

CITY OF LANGFORD
SPECIAL MEETING OF COUNCIL
Monday, November 25th, 2019 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>PUBLIC HEARINGS</u>	
a) BYLAW NO. 1760 "Langford Zoning Bylaw, Amendment No. 522, (804 Latoria Rd and 950 Worrall Dr), Bylaw No. 1760, 2019".	2
4. <u>ADOPTION OF COUNCIL MINUTES</u>	
a) Minutes of the Regular Meeting of Council – November 18 th , 2019	310
5. <u>PUBLIC PARTICIPATION</u>	
6. <u>REPORTS</u>	
a) Award of Contract for Recreation, Park, Trail and Open Space Review Request for Proposal (RFP) - Staff Report (Parks & Recreation)	314
7. <u>BYLAWS</u>	
a) BYLAW NO. 1760 "Langford Zoning Bylaw, Amendment No. 522, (804 Latoria Rd and 950 Worrall Dr), Bylaw No. 1760, 2019". (SECOND AND THIRD READINGS)	316
b) BYLAW NO. 1876 "City of Langford Development Procedures, Amendment Bylaw No. 20, Bylaw No. 1876, 2019". (ADOPTION)	320
8. <u>ADJOURNMENT</u>	

PUBLIC HEARING
Monday, 25 November 2019

Bylaw No. 1760
File No. Z17-0046

The purpose of Bylaw No. 1760 is to amend the zoning designation of the land that is the subject of Bylaw No. 1760 from RR2 (Rural Residential 2) Zone to the RS4 (Residential Small Lot 4) Zone and adding to the RS4 Zone schools, group day cares and townhouses as allowable uses on the subject property. As well as to allow the creation of lots with minimum parcel area of 200 m², and that the number of lots that have an area of less than 400 m² will be limited to 30, as well as the total number of townhouses will be limited to 80.

CITY OF LANGFORD BYLAW NO. 1760

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 **RR2 (Rural Residential 2) Zone** and adding to the **RS4 (Residential Small Lot 4) Zone** the property legally described as LOT 4, SECTION 70, METCHOSIN DISTRICT, PLAN 1957, PID No. 005-035-511 (804 Latoria Rd); and LOT A, SECTION 71, AND SECTION 77, METCHOSIN DISTRICT, PLAN VIP59646, PID No.: 018-911-790 (950 Worral Dr) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By adding the following as Section 6.27A.01(6) and renumbering subsequent subsections accordingly:

"(6) On the lands shown on the map attached as Schedule WL, the following uses, in addition to those listed in this Section, are permitted:

- (a) Schools;
- (b) Group day care in accordance with Section 3.26.02;
- (c) Townhouses;

3. By adding the following text as subsection 6.27A.02(8):

"(8) Despite subsection 6.27A.02(1), on land shown as shaded on the map attached as Schedule WL, the minimum parcel area for subdivision may be 200 m² if the owner of the land proposed to be subdivided:

- (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and*
- (b) does not create more than 30 lots by subdivision that have a parcel area that is less than 400 m²*

4. By adding the following text as subsection 6.27A.03(4):

"(4) Under no circumstances may there be more than 80 townhouse units within the area shown as shaded on the map attached as Schedule WL;

5. 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)
RS4	1760	Lot 4, Section 70, Metchosin District, Plan 1957, PID No. 005-035-511 (804 Latoria Rd); and Lot A, Section 71, and Section 77, Metchosin District, Plan VIP59646; PID No. 018-911-790 (950 Worrall Dr)	a) \$6,000 per lot 550 m2 and greater towards the General Amenity Reserve Fund; b) \$3,960 per lot less than 550 m2 towards the General Amenity Reserve Fund; c) \$3,660 per townhouse unit towards the General Amenity Reserve Fund; d) \$1,000 per lot 550 m2 and greater towards the Affordable Housing Reserve Fund; e) \$660 per lot less than 550 m2 towards the Affordable Housing Reserve Fund; f) \$610 per townhouse unit towards the General Amenity Reserve Fund;	No

6. By adding the map attached as Appendix A of this Bylaw as Schedule WL;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 522, (804 Latoria Rd and 950 Worrall Dr), Bylaw No. 1760, 2019".

READ A FIRST TIME this 7th day of October, 2019.

PUBLIC HEARING held this day of, 2019.

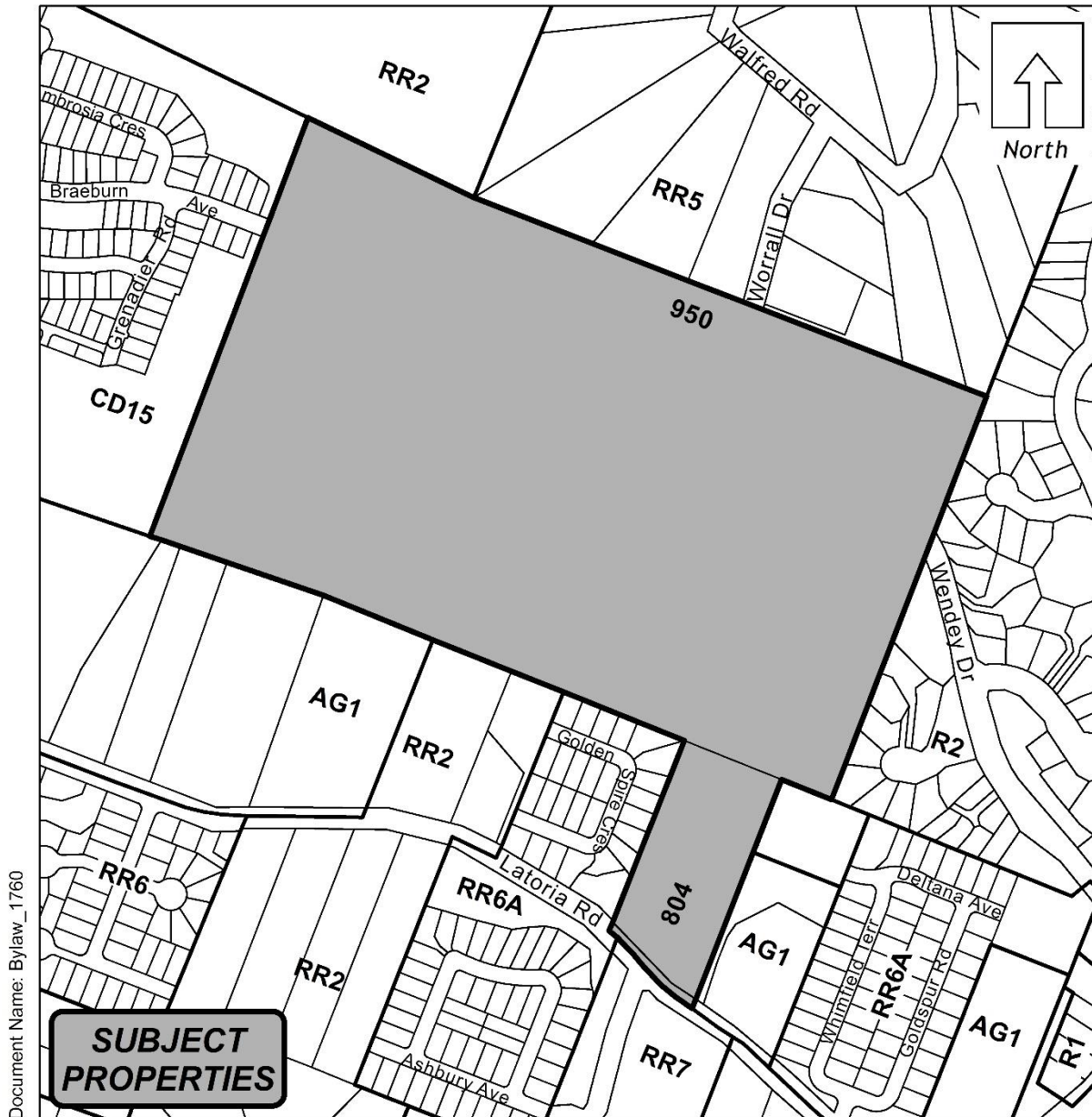
READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1760

MAYOR

ADOPTION: _____

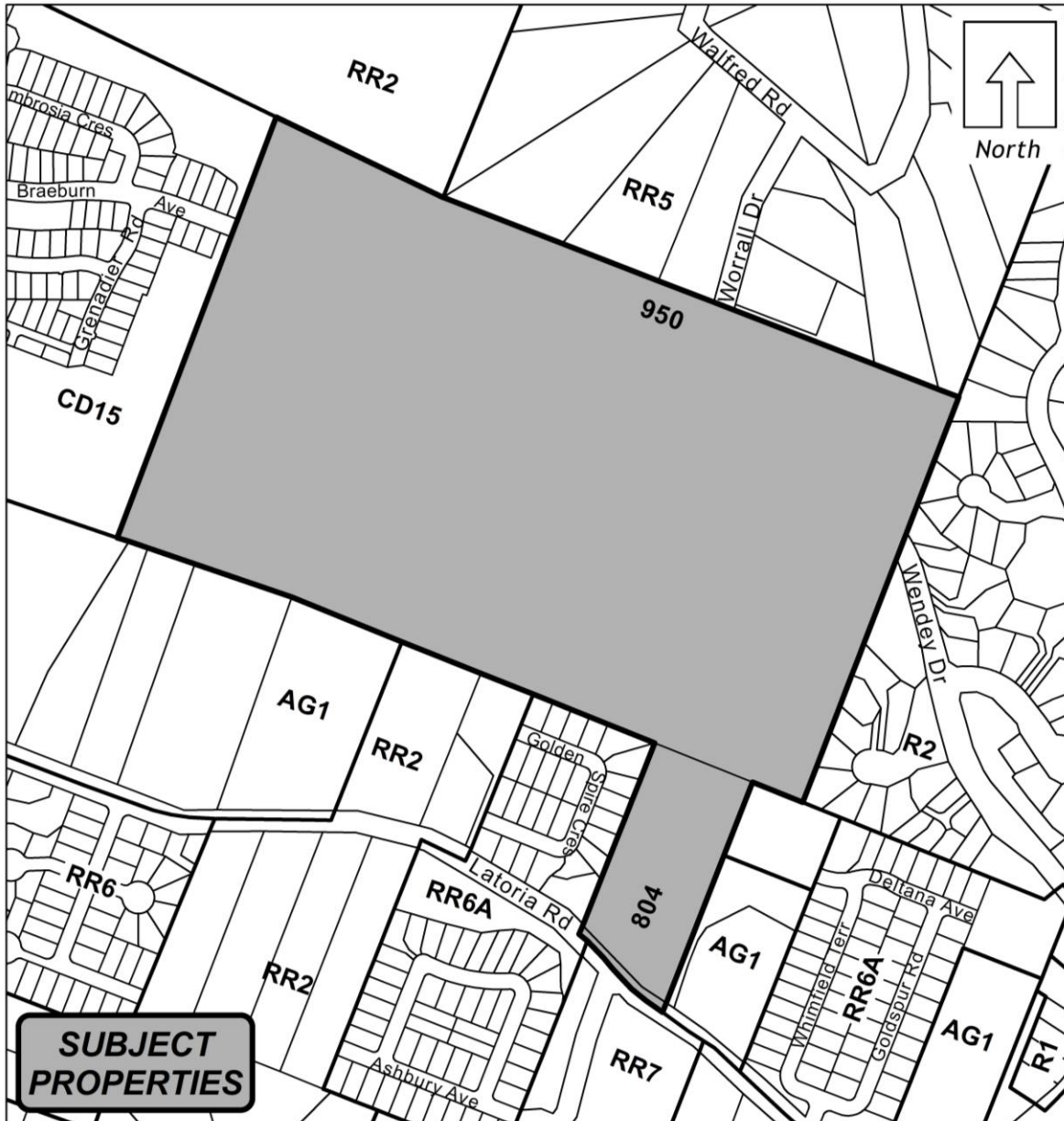
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/16/2018

Appendix A

Schedule "WL" to Bylaw No. 300





NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1760. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 25 November 2019	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	804 Latoria Rd & 950 Worrall Dr	
File	Z17-0046	Bylaw Number: 1760
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: RR2 (Rural Residential 2)	Proposed: RS4 (Residential Small Lot 4)
Proposal	To amend the zoning designation of the land that is the subject of Bylaw No. 1760 from RR2 (Rural Residential 2) Zone to the RS4 (Residential Small Lot 4) Zone and adding to the RS4 Zone schools, group day cares and townhouses as allowable uses on the subject property. As well as to allow the creation of lots with minimum parcel area of 200 m ² , and that the number of lots that have an area of less than 400 m ² will be limited to 30, as well as the total number of townhouses will be limited to 80.	

