General Mailbox; Julie Coneybeer  
**Subject:** Fwd: Sawyer Road Development Committee Agenda May 9, 2022

Received for tonight's meeting if you don't have it.

FYI Cheryl Brown has recused herself any time this property was discussed.

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**From:** Lisa Coleman <ml.bigfoot@yahoo.ca>  
**Sent:** Monday, May 9, 2022 2:07:43 PM  
**To:** lszipack@langford.ca <lszipack@langford.ca>; Norma Stewart <nstewart@langford.ca>; Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Roger Wade <rwade@langford.ca>  
**Subject:** Sawyer Road Development Committee Agenda May 9, 2022

Attn: Mayor and Councilors - City of Langford, BC

Committee Members of the Planning and Zoning Committee- City of Langford

V9B 5W9

Re: Langford Planning and Zoning Committee Agenda – May 9, 2022 - 1551 - 1559 Sawyer Road Proposal

It is very premature for this developer to be submitting an application for a rezone. There are still a large number of details missing from this proposal. This item should not have been placed before the Planning and Rezone Committee on March 28th until this work has been completed. This item was rejected at the March 28<sup>th</sup> meeting as the committee felt there were a number of issue that need to be addressed before further consideration takes place.

I ask City Council and the Planning and Zoning Committee to take no action at this time with respect to this application to rezone 1551 and 1559 Sawyer Road under Bylaw 2059 as previously voted on by the Planning Committee on March 28, 2022.

There is an Official Community Plan review process underway that could modify the way future developments will have to comply with their layout and designs. This project should be suspended until that review takes place and the amendments are put forward and approved by the community and Council.

I'd also like to point out there is a Conflict of Interest with one of your standing community member representatives who has a financial interest in this proposal. You need to ensure that Cheryl Brown is excluded from all discussion regarding this property and does not participate in any meetings regarding this proposal.

These developers have not done their due diligence with their planning. There has been no group community consultation for this proposal. The Community has requested a group meeting take place to be presented with all the details of the proposal date the Developers have refused to participate in one. They have done some door to door

discussion, however how they have classified peoples opinions are incorrect. The Community must be given all of the details in an open and transparent way and be give an opportunity to provide input as to what is being proposed before any plans are finalized and go before Council for a vote. There is now a draft site plan that has been circulated within the last few days, there are still a number of issues that this document does not adequately address.

I have lived in this community [REDACTED] We moved here before any changes in the area had occurred. We loved the quietness and to be closer to nature. The access to our area was still directly off the highway and onto Sooke Lake Rd. Over the last [REDACTED] small community has had to endure constant construction and severe development all around us. This includes various highway and overpass construction off at Leigh Rd and down to the Westshore parkway; Access into our neighborhood with all the changes along Amy road. As soon as that was complete, we had to endure all the Kettle Creek/Skirt Mountain blasting and the Westshore Parkway construction.

We still have a number of transportation issues that are unique to this area that need a permanent solution. The Municipal staff have worked to solve the issues but what has been put in place to date are short term band aid solutions. This area has only two accesses. One permanent through Amy Road and one temporary through Humpback/Irwin which could be revoked at any time. Neither one of these relieve the access issues we face in the summer months and whenever there is an incident on the Malahat. We are trapped in our community and can't get out or can't get back in when trying to return home.

Allowing a development of this size will only increase the transportation pressure on this community if this development is allowed to proceed. Humpback road will now be the direct access to Westshore parkway for people that want to head into town or to head up the Malahat even though the planning doesn't propose this.

You are proposing to pushing more traffic through another tightly developed area and will now have those residents complaining about traffic volumes through their neighborhood. The current road structure in this side of the community isn't sufficient to support the number of houses being built. We also lack access to convenient transit schedules which forces most of the residents in this are to drive when they need to seek services. I have not found anything in the long term BC Transit planning documents that show an increase in service to the areas that are currently under development or any of the proposed development sites on this side of the community

There is no mention of the proposed sewer connection route for this development. The representatives have mentioned they would like this connection to go directly down Humpback Road to Sooke Lake. This is not an acceptable solution. The residents of this community do not want our area torn up and face more weeks of limited access to our area to support this project.

We also face flood risk in this area due to the lack of maintenance of the ditch drainage system and due to the removal of the forests around this area. The drainage system is undersized for the amount water that is now flowing into this community. Stripping the trees off this plot will put us at further risk of flooding, as there isn't a proper water mitigation strategy for this whole area.

I would like to address the fire issue this area faces, with the proximity to the CRD Park and Goldstream Provincial Park. Both of these lands are unmanaged forests and as such have been classified by the Province as a high risk zone for Wildland Urban Interface fire. If there is a fire in this area, only BC Wildfire Service can respond as the Interface is outside of the municipal boundary. This response is approximately 30 minutes away. In extremely dry conditions it won't take long for any fire to spread with the density of the forests in this area.

This community is not immune to the fire risk that other communities in this province have faced in the past few fire season. The 2021 wildfire season found that 35% of the fires in the province are human caused. I have seen firsthand the devastation these fires have caused throughout the province through my temporary support assignments with BC Wildfire and Emergency Management BC. Stacking a long row of approximately 130 townhomes in this area is irresponsible development. The risk to these homes is too great.

The summer temperatures have risen in this valley and have increased how quickly the surrounding forest dry out. The more people you put in proximity to the surrounding park land the higher the fire risk. Putting a high density development in this property is not prudent to the risk it faces.

The current recommendation for a development in a high risk zone is as follows

### **WUI Risk Class Assessment and Maps**

In British Columbia, structure density (i.e. the number of buildings located within a given area) is used to define the boundaries of the wildland urban interface (WUI) for the purposes of wildfire and risk management planning purposes. It also identifies transition zones between unoccupied land and human development. A two-kilometer-wide buffer zone was applied to the edge of structures located in the WUI to indicate the distance that embers from a wildfire could reasonably expected to be carried by the wind and possibly ignite a structure.

This is a risk that council has not addressed with any developments in these high risk zones.

FireSmart hazard assessment takes into consideration individual structural components (e.g. roofing and siding), fences, exotic plants and vegetation 10 meters and beyond from the structure — key areas linked to the spread of fire in a community. The options presented in the proposal don't go far enough to address this matter.

For your information this information can be found at the following link. <https://www2.gov.bc.ca/gov/content/safety/wildfire-status/prevention/vegetation-and-fuel-management/fire-fuel-management/wui-risk-class-maps>

This parcel is a Wildlife Habitat Corridor to the CRD Park Land and Goldstream Provincial Park. We have Owls, Eagles, Bears, and Cougar that live in the area. They have cohabitated peacefully up to this point. If you remove another large plot of forests out of this side of the community we will face further human/wildlife conflicts with these animals. They need a safe place to wander without the risk of human encounters.

The climate has changed in this province over many years. Reconsideration to the Official Community Plan needs to take place to address the climate change risks we all face. What was once considered reasonable development in the last review of the OCP, no longer applies today. I would ask that all developments in these higher risk area be halted until a review can take place to ensure we are developing responsibly and considering future climate changes that may impact this community down the road.

It would be very much appreciated if the Langford council would at least consider communicating their intended "Plans" to the community for all future development before actually approving them. A large number of residents in the community have spoken out against the various proposals and council has shut them down with out even considering our point of view. The residents of this community need to have sufficient time to speak before any of the committee and council to express their concerns to any proposal that is being reviewed and we expect that council will address those in an adequate manner.

Having said all this, most of the residents in the Goldstream community "chose" to live here before all this major development happened because they wanted to live in a quiet community. We do not want to see anymore high density that is being put in all around us. There are other issues council could address that would assist with low vacancy rates in this community.

I do not support the proposed mixed development of small lots/townhouse upon the Sawyer Road plots. This property should be restricted to its current RR4 zoning. If it is going to be developed it should be done with the look and feel of the Ravenwood development on the south side of Irwin Road.

Thank you for your consideration of my concerns of this proposed rezone/development.

Lisa Coleman

Resident of 3073 Cressida Crescent.

Marion Simpson  
2909 Cressida Crescent  
Victoria BC V9B 5W7  
[REDACTED]

To: Langford City Council & Mayor  
2<sup>nd</sup> Floor, 877 Goldstream Ave.,  
V9B 2X8

Langford City Council

Re – Rezoning Application regarding **1551 and 1559 Sawyer Road.**

Dear Mayor and Council,

Firstly, I want to make you aware that I am strongly opposed to the rezoning application regarding 1551 and 1559 Sawyer Road, Victoria, BC. (Langford).

I am a taxpaying homeowner who is concerned with the rapid amount of overbuilding and loss of greenspace happening in Langford. I am directly affected by this overgrowth and under planning for traffic and huge amount of population intake.

[REDACTED] Goldstream Meadows, which used to be farmland, and now has become a horrible mix of residential and industrial business, the traffic at times is backed up all the way from Trans Canada Highway to Jacklin Road. That is now, before the 11 thousand new residences planned around Langford Lake are built and occupied, 11 thousand new homes, could be 44 thousand new people or more moving into an area where the roads are already overtaxed because of lack of planning for huge populations increases.