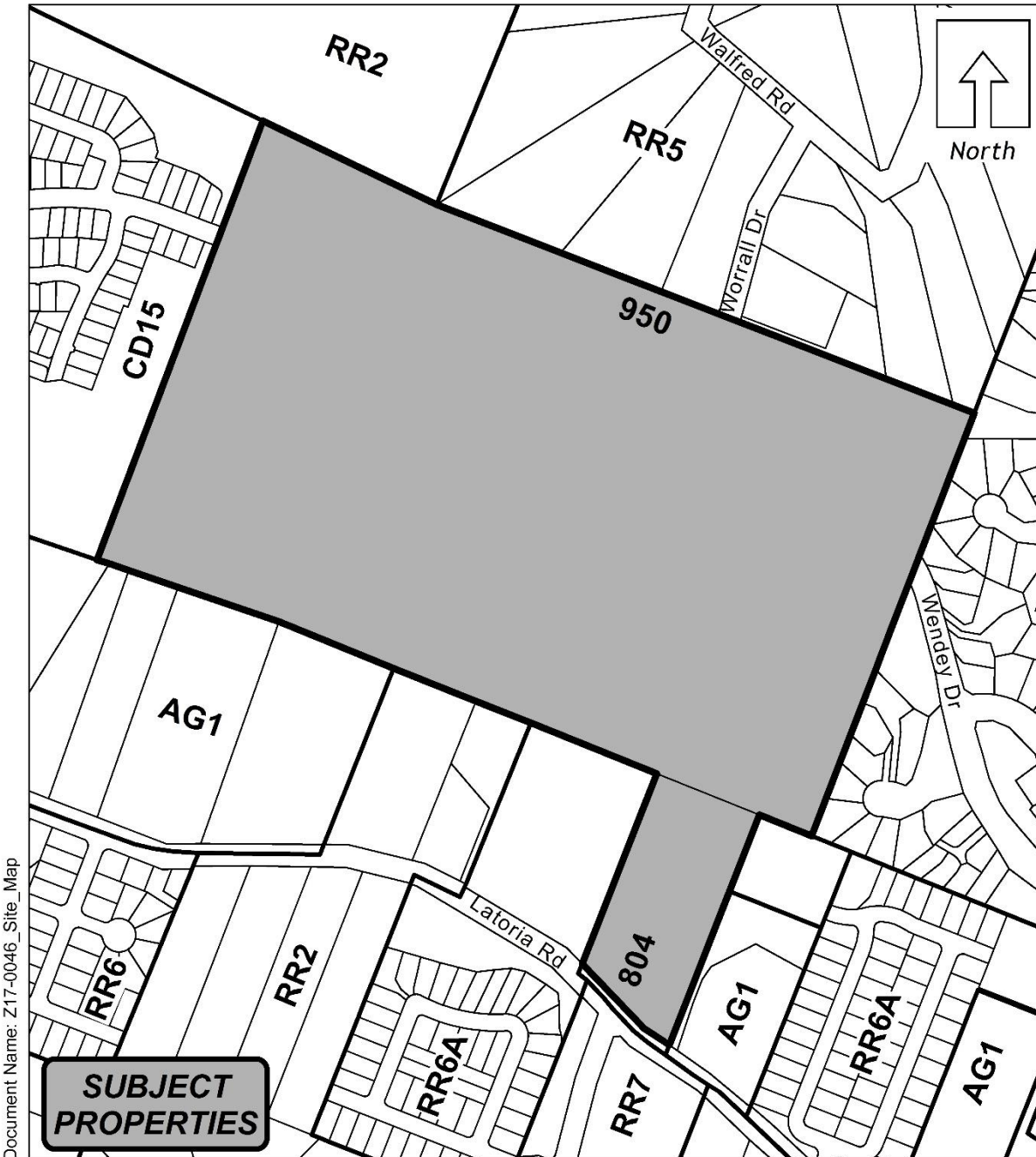
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 12 November 2019 to Monday, 25 November 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0046)

804 Latoria Rd & 950 Worrall Dr



Document Name: Z17-0046_Site_Map

Scale: N.T.S.

Last Revised: 11/10/2017

MILITARY FAMILY APPRECIATION MONTH



PRESENTED BY **babcock**

ALL NOVEMBER ROYALS GAMES TO HONOUR MILITARY MEMBERS AND THEIR FAMILIES.



FRIDAY
NOV. 15
7:05 P.M.



FRIDAY
NOV. 22
7:05 P.M.

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Wild ARC asks drivers to be careful after influx of injured barred owls

Shalu Mehta
News Staff

The BC SPCA Wild Animal Rehabilitation Centre (Wild ARC) is cautioning motorists to drive carefully after seeing an influx of barred owls and other raptors admitted to the facility.

Wildlife assistant Ashley Currie said the rise in injured barred owls and raptors coming into the facility is common at this time of year.

"As it's getting darker we're starting to do our daily work commute at times that it starts to get dark which is prime hunting time for owls," Currie said.

Owls and raptors are also attracted to rodents, which are attracted to food that people throw from their car windows and onto the roadway or in ditches. Currie said an owl could attempt to hunt a rodent



Wild ARC is asking drivers to be observant and avoid throwing food out of their vehicles after seeing an influx of injured barred owls and raptors. (Wild ARC/Facebook)

in a roadside ditch and still get hit by a vehicle.

Some injuries that barred owls have been admitted with include fractures, road rash, missing feathers and head trauma. Currie said that while many owls and raptors are being admitted to Wild ARC, it's important to note that there are likely many that don't even

make it to the facility for treatment.

"We don't have numbers for how many don't make it to us," Currie said.

Motorists are advised to not throw anything out of their vehicles and to be observant while driving, looking out for wildlife on the roads or in ditches.

In the last year, Wild ARC has successfully reunited more than 100 baby animals with their wild moms including fledgling birds, deer fawns, raccoons, goslings, squirrels and rabbits during its busy season from May to September.

About 2,700 animals have made their way through the facility's doors since January with hundreds having recovered and been returned to the wild.

Rehabilitators at Wild ARC treat nearly 140 different species each year.



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1760. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 25 November, 2019 at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1760 is to amend the zoning designation of the land that is the subject of Bylaw No. 1760 from RR2 (Rural Residential 2) Zone to the RS4 (Residential Small Lot 4) Zone and adding to the RS4 Zone schools, group day cares and townhouses as allowable uses on the subject property. As well as to allow the creation of lots with minimum parcel area of 200 m², and that the number of lots that have an area of less than 400 m² will be limited to 30, as well as the total number of townhouses will be limited to 80.

Applicant: Adam Weir, Langdon Weir Construction Ltd

Location: The land that is the subject of Bylaw No. 1760 is 804 Latoria Rd and 950 Worrall Dr as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 12 November 2019 to Monday, 25 November 2019, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

CITY OF COLWOOD NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Colwood will hold a meeting to afford the public an opportunity to be heard or to present written submissions respecting matters in the following proposed bylaw at a **PUBLIC HEARING** to be held at the **COLWOOD CITY HALL, 3300 WISHART ROAD, COLWOOD, B.C., on MONDAY, NOVEMBER 25, 2019 AT 6:00 P.M..**

1. "Colwood Land Use Bylaw No. 151, 1989, Amendment No. 169, (3510 Wishart Road), Bylaw No. 1788, 2019".

The general purpose of proposed Bylaw No. 1788 is to amend the current Colwood Land Use Bylaw No. 151, 1989 to rezone the lands at 3510 Wishart Road, in order to create a 12 lot subdivision. Lot sizes will range from 550m² to 780m². The proposed houses will have the potential for secondary suites.

As proposed, this amendment would only apply to the land legally described as Lot 4, Section 62, Esquimalt District, Plan 10219, except Part in Plan 43548, as shown outlined by a solid bold line on the map below:



A copy of the proposed bylaw and other related materials may be inspected at City Hall, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except statutory holidays.

Written submissions must be received before **12:00 p.m. on MONDAY, NOVEMBER 25, 2019.** Written comments received after the above deadline will not be received or considered by Council, unless delivered by you or your representative at the Hearing.

For further information, please contact the Development Services Department at 250-294-8153 or publichearing@colwood.ca.

Selina Williams, CMC
Director of Corporate Services

www.colwood.ca



Company releases Lucky Lager soap

Nina Grossman
News Staff

Metchosin Soap Works recently released a new line of soaps perfect for filling the stocking of the beer-lover in your life.

The Lucky Lager Beer Soap is a homemade soap made from pure olive oil, Lucky

Lager beer, coconut oil and various other ingredients.

The West Shore soap company posted a picture of its new concoction on Facebook Wednesday with the question: "How many people do you know that would love to wake up Christmas morning with a lucky beer soap in their stocking?"

Metchosin Soap Works has been organic farming in rural Metchosin for more than 17 years. All of its products are vegetable-based and made using local plant material and natural clays. Products are sold in select locations across Vancouver Island including Victoria and Sidney.

nina.grossman@blackpress.ca

Armitage felt pressure from potential release

Continued from A3

Armitage has been diagnosed with ADHD and oppositional defiant disorder stated the judge, noting that he acts younger than his age.

Crown has not asserted any crimes were committed while the pair were out of custody, but it was noted that Armitage was found with drug paraphernalia at the time of his arrest.

Armitage's defence attorney, Roberto Alberto, said his client was up for parole in September and felt the pressure of his potential release.

"It's difficult for all of us to understand why someone would make a decision with a parole hearing coming up so soon, but you've got to understand this is a person who's been in jail for a long, long time and what goes through their mind

is something we may not be able to understand fully," said Alberto outside the courtroom on Monday. "He made a spontaneous bad decision."

Armitage himself told the judge that he had good things lined up but "had this fear of getting out and screwing up," at his hearing in September.

"When I think about getting out, I get scared," he said the time. "Even now, my hands are all clammy. I don't know, man. ... Now I wish I could take it back. I could be out right now. But now I'm here. I'm not the person you read in the paper anymore. I've worked really hard to change that."

Armitage will spend another seven years in custody at the Mountain Institute, depending on parole.

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Capital Regional District **CRD**

Notice of Maintenance

Water Main Flushing Notice

The water main flushing program will be undertaken in various areas of Langford between September 16, 2019 and November 29, 2019.

The annual water main flushing program removes sediments that accumulate in the water mains in order to maintain good water quality. During the flushing, short periods of low water pressure and discolouration can be expected. If you would like advance notice of flushing in your area, simply call CRD Integrated Water Services at 250.474.9619 between 8:30am and 4:30pm, Monday to Friday.

CRD accepts no liability for the inconvenience or damage caused by low pressure or discoloured water use during flushing.

We appreciate your cooperation and understanding.

www.crd.bc.ca/waterflushing



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1870. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 2 December 2019, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1870 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1870 from R1 (One-Family Residential) Zone and adding to the RS4 (Residential Small Lot 4) Zone to allow for approximately 14 new lots with a minimum size of 400m² (4,300 ft²) for single-family dwellings with suites.

Applicant: Rachael Sansom

Location: The land that is the subject of Bylaw No. 1870 is 894 Walfred Road as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 18 November 2019 to Monday, 2 December 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1760. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 25 November, 2019 at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1760 is to amend the zoning designation of the land that is the subject of Bylaw No. 1760 from RR2 (Rural Residential 2) Zone to the RS4 (Residential Small Lot 4) Zone and adding to the RS4 Zone schools, group day cares and townhouses as allowable uses on the subject property. As well as to allow the creation of lots with minimum parcel area of 200 m², and that the number of lots that have an area of less than 400 m² will be limited to 30, as well as the total number of townhouses will be limited to 80.

Applicant: Adam Weir, Langdon Weir Construction Ltd

Location: The land that is the subject of Bylaw No. 1760 is 804 Latoria Rd and 950 Worrall Dr as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 12 November 2019 to Monday, 25 November 2019, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



4. REPORTS

- a) Application to Rezone 804 Latoria Rd and 950 Worrall Drive from RR2 (Rural Residential 2) to RS5 (Residential Small Lot 5) to accommodate a residential development that includes a variety of housing types and the potential for a school site, public open space and community facilities.
 - Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council:

1. Accept the following items as community benefits to reduce the 40% open space requirement within Hillside or Shoreline OCP designation to 30% open space:
 - a. The construction of 10 homes offered for a purchase not exceeding \$399,000, with an additional 20 homes offered for sale at market value all constructed on lots 200 m² or less;
 - b. A community facility that can support the operation of a Group Child Care centre;
 - c. The contribution of \$1.5 million to construct a recreational amenity;
 - d. A school site to be owned and operated by the Sooke School District;
2. Direct staff to create a Bylaw for the creation of a new R5 (One-Family Residential 5) Zone which will serve to create affordable dwelling units on parcels 200 m² or less and will also include one family dwellings, townhouses, secondary suites, community amenity space, group day cares, schools and preschools and will restrict the density within the zone in accordance with the following:
 - a. That there may be no more than 100 residential dwellings constructed on the property until the developer has completed the construction of 10 one family dwellings, that are subject of a housing agreement and that they be offered to the public with a purchase price no greater than \$399,000;
 - b. That there may be no more than 200 residential dwellings constructed on the property until the developer has constructed an additional 10 one family dwellings on lots 200 m² or less;
 - c. That there may be no more than 250 residential dwellings constructed on the property until the developer has constructed an additional 10 one family dwellings on lots 200 m² or less;
 - d. That the developer contributes \$1.5 million towards the construction of a recreational amenity for the City of Langford prior the issuance of a building permit for a Sooke District School or prior to issuance of building permit for the 101st home constructed on the property, whichever is first;

- e. That there may be no more than 100 residential dwellings constructed on the property until the developer has transferred a school site to the Sooke School District, or amended their Master Development Permit to include 40% open space;
 - f. That the overall density in the R5 Zone is limited to 450 single family equivalent (SFE) units, whereas townhouses may not make up any more than 61 SFE units, or 100 townhouse units, and a maximum of 30 one-family dwellings on lots 200 m² or less are permitted;
3. Direct staff to apply a Development Cost Charge credit towards the Park Improvement DCCs, for the installation of a trail and associated infrastructure. The DCC Credit for Park Improvements shall be in an amount that equals the costs associated with constructing a Nature Trail, as defined in Bylaw No.1000, and as approved by the Manager of Parks. These costs shall be submitted along with a Master Development Permit, required prior to the approval of any subdivision on the property;
4. Direct staff to prepare a Bylaw to amend the zoning designation of the properties located at 804 Latoria Road and 950 Worrall Road from the RR2 (Rural Residential 2) Zone to the R5 (One-Family Residential 5) Zone subject to the following terms and conditions:
- a. That the applicant agrees to provide 30% of the total property located at 804 Latoria and 905 Worrall as open space, which may include up to 1.56ha of land owned and occupied by Sooke School District No. 62 and developed as playing fields;
 - b. That the owner agrees to provide, **as a bonus for increased density** the following contributions per lot or unit, prior to subdivision approval or issuance of a building permit, whichever is first:
 - i. \$6000 per one family dwelling towards the General Amenity Reserve Fund;
 - ii. \$3960 per small lot one family dwelling towards the General Amenity Reserve Fund;
 - iii. \$3660 per townhouse unit towards the General Amenity Reserve Fund;
 - iv. \$1000 per one family dwelling towards the Affordable Housing Reserve Fund;
 - v. \$660 per small lot one family dwelling towards the Affordable Housing Reserve Fund, except for those one family dwellings on lots smaller than 200 m²;
 - vi. \$610 per townhouse unit towards the Affordable Housing Reserve Fund;
 - c. That, **prior to First Reading**, the applicant holds a public consultation meeting;
 - d. That, **prior to scheduling a Public Hearing**, the applicant provides the following:
 - i. a technical stormwater management assessment to the satisfaction of the Director of Engineering;
 - ii. a traffic impact assessment approved by the of the Director of Engineering;
 - e. That **prior to Bylaw Adoption** the developer provides the following:
 - i. a frontage drawing for Latoria Road that demonstrates whether road dedication will be necessary to accommodate all required frontage improvements, municipal works and

third party utility services installed within the municipal road dedication, to the satisfaction of the Director of Engineering;

- ii. a Section 219 Covenant, registered with the properties in priority of all other charges on title, that agrees to the following:
 - a) That the developer provide a stormwater management plan and implement the approved plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval or building permit issuance, whichever is first;
 - b) That the developer agree to dedicate road along Latoria Road, if necessary, to accommodate the improvements required by Bylaw No.1000 and Latoria Road Master Plan, to the satisfaction of the Director of Engineering, prior to subdivision approval;
 - c) That the developer agrees to dedicate to the City, a portion of the property necessary to continue a trail from the property at 866 Latoria Road up through the subject property at 950 Worrall Drive, to a standard and extent approved by the Manager of Parks, and that the developer agree to install the necessary trail infrastructure to support the trail to Bylaw No.1000 standards;
 - d) That, as part of a phased development, temporary emergency access points must be included in plans submitted with each new phase prior to any subdivision. As well, a Fire Underwriters Survey (FUS) must be submitted at time of building permit or subdivision, whichever is first, that proves the water flow necessary to comply with the FUS calculations are available to the subject site;
 - e) That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;
 - f) That the developer will construct full frontage improvements in accordance with Bylaw No.1000, on internal roads to the satisfaction of the Director of Engineering, including but not limited to: sidewalks, pedestrian connections, street lights and boulevard landscaping. As well, in accordance with the Latoria Road Master Plan, full frontage improvements on Latoria Rd including but not limited to a road side trail, a middle turn lane, a bike lane, streetlights and an access point to Latoria Road, which may connect to the rest of the proposed subdivision and may include a crosswalk.
 - g) That the developer agrees to implement the recommendations garnered from the submitted Traffic Impact Assessment;
 - h) That the developer is aware that the proximity to agricultural operations and the South Vancouver Rangers property could create conflict with future residents of

the property, and endeavours to make future residents aware of these established nuisances.

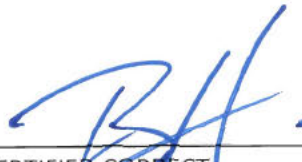
- i) That a Development Permit Master plan be submitted prior to the approval of any subdivision on the property or prior to the alteration of any land, whichever is first, which in addition to securing the layout of the development, identifies the following:
 - a. The amount and location of trail connections and dedicated open spaces as parks spaces;
 - b. A cost estimate of the costs associated with constructing trails and installing park and trail infrastructure;
 - c. Amount and location of SPEA non-disturbance area, in accordance with the RAR prepared by Cordivae or a RAR prepared by a registered professional Biologist;
 - d. Amount and location of private, covenanted non-disturbance open space;
 - e. Location of the Community Facility;
 - f. Location of the Recreational Amenity, if applicable
 - g. Location of the School Site;
- j) That the developer agrees to register a Section 219 covenant on all properties where a portion of the property has been designated as non-disturbance area and that in the portion designated as non-disturbance area no structures may be located, built or stored and/or landscaping, plant removal, or alteration of any kind may take place;
- k) That the developer may disturb the land within a **private** covenanted non-disturbance area that is a part of an individual property and outside of a SPEA, during time of site grading and preparation, but that these areas must be remediated and replanted to a natural state in accordance with a replanting plan prepared by a registered professional Biologist (RPBIO) prior to subdivision approval;
- l) That the developer construct a permanent fence, or screening, that may include a wall, to delineate the private non-disturbance area from the private usable outdoor space and that any wall or fence be placed along the non-disturbance property;
- m) That the developer agrees to dedicate any roads, trails, park areas, facilities and/or amenities, as necessary, to the satisfaction of the Director of Engineering and/or the Manager of Parks, prior to the approval of any subdivision on the property;
- n) That any home on lots less than 200 m² contain three bedrooms and at least 10 m² of storage space, exclusive of closet space; and

- o) That the developer provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 8:10 p.m.


CHAIR
CERTIFIED CORRECT
(Corporate Officer)

1. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 497 of the *Local Government Act*:

- a) Pursuant to Sec. 497 of the Local Government Act, the City issue a Commercial Temporary Use Permit (TUP) for a period of up to three years. The *Local Government Act* also allows a temporary use permit to be extended for a maximum of an additional three years. If the holder of a TUP wishes to conduct the temporary use beyond this six-year period, they are required to make a new application to Council for a TUP or apply for rezoning.

2. Conditions

The following requirements are imposed under Section 497 of the *Local Government Act*:

- a) That this Temporary Use Permit expire in a period of three years on 7 October 2022.

CARRIED.

9. REPORTS

- a) **2019 Tax Sale**
 - **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council receive the 2019 Tax Sale Report.

CARRIED.

- b) **Housing Needs Assessment Grant**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council support the Capital Regional District to apply for, receive, and manage UBCM grant funding to complete a housing needs report in partnership with the City of Langford, and support Langford participation in the housing needs assessment; and

Direct Staff to provide the CRD with a letter outlining approval of this resolution.

CARRIED.