Lakehurst Drive, for many years those taxpayers enjoyed the view of a hill behind their homes, now their homes have a gigantic airplane hangar size monstrosity backing onto their yards, blocking the light, destroying their hillside and causing a complete lack of privacy. The sound level when events are scheduled at the facility also cause these homeowners a loss of enjoyment with the lack of peace and quiet. The very ugly, packed in townhouses also built there are another eyesore for the Lakehurst Drive homeowners. This has caused a loss of enjoyment for these homeowners and a decrease in the desirability for any future purchasers of these homes.

Goldstream Meadows, was once a tranquil place with a pleasant drive past farmland into the subdivision. That farmland has been destroyed, another unnecessary loss of greenspace. Now we have factories, gas stations, very unkempt storage facilities, bus depots, multiple businesses that we have to drive through to get to our homes. Most well-planned cities have areas for businesses, and areas for residential, not Langford. Destroying farmland and devaluing subdivisions by putting industrial in with residential is not a policy for happy taxpayers or a positive homeownership future for current residents.

How much more of our green space is going to be taken away for profit? Langford is not listening to current taxpaying homeowners while implementing their zoning changes. Instead, any developer who comes along with a profit-making plan can take green space away and build wherever they choose. This has to stop.

The overbuilding is not sustainable, it has not been planned well. One example is closing Humpback Road to traffic and then reopening it because the traffic increase was not planned for.

The zoning change application for Sawyer Road, is not something that I as a homeowner was appraised of by Langford City Council. Not notifying people who are going to be affected by zoning application changes is disrespectful and smacks of pushing through changes without public consultation.

This notice I have added to this letter was what was put in my mailbox on Tuesday, there is no mention of a date of meeting regarding this application on the notice. The notice comes, I assume from the people applying for the zoning change. The City of Langford has also not notified me or other homeowners of this rezoning application. How can people consult or give their opinions when they are kept in the dark?

Here are my objections to this rezoning change application:

1. The people involved bought this land 20 years ago for the express purpose of holding onto it until the prices of land and building were high enough to build and sell at maximum profit, this has been their retirement plan for 20 years, it is not a plan to enhance the neighbourhood or protect our green space, it is 100% profit motivated.
2. We already have a huge number of new townhouses, condos etc., coming to this area via the Langford Lake building going on now so there is no need for this further destruction of our environment
3. Chopping down more trees, is an unnecessary tax on our already fragile eco system. Wildlife has been observed in the area, and any development on Sawyer Road 1551 and 1559 Sawyer Road, will destroy their habitat. It is also harmful to humans to destroy green space, Langford used to be surrounded by beautiful rolling hills and trees. Now those hills are being blasted away and replaced with packed in townhouses and condo buildings. Nature is not being honoured or respected. It has become profit over people at every turn.
4. Humpback Road has already a great deal of traffic especially when there is an accident on the highway, the people speed up and down that road at all times of day and night. The speed limit is neither observed nor enforced.
5. Schools in the area are already over capacity causing traffic surges in the morning when school starts and, in the afternoon, when it lets out. More multi family dwellings will only lead to more chaos and dangerous situations for children walking to and from school.
6. Property values in our area will decrease if multi family townhouses are allowed to be built on this property located at 1551 and 1559 Sawyer Road.
7. Proper notification of this rezoning application was not received by the residents of Goldstream Meadows, the date and time of the meeting at City Hall, in Langford was not sent out to residents by either the people filing for this rezoning change or the City of Langford. Therefore, there appears to be a complete lack of public consultation and opportunity for dissent by current residents of Goldstream Meadows.
8. I strongly urge you to disapprove the proposed rezoning as it will directly affect in a negative way our community, in the loss of green space, the loss of animal habitats, the loss of property enjoyment of our properties, the increase in traffic, the increased pressure on our school systems, the increase in noise, the increase in pressure on our water and eco systems and the fact that it is completely profit motivated and unnecessary due to the huge amount of residential properties already being constructed around Langford Lake and on Westshore Parkway, currently.

Already enjoyment of our properties has been greatly diminished by the construction of all the industrial properties we have to drive through to get to our homes, and the huge influx of traffic on Westshore



Parkway, which many people use to circumvent the Trans Canada Highway traffic, plus the reopening of Humpback Road to traffic.

Please stop chopping down our trees, destroying our rapidly dwindling greenspace and making our homes a much less desirable place to live because of all the reasons clearly stated above.

I am urging you to say an emphatic **no** to the rezoning application for 1551 and 1559 Sawyer Road.

Yours sincerely,

Marion Simpson

A solid black rectangular box used to redact the signature of Marion Simpson.