- c) **Bylaw No. 1760 - Application to Rezone 804 Latoria Road and 950 Worrall Drive from the RR2 (Rural Residential) Zone to the RS4 (Residential Small Lot 4) Zone to Allow for Residential and Institutional Uses**

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1760 First Reading as drafted, which includes the following amendments to the text of the RS4 Zone for the properties located at 804 Latoria Road and 950 Worrall Drive:

- a) Adding School, Group Day Care, and Townhouses to the list of permitted uses;
- b) Allowing the creation of lots with a minimum parcel size of 200 m²
- c) Limiting the total number of lots that are less than 400 m² to 30;
- d) Limiting the total number of townhomes to 80;

Give First Reading to Bylaw No. 1760 as drafted, to amend the current zoning of the properties located at 804 Latoria Road and 950 Worrall Drive from the RR2, Rural Residential 2, Zone to the RS4, Residential Small Lot 4, Zone; subject to the following:

- a) That the owner agrees to provide, **as a bonus for increased density** the following contributions per lot or unit, prior to subdivision approval or issuance of a building permit, whichever is first:
 - i. \$6000 per one family dwelling towards the General Amenity Reserve Fund;
 - ii. \$3960 per small lot one family dwelling towards the General Amenity Reserve Fund;
 - iii. \$3660 per townhouse unit towards the General Amenity Reserve Fund;
 - iv. \$1000 per one family dwelling towards the Affordable Housing Reserve Fund;
 - v. \$660 per small lot one family dwelling towards the Affordable Housing Reserve Fund;
 - vi. \$610 per townhouse unit towards the Affordable Housing Reserve Fund;

That, **prior to scheduling a Public Hearing**, the applicant provides the following:

- a) a technical stormwater management assessment to the satisfaction of the Director of Engineering;
- b) a traffic impact assessment approved by the of the Director of Engineering;

That **prior to Bylaw Adoption** the developer provides the following:

- a) a frontage drawing for Latoria Road that demonstrates whether road dedication will be necessary to accommodate all required frontage improvements, municipal works and third party utility services installed within the municipal road dedication, to the satisfaction of the Director of Engineering;
- b) a Section 219 Covenant, registered on title over the subject properties and in priority of all other charges on title, that agrees to the following:
 - i. That the developer provide a stormwater management plan and implement the approved plan, to the satisfaction of the Director of Engineering and in accordance

with Bylaw No. 1000, prior to subdivision approval or building permit issuance, whichever is first;

- ii. That the developer will dedicate road along Latoria Road, if necessary, to accommodate the improvements required by Bylaw No.1000 and Latoria Road Master Plan, to the satisfaction of the Director of Engineering, prior to subdivision approval;
- iii. That the developer will dedicate to the City, a portion of the property necessary to continue a trail from the property at 866 Latoria Road up through the subject property at 950 Worrall Drive, to a standard and extent approved by the Manager of Parks, and that the developer agree to install the necessary trail infrastructure to support the trail to Bylaw No.1000 standards;
- iv. That, as part of a phased development, temporary emergency access points must be included in plans submitted with each new phase prior to any subdivision. As well, a Fire Underwriters Survey (FUS) must be submitted at time of building permit or subdivision, whichever is first, that proves the water flow necessary to comply with the FUS calculations are available to the subject site;
- v. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;
- vi. That the developer will construct full frontage improvements in accordance with Bylaw No. 1000, on internal roads to the satisfaction of the Director of Engineering, including but not limited to: sidewalks, pedestrian connections, street lights and boulevard landscaping. As well, in accordance with the Latoria Road Master Plan, full frontage improvements on Latoria Rd including but not limited to a road side trail, a middle turn lane, a bike lane, streetlights and an access point to Latoria Road, which may connect to the rest of the proposed subdivision and may include a crosswalk;
- vii. That the developer agrees to implement the recommendations garnered from the submitted Traffic Impact Assessment;
- viii. That a section 219 covenant is registered on each property that acknowledges that the proximity to agricultural operations and to the South Vancouver Rangers (rifle club) has the potential create conflict and nuisances for residents;
- ix. That 40% of the site be preserved as greenspace/open space as an amenity to the community, not including the land (approximately 7.7 acres) transferred to the School District No. 62, and that in the event that the School Board does not purchase land for a school, that 40% of the whole site will also be provided to the city as an amenity;
- x. That a Development Concept plan will be submitted and secured within a separate Section 219 covenant registered on title prior to the approval of any subdivision on the property or prior to the alteration of any land, whichever is first, which, in addition to securing the layout of the development, identifies the following:
 - i. The amount and location of trail connections, dedicated open spaces and parks spaces;
 - ii. A cost estimate of the costs associated with constructing trails and installing park and trail infrastructure;

- iii. Amount and location of SPEA non-disturbance area, in accordance with the RAR prepared by Cordivae or a RAR prepared by a registered professional Biologist;
 - iv. Amount and location of private, covenanted non-disturbance open space;
 - v. Location of the Community Facility;
 - vi. Location of the Recreational Amenity, if applicable
 - vii. Location of the School Site;
-
- xi. That the developer agrees to register a Section 219 covenant on all properties where a portion of the property has been designated as non-disturbance area and that in the portion designated as non-disturbance area no structures may be located, built or stored and/or landscaping, or alteration of any kind take place within this area except that that the developer may disturb the land within a **private** covenanted non-disturbance area that is a part of an individual property and outside of a SPEA, during time of site grading and preparation, but that these areas must be remediated and replanted to a natural state in accordance with a replanting plan prepared by a registered professional Biologist (RPBIO) prior to subdivision approval;
 - xii. That the developer construct a split rail fencing and/or stone wall to delineate the private non-disturbance area from the private usable outdoor space, that a wall or fence may be placed along the non-disturbance boundary and that a Section 219 covenant be registered on each property on which the covenanted greenspace and associated fencing and/or wall is located detailing the acknowledgement of the area as being a non-disturbance area and that the responsibility for the maintenance of the fence and/or wall is that of the property owner(s);
 - xiii. That the developer agrees to dedicate any roads, trails, park areas, facilities and/or amenities, as necessary, to the satisfaction of the Director of Engineering and/or the Manager of Parks, prior to the approval of any subdivision on the property;
 - xiv. That any home on lots less than 400 m² contain three bedrooms and at least 10 m² of storage space, exclusive of closet space; and
 - xv. That the developer provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit.
-
4. Direct staff to apply a Development Cost Charge credit towards the Park Improvement DCCs, for the installation of trails, associated infrastructure and playground equipment in accordance with Bylaw No.1000, and to the satisfaction of the Manager of Parks. These costs shall be submitted along with a Master Development Permit, required prior to the approval of any subdivision on the property;

CARRIED.

10. BYLAWS

- a) **BYLAW NO. 1760**
Langford Zoning Bylaw, Amendment No. 522, (804 Latoria Rd and 950 Worrall Dr),
Bylaw No. 1760, 2019
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1760 first reading.

CARRIED.

- b) **BYLAWS NO. 1803 and 1696**
Langford Official Community Plan Bylaw, Amendment No. 29, (Omnibus No. 47 – Text Amendments), Bylaw No. 1803, 2019
Langford Zoning Bylaw, Amendment No. 486 (Omnibus No 47 - Garden and Carriage Suites), Bylaw No. 1696, 2019
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaws No. 1803 and 1696.

CARRIED.

- c) **BYLAWS NO. 1828 and 1829**
Langford Official Community Plan Bylaw, Amendment No. 30, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1828, 2019
Langford Zoning Bylaw, Amendment No. 557, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1829, 2019
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaws No. 1828 and 1829.

CARRIED.

- d) **BYLAW NO. 1843**
Langford Zoning Bylaw, Amendment No. 563, (950 Isabell Ave), Bylaw No. 1843, 2019
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1843 second and third readings.

CARRIED.



**Staff Report
to
Planning, Zoning and Affordable Housing Committee**

Date: July 8, 2019
Department: Planning
Application No.: Z17-0046
Subject: Application to Rezone 804 Latoria Rd and 950 Worrall Drive from RR2 (Rural Residential 2) to R5 (One-Family Residential 5) to accommodate a residential development that includes a variety of housing types and the potential for a school site, public open space and community facilities.

PURPOSE

Adam Weir has applied on behalf of Ridley Bros Development Ltd. to rezone 804 Latoria Road and 950 Worrall Drive from the RR2 (Rural Residential 2) Zone to the R5 (One-Family Residential 5) Zone to allow for a development consisting of the single-family equivalent (SFE) of 450 dwelling units that will be a mix of one family homes on small lots, townhouses as well as recreational amenities, a community facility and a potential Sooke School District school site.

BACKGROUND

Table 1: Site Data

<i>Applicant</i>	Adam Weir
<i>Owner</i>	Ridley Bros. Development Ltd
<i>Civic Address</i>	804 Latoria Road and 950 Worrall Drive
<i>Legal Description</i>	Lot 4, Section 70, Metchosin District, Plan 1957, PID 005-035-511 (804 Latoria Road) Lot A, Section 71, AND Section 77, Metchosin District, Plan VIP59646, PID 018-911-790, (950 Worrall Drive)
<i>Size of Property</i>	29.642 ha
<i>DP Areas</i>	Potential Habitat and Biodiversity Environmental Riparian Area Environmental Interface Fire Hazard (High) Steep Slopes Hazard
<i>Zoning Designation</i>	RR2, Rural Residential 2, Zone
<i>OCP Designation</i>	Hillside or Shoreline

SITE AND SURROUNDING AREA

The two properties are situated between Walfred Road and Latoria Road and encompass approximately 30 ha (73 ac) of land within the South Langford Neighbourhood Area. This Neighbourhood Area is predominantly residential, and contains subdivisions with a variety of lot sizes as well as large rural residential properties. Along Latoria Road, south of the subject property, several properties exist that are within the Agricultural Land Reserve, and cannot be developed beyond farm uses without the approval of the Agricultural Land Commission. Rezoning the subject property will align with the varied context of the immediate neighbourhood as it will allow a variety of housing types comparable to existing developments in the Area.

Figure 1: Subject Properties

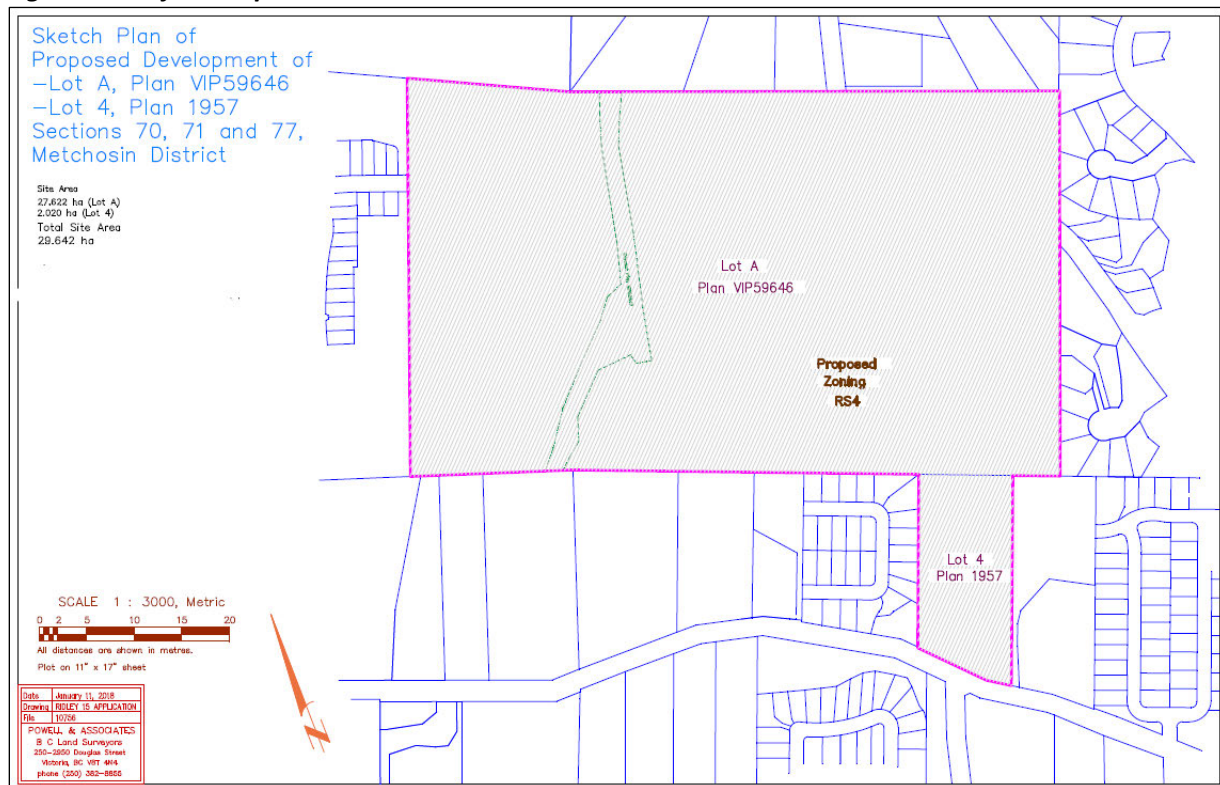


Table 2: Surrounding Land Uses

	Zoning	Use
<i>North (Various 700 Blk of Walfred Road and 900 Blk of Worrall Drive)</i>	RR5, Rural Residential 5, Zone	One Family Dwellings
<i>West (1067 Braeburn – undergoing subdivision)</i>	CD15, Comprehensive Development 15 – McCormick Meadows, Zone	One Family Dwellings, Townhouses
<i>South (1000 Blk of Golden Spire Crescent)</i>	RR6A, Rural Residential 6A, Zone	One Family Dwellings
<i>South (830, 840 and 854 Latoria Road)</i>	RR2, Rural Residential 2, Zone	One Family Dwellings and Farm Use
<i>South (866 Latoria Road, undergoing subdivision)</i>	RR6 and RM2A	One Family Dwellings, Townhouses
<i>South (934 -910 Latoria Road)</i>	AG1, Agriculture 1, Zone	One Family Dwellings and Farm use
<i>East (Various along Wendey Dr, Monica Terrace, Columbus Place and Sunheights Drive)</i>	R2, One and Two Family Residential, Zone	One Family Dwellings

Figure 2: Ortho Map (2017) with subject property highlighted:



COMMENTS

OFFICIAL COMMUNITY PLAN

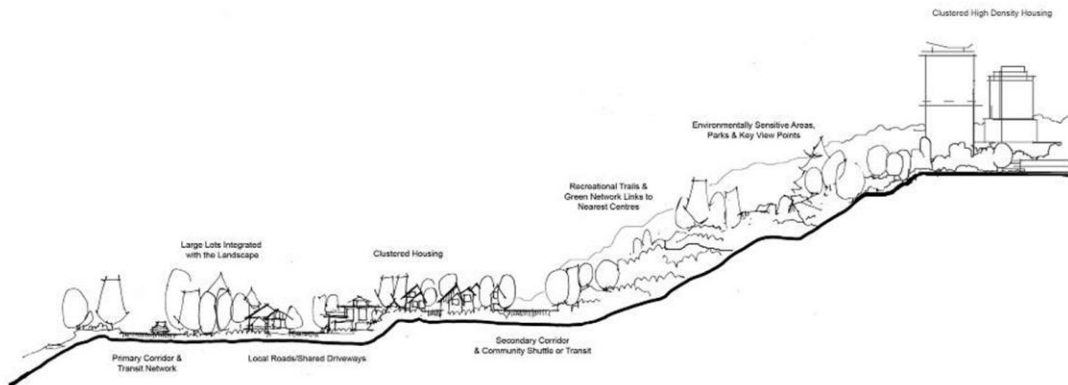
The subject property is designated as “Hillside or Shoreline” within Langford’s Official Community Plan (OCP). This designation, as described within the OCP, is assigned to existing low intensity settled areas that have a high percentage of open space, and are undeveloped areas located on hillsides or in close proximity to shorelines.

Hillside or Shoreline

- *Predominantly residential precinct that supports a range of clustered (See Glossary & next page) low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided some conditions are satisfied (see policies for this area)*
- *Schools, community facilities and other institutional uses are permitted throughout the area*
- *Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.*
- *Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children’s play areas, including ‘tot lots’ and outdoor exercise areas are strongly encouraged on hillside areas.*

- *This area allows for Neighbourhood Centres to emerge in the form of high and medium density clustered mixed-use nodes*
- *Transit stops are located where appropriate*

A Concept for the Hillside Shoreline Areas



As per Policy 1.1.1 (below) greenfield properties designated Hillside or Shoreline, within OCP, are to retain 40% of the total parcel as open space. This allotment may be reduced to 25% of the property as open space if Council determines they have provided a significant community contribution as an alternative.

3.11 Hillside or Shoreline Areas

Objective 1.1 Retain significant open space and maintain ecosystem values.

Policy 1.1.1 When considering development on greenfield sites, retain a minimum of 40% of the site area as public and/or private open space. 25% open space retention will be considered if other conditions that are provided deliver significant community benefit such as affordable housing are met. If a NAP or NCP is in place, each subdivision application will benefit from the overall conditions of the NAP as it relates to open space retention on an area-wide basis. That is, if 40% of the area has been retained for open space through the area-wide plan, individual parcels created through subdivision within designated development areas in the NAP will not be expected to achieve the 40% open space on a site by site basis.

SOUTH LANGFORD NEIGHBOURHOOD PLAN

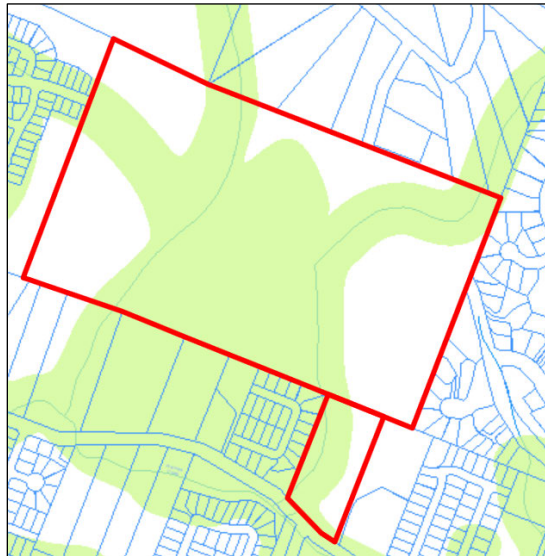
The subject property is designated as a property with 'Rural with Heritage Values' within the South Langford Neighbourhood Plan. This designation applies to areas where the traditional land use of a property may be of significance to the history and culture of Langford. An average density of 1 lot per 12 ha applies to this designation. While the density proposed as part of this rezoning application exceeds that suggested by this South Langford Neighbourhood Plan designation, it does meet the intent of the low density residential policies found within the OCP. It is anticipated that policies within the South Langford plan will evolve with the continued development of the South Langford area to relate to current market and density demands and remain consistent with the OCP Neighbourhood designation.

DEVELOPMENT PERMIT AREAS

Due its size, the subject property is within several development permit areas including the High Risk Fire Hazard, Steep Slopes, and Floodplain Development Permit areas. It is also within the areas subject to environmental review including the Potential Habitat and Biodiversity and Riparian Development Permit Areas. As such, development permits to develop the property must be supplemented with reports from appropriate professionals. These reports must provide specific recommendations to preserve and enhance the environmental aspects of the site and ensure mitigation measures will be implemented during the construction phase of development.

Development Permits will also be required to review the character and layout of development, when required under Langford's Design Guidelines for Form and Character. These include townhouses and any one family dwellings on parcels that are less than 550 m².

Figure 3: Subject Properties showing Riparian Area in green and waterbodies indicated by blue



The OCP designates the Riparian Development Permit Area as being 43 m from either side of the high-water mark of a water body. This 43 m setback acts as a buffer to the Riparian Area to ensure that erosion and sediment control plans and environmental mitigations are in place and the riparian areas are protected during development. Any construction or land alteration that is proposed within this 43 m Development Permit Area requires that a Development Permit be issued by the municipality, and include a Riparian Areas Assessment Report drafted by a Registered Professional Biologist to clarify appropriate environmental mitigation measures and to define the Streamside Protection and Enhancement Area, or SPEA. The SPEA is a non-disturbance natural area, and no development or alteration of the land is permitted between it and the water body or stream.

Riparian Areas exist on the subject property, and coincide with the two streams that run parallel from north to south on the subject property located at 950 Worrall Drive. The Riparian Areas Assessment report prepared by Cordivae has contemplated a SPEA non-disturbance area of 15 m from the high-water mark on either side of each of the streams.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Currently the property at 804 Latoria Road is accessed via Latoria Road, a road in the South Langford area that runs perpendicular from Happy Valley Road and connects to Veteran's Memorial Parkway, in the City of Colwood. The larger property, at 950 Worrall Road, can be accessed from Worrall Road, which connects the property to Walfred Road.

In order to facilitate access to these properties, Braeburn Avenue and Honey Crisp Avenue, to the west of the subject property, are proposed to extend into the property at 950 Worrall Drive and continue through connecting it to Wendey Drive. Worrall Drive may also be realigned to provide a connection to the development. As future internal road networks will be finalized and approved as part of the subdivision approval of the property, a traffic impact assessment is required to determine how these new roads will function. A traffic impact assessment, approved by the Director of Engineering, will be required prior to Public Hearing. Depending on the approved use of the site at 804 Latoria Road, roads within the rest of the development may connect to Latoria Road.

As a residential area that is in the process of growing out to an urban density, infrastructure dedicated to providing alternative transportation in and around the established areas north and east of the site is also developing. Development west and south of the property will include infrastructure to support pedestrian transportation. Sidewalks have been installed in the subdivision west of the subject property and will connect, where required, to those placed along the internal roads of the subject subdivision in accordance to the Subdivision and Servicing Bylaw No.1000 standards.

Bike lanes exist along Latoria Road and facilitate bicycle traffic west towards Happy Valley Road and east towards Colwood. A bike lane already exists in the frontage along 804 Latoria Road.

BC Transit operates route 55, Happy Valley, with service east and west bound along Latoria Road and onto Happy Valley Road to the Langford bus exchange on Station Avenue. The closest bus stop to the subject property is approximately 400 m from the property at 804 Latoria Road. It can be anticipated that the continued development in the area could lead to increased bus services to these and neighbouring properties.