## Kelsey Hutt

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**From:** Kelsey Hutt  
**Sent:** May 5, 2022 12:42 PM  
**To:** Kelsey Hutt  
**Subject:** FW: Rezoning Sawyer Rd

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**From:** Marion Simpson [REDACTED]  
**Sent:** Thursday, May 5, 2022 10:11 AM  
**To:** Matthew Baldwin <[mbaldwin@langford.ca](mailto:mbaldwin@langford.ca)>  
**Subject:** Rezoning Sawyer Rd

Hi

I received a note in my mailbox which states it's public information about rezoning for 1551 and 1559 Sawyer Road, [REDACTED] 2909 Cressida Crescent, I do not want this rezoning to be approved. What are my options in regard to opposing this rezoning?

Already Goldstream Meadows has been uglified, Lakehurst Drive, for example. The farmland that once was the entryway to our subdivision, replaced with ugly gas stations, unkempt storage facilities, bus depots etc., The traffic on Westshore Parkway has been backed up from the highway to Jacklin Road at times, Humpback Road once closed to traffic again has speedsters zooming down and up at all hours. 11 thousand new residences are being built around Langford Lake, goodbye beautiful nature spot, hello more traffic. So with all the huge amount of new residences being built around our badly planned out roads and causing the destruction of our natural environments there is no need for nor destruction of nature in our area. I am strongly opposed to this application for rezoning. [REDACTED]  
[REDACTED]

Marion  
[REDACTED]

## Trina Cruikshank

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**From:** Martin Paish [REDACTED]  
**Sent:** May 9, 2022 2:55 PM  
**To:** Langford Planning General Mailbox; Julie Coneybeer  
**Cc:** 'Crystal Gold'  
**Subject:** RE: Sawyer Road Proposed Development

Good afternoon,

I am Crystal Gold's husband, Martin Paish (same address), and have one additional question:

Concerns have been raised about drainage issues largely as a result of lack of maintenance by the City of Langford of the existing drainage system in our neighbourhood. Our neighbour's ditch collapsed during the flood events of November 2021 which forced another neighbour and myself to place ourselves at risk of injury to clear the debris before our homes flooded. Langford maintenance staff were contacted and inspected it the following day, yet to date no further follow up or repair has happened. Other residents have had similar experiences. Therefore, we are understandably concerned about any additional pressure that may be placed on our drainage capacity, particularly in extreme events.

My question is motivated by a desire to completely understand where drainage from the proposed development will end up, how it will get there, and what the capacity of that drainage/runoff system is planned to be. I understand that the drainage/runoff system for the proposed development will be undertaken by an engineer on behalf of the proponents. Will the engineered plan be available to the public and if so how and when can we obtain it?

Thanks,

Martin Paish  
2945 Cressdia Crescent

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**From:** Crystal Gold [REDACTED]  
**Sent:** May 9, 2022 1:01 PM  
**To:** planning@langford.ca; jconeybeer@langford.ca  
**Subject:** Sawyer Road Proposed Development

Good afternoon,

Ahead of tonight's planning committee meeting, here are some questions and/or concerns that I still have and would like noted for the record:

1. There is currently no plan to address the narrowness of Humpback Road by the tracks - this portion has been described at the previous meeting as "Traffic Calming". The road is too narrow to allow two vehicles to pass side by side. I often walk up that way with my dog and have observed on many occasions vehicles driving far too fast for the road conditions. There is nothing calming about this road. It is dangerous and with the proposed influx of more vehicles using the road it's only a matter of time until there is a serious accident.

2. Would the developer consider more green space (aside from the referenced E & N and Hydro Easements) especially on the North Side? My suggestion is to consider protecting more trees on the North side to act as a visual buffer between the two neighbourhoods as well as to help prevent erosion, promote water retention and provide habitat for the wildlife that live amongst those trees?

Thank you!

Crystal Gold - 2945 Cressida Cres

To Langford Mayor, Council, Planning Committee and Whom it may concern;

May 06, 2022

Concerning 1551 & 1559 Sawyer Road

Due to the number of units proposed to be placed on Sawyer Road this is what I see as items to be addressed.

It is obvious to me that development is inevitable but with restrictions. The main restriction must be infrastructure that is built and prepared before the actual development starts.

- For the Sawyer Road development that would include Humpback Road widened and the original Humpback two lanes put back into vehicle use for increased traffic and safety.
- Irwin Road must be widened for a major increase in traffic.
- Green space and park/playground setting for children must be in place before the development starts as children will be moving into units and will need this immediately.
- There is also a need to build the development around the existing trees which have been there for years. Use Broadmead as an example.
- A need for future water runoff must be addressed as this water enters Goldstream Meadows then Langford Lake eventually.
- Sidewalks for Sawyer Road, Humpback and Irwin Roads must be in place for safety.

Scott Costello

2958 Robalee Place