Frontage improvements along Latoria will be in accordance with the Bylaw No.1000 standards and will include road side multi-use pathway, a middle turn lane, and streetlights as well as an access point to Latoria Road, depending on the approved use of the property at 804 Latoria. Council may wish for the applicant to demonstrate whether road dedication is necessary to accommodate these improvements prior to Bylaw Adoption, to the satisfaction of the Director of Engineering. Road dedication, if required, should be provided prior to subdivision approval.

INFRASTRUCTURE

Municipal sewers has been brought to Golden Spire Crescent off of Latoria Road as well Braeburn Avenue in McCormick Meadows. It will be the responsibility of the developer to extend sewer to the proposed subdivision, and install any upgrades or other requirements necessary to bring sanitary sewer servicing to the site.

If the applicant proposes to phase the development, temporary emergency access points must be included in the plans submitted with each phase. As well, a Fire Underwriters Survey (FUS) must be submitted at time of building permit or subdivision approval, whichever is first, that proves the water flow necessary to comply with the FUS calculations are available to the subject site.

A technical stormwater management memo will be required prior to scheduling the Public Hearing of the Bylaw. A formal stormwater management plan must be submitted prior to subdivision approval.

COMMENTS**DEVELOPMENT PROPOSAL**

The developer would like to rezone the subject property from the RR2, Rural Residential 2, Zone, to a new R5, One-Family Residential 5, Zone that will include up to 450 single family equivalent dwelling units made up of one family dwellings and townhouses. The R5 Zone will also list secondary suites in one family homes on lots larger than 400 m², schools, group day cares and community facilities as allowable uses. Staff felt that the creation of a new zone was warranted given the size of the subject property, the allowable uses being proposed, and to include regulations tied to density that require the development of affordable housing.

The developer is planning to construct up to the single-family equivalent (SFE) of 450 dwelling units. SFEs are calculated so as a one family dwelling on a standard sized lot of 550 m² or greater would be considered 1 dwelling unit, whereas smaller homes on lots less than 550 m² and townhouses would be considered less than the equivalent of a conventional one family dwelling. If Council is interested in limiting the density on the property, they may want to consider a cap of 450 SFE as the developer has proposed. Council may want to limit the number of townhouses that can be constructed on the site to 61 SFE which would allow the developer to build 100 townhouse units on the subject property. If Council is supportive of limiting the density in this way, it should be included as part of the density regulations within the zone.

Table 3: Single Family Equivalent Chart:

One Family Home	1
One Family Home on a Small Lot (less than 550 m ²)	0.66
Townhouse	0.61

Figure 4: Proposed Concept Plan



The Hillside or Shoreline OCP designation contemplates areas where open spaces, parks, wildlife corridors and trails are integrated throughout a developed property in locations appropriate given the topography and site conditions. In order to ensure open space is retained on properties within the designation, the Hillside or Shoreline Policy requires that 40% of the property being developed is set aside as open space. The caveat to this is:

“that 25% open space retention will be considered if other conditions that are provided deliver significant community benefit such as affordable housing are met.”

To this end the developer would like Council to consider aspects of his proposal as qualifying as “significant community benefits,” to allow for the 25% open space retention, in accordance with the policy excerpt above.

The developer has proposed the following as part of the 25% open space retention proposal:

SPEA Non-Disturbance Open Space & Dedicated Open Space

As shown in the Environmental Assessment and Riparian Area Report (RAR) prepared by Cordivae Environmental Consultants, and in Figure 4, two creeks run north to south through the property to create a SPEA area of approximately 3.85 ha. This SPEA area must be protected as a non – disturbance area in accordance with the Provincial Riparian Area Regulations. In accordance with the RAR, the SPEA generated non-disturbance open space equates to approximately 3.85 ha of the total subject property of 29.64 ha, or 13% of the total site.

The developer has proposed to dedicate open space, in the form of small parks and a trail system, to the City. As a condition of rezoning, the property directly south of the subject property (866 Latoria Road), was required to provide a 9.5 m wide green space and trail along the western portion of the property and extending from Latoria Road to the northern boundary shared with 905 Worrall Drive. To facilitate a usable community amenity, this trail should be connected and brought through the subject property, along the SPEA boundary as warranted, at a standard and extent that is to the discretion of the Manager of Parks. The developer will be responsible for the construction of this portion of the trail, which may be constructed as a “Natural Trail” as defined within Bylaw No. 1000, wherein the trail can be narrower with less infrastructure needed to support it. If Council is supportive of this, they may allow that these improvements to the trail be credited towards the Developer’s Development Cost Charges for Park Improvements. The amount and location of land dedicated to the creation of this trail connection, and costs associated with construction of the trail should be determined in consultation with the Manager of Parks and included as part of the Master Development Permit, required prior to the approval of any subdivision on the property.

School-site Open Space

The Sooke School District has shown interest in purchasing a portion of the property, approximately 2.84 ha (7 acres) to be developed as a school site. As with any school, a portion of this site will include an area for students and the surrounding community to use as open space, and the school itself will probably only occupy about 45% of the site. The applicant has requested that the playing fields developed on the school site be included towards the open space calculation for the development as a whole (25% of the total land area). This is anticipated to include approximately 1.56 ha of land, or 55% of the school site.

Private Open Space

The developer would like to provide a portion of the required open space as covenanted non-disturbance open space on private property. Properties with covenanted open space would have a Section 219 covenant registered with their property designating a portion of their yard space as non-disturbance protected area that may not be altered or built upon in any way. If Council is supportive of including this type of open space towards the policy requirement, the developer would like some flexibility on the location of these covenanted areas due to the topography and development potential of the property. Council may wish to require that these non-disturbance open spaces be located adjacent to the areas identified as SPEA, whenever possible, as this will serve to expand the SPEA non-disturbance areas as wildlife corridors. Also, in the interest of preserving these as open space areas, Council may wish to require the developer to install screening in the form of a fence or wall so private owners are not confused as to what portion of their yard is usable space and what has been covenanted as non-disturbance area.

Council may also wish to allow for private non-disturbance areas, outside the SPEA, to be disturbed during time of construction and development, as long as these areas are remediated to a natural state once site preparation on the property subject of the covenant has been completed, and prior to subdivision approval. A replanting plan should be prepared by a Registered Professional Biologist, and a cost estimate for the replanting bonded against prior to the issuance of a building permit for the first one family dwelling that contains non-disturbance area on the property.

The SPEA non-disturbance area is the only fixed amount of open space on the subject property. Council should note that the location and allocation of dedicated park and trail areas, covenanted non-disturbance areas, and open space associated with the school site remain fluid and undetermined due to the development potential, topography and site conditions of the property. A Master Development Permit that includes the location, size, and allocation of open space will be required prior to the approval of any subdivision or land alteration on the property.

The developer is proposing the following as significant community benefits in support of the proposal to reduce the public/private open space from 40% to 25% as per the OCP Policy noted above:

Significant Community Benefit: Affordable Homes

The developer is proposing to construct 30 homes (approximately 10% of the development overall) as small lot homes on parcels 200 m² or less. The first 10 of these homes would be offered for purchase for not more than \$399,000. The additional 20 homes will be offered for sale at current market value, however, as they would be on lots less than 200 m² it is anticipated that they would potentially sell for less than homes on larger lots within the zone. These 30 affordable homes would be required to have 3 bedrooms and there would be no opportunity to construct secondary suites within them.

As the first 10 homes will have a true market value that is potentially greater than \$500,000, Council may wish to register a housing agreement on title, prior to subdivision approval, in order to prevent a home owner from reselling the home for market value. Council may wish for staff to further explore options around the structure and content of this housing agreement, which, for example, could allow for a certain degree of appreciation to the home owner based on market value and include a silent second mortgage registered on title held by the City, that would allow the City to gain funds for the Affordable Housing Reserve Fund depending on the time of the sale in relation to the original occupancy and the sale price. As housing agreements must be authorized by Bylaw adopted by Council, these types of details can be

further developed over the coming months and presented in full to Council at the time the Bylaw is considered.

If Council wishes to accept the applicant's proposal to create affordable housing, they may wish to require that the 10 affordable homes be constructed prior to issuance of a building permit for the 101st one family dwelling, and that each subsequent 10 homes (those that are sold at market value) are constructed prior to the 201st and 251st homes accordingly, until 30 homes are constructed. Council may also wish to accept the applicant's offer to construct these affordable dwellings as an off-set, or significant community benefit, in lieu of open space required in the Hillside/Shoreline OCP.

Council may wish to note that the applicant stands to lose approximately \$100,000 in potential revenue from each of the 10 affordable homes (by offering these homes for sale at \$399,000), this is essentially a contribution of \$1 Million towards the provision of affordable housing. In acknowledgment of this, Council may wish to consider waiving contributions to the Affordable Housing Fund for the 30 aforementioned market and below market affordable homes.

Significant Community Benefit: School Site

Due to the great need for additional schools in this part of Langford, Council may wish to consider the provision of the school site to the Sooke School District as one of the significant community benefits required in order to reduce the greenspace from 40% to 25%. If Council agrees, the school site should be transferred to the Sooke School District prior to the issuance of a building permit for the 101st home constructed on the property. As there is not yet certainty as to whether this will go ahead, Council could include in the Zone an option to increase the open space requirement to 40% in the event the School District decides not to proceed with this site. Limiting the density to 100 homes until this decision is made is early enough in the development process that the Master Plan can still be adjusted to include this revised open space plan.

Significant Community Benefit: \$1.5 Million towards a Recreational Amenity

As noted, the Sooke School District has expressed interest in developing a school on the subject property (shown in blue in Figure 4). The developer is proposing to contribute \$1.5 million to the City of Langford to construct a recreation amenity in the area close to this proposed school site. This amenity would be dedicated to the City of Langford for maintenance and future management. If Council chooses to accept this as a significant community benefit to offset the open space requirements, they may wish to include regulations tied to the density within the zone that will trigger the contribution. Council may wish to require that \$1.5 million is contributed prior to the issuance of a building permit for a school on the site, or in the event that the School Board does not wish to construct a school at the site, then the \$1.5 million contribution should be triggered prior to the issuance of a building permit for the 101st home constructed on the property.

Significant Community Benefit: Group Child Care/Community Facility

Addressing a need in the area for both community meeting spaces and child care, the developer is also proposing to construct a community facility within the subdivision that would include a Group Child Care centre. If Council wishes to consider this as a community benefit they can request that the developer set aside a portion of the property for the construction of a community facility. This can be secured within a Section 219 covenant, as well as shown within the Development Permit Master Plan identifying the location of the facility.

Table 4: Proposal Data

	Permitted by RR2 (Current Zoning)	Proposed R5 Zoning
<i>Allowable Uses</i>	One or two family dwelling	Community Amenity Space Group Daycare One Family Dwelling Preschool School Secondary Suite within a One Family Dwelling on lots larger or equal to 400 m ² Townhouses (subjected to the regulations within the RT1 Zone)
<i>Minimum Lot Size (Density)</i>	4 ha	400 m ² 200 m ² not to exceed 30 lots
<i>Height</i>	10.5 m	Lots greater than 550 m ² = 9 m Lots less than 550 m ² = 8.5 m Townhouses = 3 storeys
<i>Site Coverage</i>	N/A	50%, 35% properties > than 550 m ²
<i>Front Yard Setback</i>	7.5 m	3.0 m (5.5 m to accommodate a driveway)
<i>Interior Side Yard Setback</i>	3 m	1.2 m
<i>Exterior Side Yard Setback</i>	3 m (5.5 m to accommodate a driveway)	3.5 m (5.5 m to accommodate a driveway)
<i>Rear Yard Setback</i>	10 m	5.5 m
<i>Parking Requirement</i>	2 spaces per unit	One Family Dwelling: 2 spaces per unit Townhouses: 2 spaces per unit plus visitor parking

The applicant has not submitted renderings or depictions of the proposed dwellings and therefore they have not been considered against the Langford's Design Guidelines for intensive residential or multi-family uses (for townhouses). The development permit required to address the environmentally sensitive and hazardous attributes of the site will also include the designs of the proposed homes in order to review their form and character prior to any construction being permitted.

FINANCIAL CONTRIBUTIONS

Council's Amenity Contribution Policy

The amenity contributions that apply as per Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 5 below. The total amount of contributions will be calculated at time of building permit issuance or subdivision approval, as the total number of units has not yet been solidified.

Table 5 – Amenity Contributions per Council Policy*

Amenity Item	Per Unit Contribution
<i>Affordable Housing Reserve Fund</i> <i>(these fees may be waived with Council support)</i>	\$1,000 per standard (>550 m ²) lot
	\$660 per small (<550 m ²) lot
	\$610 per townhouse
<i>General Amenity Reserve Fund</i>	\$6,000 per (>550 m ²) lot
	\$4,182 per small (<550 m ²) lot
	\$3,660 per townhouse

****The applicant will be charged for new lots created at the time of subdivision, and for townhouses or multi-residential unit at the time of building permit issuance.***

DEVELOPMENT COST CHARGES

As the developer has not yet submitted a subdivision plan, Council should note that the Development Cost Charges cannot be tallied in a way that will reliably depict the final charges associated with the property. Table 6 provides a breakdown of the DCC charges according to lot size or house type, DCCs are collected at time of subdivision for average size and small lots, and at time of building permit issuance for townhouses. The total amount of DCCs will be determined at the time of building permit or subdivision as a total number of units has not been determined. As mentioned, Council may wish to reduce the amount of DCC credits associated with Park Improvement fees, in an amount equal to the costs associated with installing trail infrastructure, and in consultation with the Manager of Parks. This amount should be determined as part of a Master Development Permit required prior to the approval of a subdivision on the site.

Table 6 – Development Cost Charges

Development Cost Charge	DCC contribution
<i>Roads</i>	\$6,506 per standard (>550 m ²) lot
	\$3,985 per small (<550 m ²) lot
	\$3,985 per townhouse unit
<i>Storm Drainage</i>	\$1,878 per standard (>550 m ²) lot
	\$1,166 per small (<550 m ²) lot
	\$1,166 per townhouse unit
<i>Park Improvement</i> (Possible reduction associated with the installation of trail infrastructure)	\$1,890 per lot created
	\$1,890 per unit constructed
<i>Park Acquisition</i>	\$1,100 per lot
	\$1,100 per unit created
<i>Incremental Storage Improvement Fees</i>	\$495 per standard (>550 m ²) lot
	\$371.25 per small lot (<550 m ²)
	\$371.25 per townhouse unit
<i>Integrated Survey Area</i>	\$35 per lot
<i>CRD Water</i>	\$2,655.34 per lot
	\$2,323.43 per townhouse unit (medium density)
<i>School Site Acquisition</i>	\$698 per parcel created (<21 units/ha) \$628 per unit (21 to 50 units/ha) \$558 per unit (51 to 125 units/ha)

*DCC charges are paid at time of subdivision approval for one family dwellings and at time of building permit issuance for townhouses and multi-residential units.

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee Recommend that Council:

1. Accept the following items as community benefits to reduce the 40% open space requirement within Hillside or Shoreline OCP designation to 25% open space:
 - a. The construction of 10 homes offered for a purchase not exceeding \$399,000, with an additional 20 homes offered for sale at market value all constructed on lots 200 m² or less;
 - b. A community facility that can support the operation of a Group Child Care centre;
 - c. The contribution of \$1.5 million to construct a recreational amenity;
 - d. A school site to be owned and operated by the Sooke School District;
2. Direct staff to create a Bylaw for the creation of a new R5 (One-Family Residential 5) Zone which will serve to create affordable dwelling units on parcels 200 m² or less and will also include one family dwellings, townhouses, secondary suites, community amenity space, group day cares, schools and preschools and will restrict the density within the zone in accordance with the following:
 - a. That there may be no more than 100 residential dwellings constructed on the property until the developer has completed the construction of 10 one family dwellings, that are subject of a housing agreement and that they be offered to the public with a purchase price no greater than \$399,000;
 - b. That there may be no more than 200 residential dwellings constructed on the property until the developer has constructed an additional 10 one family dwellings on lots 200 m² or less;
 - c. That there may be no more than 250 residential dwellings constructed on the property until the developer has constructed an additional 10 one family dwellings on lots 200 m² or less;
 - d. That the developer contributes \$1.5 million towards the construction of a recreational amenity for the City of Langford prior the issuance of a building permit for a Sooke District School or prior to issuance of building permit for the 101st home constructed on the property, whichever is first;
 - e. That there may be no more than 100 residential dwellings constructed on the property until the developer has transferred a school site to the Sooke School District, or amended their Master Development Permit to include 40% open space;
 - f. That the overall density in the R5 Zone is limited to 450 single family equivalent (SFE) units, whereas townhouses may not make up any more than 61 SFE units, or 100 townhouse units, and a maximum of 30 one-family dwellings on lots 200 m² or less are permitted;

-
3. Direct staff to apply a Development Cost Charge credit towards the Park Improvement DCCs, for the installation of a trail and associated infrastructure. The DCC Credit for Park Improvements shall be in an amount that equals the costs associated with constructing a Nature Trail, as defined in Bylaw No.1000, and as approved by the Manager of Parks. These costs shall be submitted along with a Master Development Permit, required prior to the approval of any subdivision on the property;
 4. Direct staff to prepare a Bylaw to amend the zoning designation of the properties located at 804 Latoria Road and 950 Worrall Road from the RR2 (Rural Residential 2) Zone to the R5 (One-Family Residential 5) Zone subject to the following terms and conditions:
 - a. That the applicant agrees to provide 25% of the total property located at 804 Latoria and 905 Worrall as open space, which may include up to 1.56ha of land owned and occupied by Sooke School District No. 62 and developed as playing fields;
 - b. That the owner agrees to provide, **as a bonus for increased density** the following contributions per lot or unit, prior to subdivision approval or issuance of a building permit, whichever is first:
 - i. \$6000 per one family dwelling towards the General Amenity Reserve Fund;
 - ii. \$3960 per small lot one family dwelling towards the General Amenity Reserve Fund;
 - iii. \$3660 per townhouse unit towards the General Amenity Reserve Fund;
 - iv. \$1000 per one family dwelling towards the Affordable Housing Reserve Fund;
 - v. \$660 per small lot one family dwelling towards the Affordable Housing Reserve Fund, except for those one family dwellings on lots smaller than 200 m²;
 - vi. \$610 per townhouse unit towards the Affordable Housing Reserve Fund;
 - c. That, **prior to scheduling a Public Hearing**, the applicant provides the following:
 - i. a technical stormwater management assessment to the satisfaction of the Director of Engineering;
 - ii. a traffic impact assessment approved by the of the Director of Engineering;
 - d. That **prior to Bylaw Adoption** the developer provides the following:
 - i. a frontage drawing for Latoria Road that demonstrates whether road dedication will be necessary to accommodate all required frontage improvements, municipal works and third party utility services installed within the municipal road dedication, to the satisfaction of the Director of Engineering;
 - ii. a Section 219 Covenant, registered with the properties in priority of all other charges on title, that agrees to the following:
 - a) That the developer provide a stormwater management plan and implement the approved plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval or building permit issuance, whichever is first;

-
- b) That the developer agree to dedicate road along Latoria Road, if necessary, to accommodate the improvements required by Bylaw No.1000 and Latoria Road Master Plan, to the satisfaction of the Director of Engineering, prior to subdivision approval;
 - c) That the developer agrees to dedicate to the City, a portion of the property necessary to continue a trail from the property at 866 Latoria Road up through the subject property at 950 Worrall Drive, to a standard and extent approved by the Manager of Parks, and that the developer agree to install the necessary trail infrastructure to support the trail to Bylaw No.1000 standards;
 - d) That, as part of a phased development, temporary emergency access points must be included in plans submitted with each new phase prior to any subdivision. As well, a Fire Underwriters Survey (FUS) must be submitted at time of building permit or subdivision, whichever is first, that proves the water flow necessary to comply with the FUS calculations are available to the subject site;
 - e) That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;
 - f) That the developer will construct full frontage improvements in accordance with Bylaw No.1000, on internal roads to the satisfaction of the Director of Engineering, including but not limited to: sidewalks, pedestrian connections, street lights and boulevard landscaping. As well, in accordance with the Latoria Road Master Plan, full frontage improvements on Latoria Rd including but not limited to a road side trail, a middle turn lane, a bike lane, streetlights and an access point to Latoria Road, which may connect to the rest of the proposed subdivision and may include a crosswalk.
 - g) That the developer agrees to implement the recommendations garnered from the submitted Traffic Impact Assessment;
 - h) That the developer is aware that the proximity to agricultural operations and the South Vancouver Rangers property could create conflict with future residents of the property, and endeavours to make future residents aware of these established nuisances.
 - i) That a Development Permit Master plan be submitted prior to the approval of any subdivision on the property or prior to the alteration of any land, whichever is first, which in addition to securing the layout of the development, identifies the following:
 - a. The amount and location of trail connections and dedicated open spaces as parks spaces;

-
- b. A cost estimate of the costs associated with constructing trails and installing park and trail infrastructure;
 - c. Amount and location of SPEA non-disturbance area, in accordance with the RAR prepared by Cordivae or a RAR prepared by a registered professional Biologist;
 - d. Amount and location of private, covenanted non-disturbance open space;
 - e. Location of the Community Facility;
 - f. Location of the Recreational Amenity, if applicable
 - g. Location of the School Site;
- j) That the developer agrees to register a Section 219 covenant on all properties where a portion of the property has been designated as non-disturbance area and that in the portion designated as non-disturbance area no structures may be located, built or stored and/or landscaping, plant removal, or alteration of any kind may take place;
- k) That the developer may disturb the land within a **private** covenanted non-disturbance area that is a part of an individual property and outside of a SPEA, during time of site grading and preparation, but that these areas must be remediated and replanted to a natural state in accordance with a replanting plan prepared by a registered professional Biologist (RPBIO) prior to subdivision approval;
- l) That the developer construct a permanent fence, or screening, that may include a wall, to delineate the private non-disturbance area from the private usable outdoor space and that any wall or fence be placed along the non-disturbance property;
- m) That the developer agrees to dedicate any roads, trails, park areas, facilities and/or amenities, as necessary, to the satisfaction of the Director of Engineering and/or the Manager of Parks, prior to the approval of any subdivision on the property;
- n) That any home on lots less than 200 m² contain three bedrooms and at least 10 m² of storage space, exclusive of closet space; and
- o) That the developer provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit.

OR

Option 2

That Planning Zoning and Affordable Housing Committee Recommend that Council:

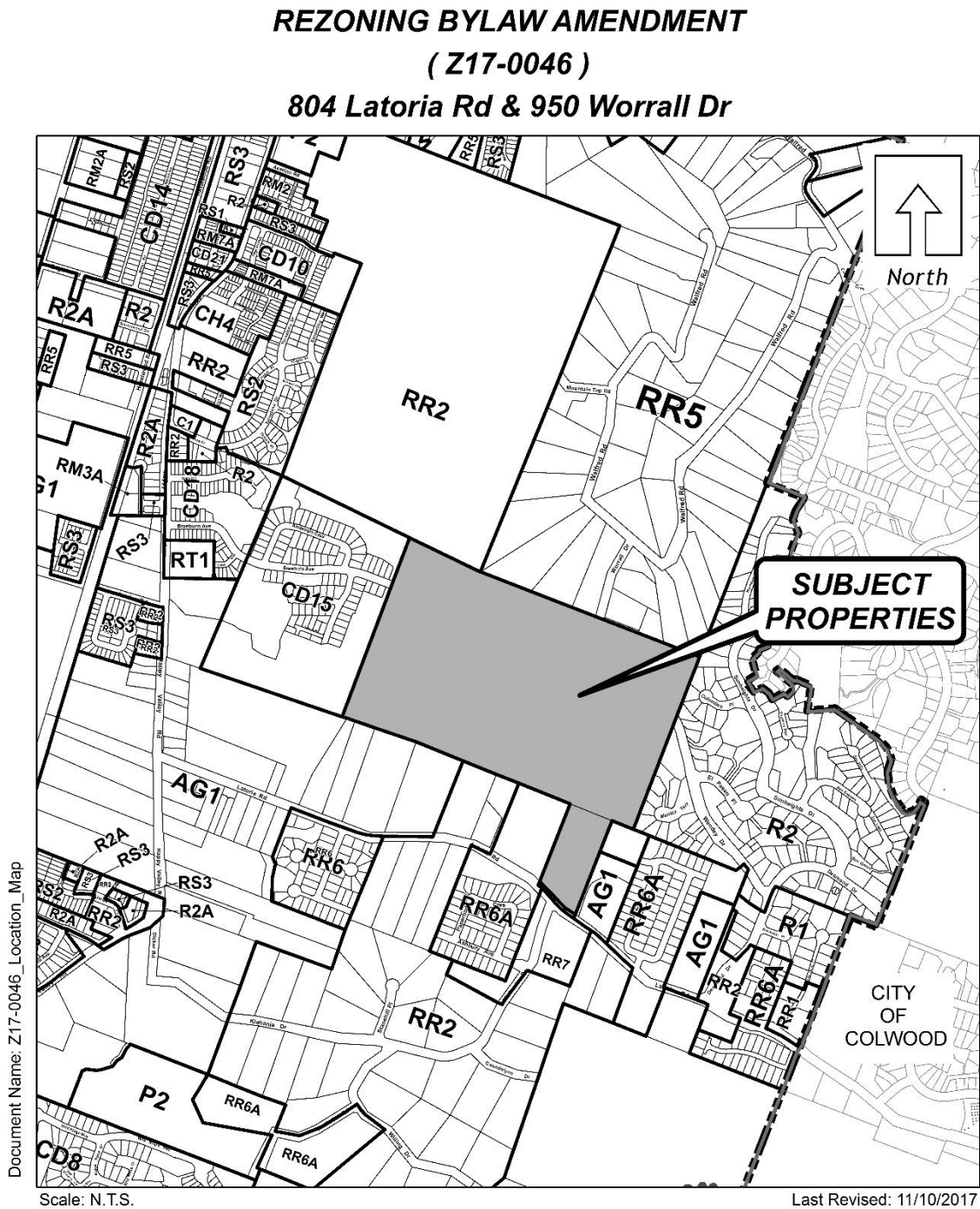
- 5. Reject the proposal to rezone the properties at 804 Latoria Road and 905 Worrall Drive.

Submitted by:	Lauren Morhart, MCIP, RPP Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:lhm

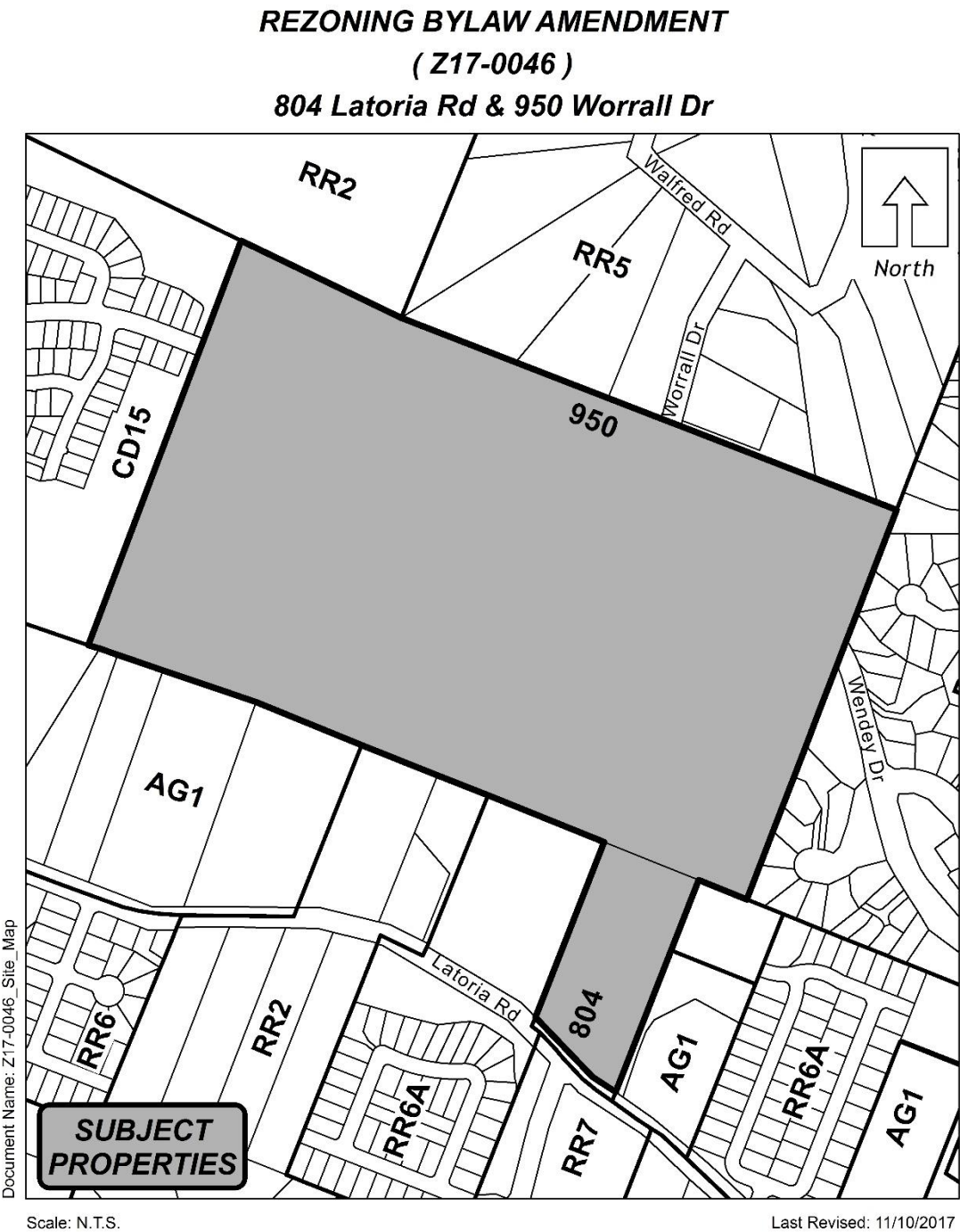
Appendix A

Location of Property



Appendix B

Site Map



The Mayor S. Young
and Council
Langford City Hall
877 Goldstream Ave
Victoria BC V



Victoria BC
12 July 2019

It has come to my notice through the news media that a forested area in Langford on Latorna of 79 acres with 2 streams running through it is being considered for development.

I am a resident of Langford and would respectfully ask that you consider this forest a protected area.

Mayor and Council have improved Langford considerably with many fine condos, rentals and recreational facilities. However, a forest is a legacy and not replaceable. You will be remembered with pride to keep it as a natural habitat. There are many benefits to a forest and green space to be enjoyed by everyone.

Respectfully,

BY HAND

The Mayor S. Young
and Council
Langford City Hall
877 Goldstream Ave
Victoria BC

BY HAND

From: [Mayor Young](#)
To: [REDACTED]
Cc: [Langford Planning General Mailbox](#)
Subject: RE: Letter from a concerned citizen
Date: Wednesday, July 24, 2019 12:23:07 PM

Good afternoon,

Thank you for taking the time to write with your concerns. Please be advised that I have forwarded your email to our Planning Department for their action.

Thank you,

Christina Bell
Confidential Corporate Services Coordinator
CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 478-7882 ext. 4207

www.langford.ca

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

From [REDACTED]
Sent: Wednesday, July 24, 2019 11:08 AM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

Langford has progressed from a small bedroom community to a vibrant centre on the Westshore through rapid development. However, in its current form, this specific development proposal falls short in meeting the best interests of the community in the following ways:

- Greenspace and Species Habitat: This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The PZAHC has given concessions to the developer to reduce the amount of greenspace from 40% to 30% and reduce the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 30% greenspace is protected from clear-cutting. This proposal fails to protect the unique and rare ecology of this land.

- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with

existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and

- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

From: [REDACTED]
Subject: [Suzette Chapman](#)
Date: Re: Letter from a concerned citizen
Tuesday, July 23, 2019 5:30:47 PM

Hi Suzette,

It's [REDACTED].

Thank you.

> On Jul 23, 2019, at 1:10 PM, Suzette Chapman <schapman@langford.ca> wrote:

>

> Hi [REDACTED]

>

> Please provide your civic address if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

>

> Best Regards,

>

> Suzette Chapman

> Planning Assistant

>

>

> CITY OF LANGFORD

> 2nd floor, 877 Goldstream Ave.

> Langford, BC V9B 2X8

>

> T (250) 478-7882 · F (250) 391-3436

>

> www.cityoflangford.ca

>

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>

>

>

> -----Original Message-----

> From: Mayor Young

> Sent: Tuesday, July 23, 2019 9:21 AM

> To: Suzette Chapman <schapman@langford.ca>

> Subject: FW: Letter from a concerned citizen

>

>

>

> -----Original Message-----

> From: [REDACTED]

> Sent: Monday, July 22, 2019 8:09 PM

> To: Mayor Young <mayor@langford.ca>

> Subject: Letter from a concerned citizen

>

> Dear Mayor Young,

>

> On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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>

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>

> - Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

>

> - Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

>

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>

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>

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>

> The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

>

>

> Yours sincerely,

>

>

>

From: [REDACTED]
Subject: Suzette Chapman
Re: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 7:41:55 PM

[REDACTED] Langford

On Tue, Jul 23, 2019 at 4:16 PM Suzette Chapman <schapman@langford.ca> wrote:
Hi [REDACTED],

Please provide your civic address if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

Suzette Chapman
Planning Assistant

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 478-7882 · F (250) 391-3436

www.cityoflangford.ca

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

From: Mayor Young
Sent: Tuesday, July 23, 2019 3:26 PM
To: Suzette Chapman <schapman@langford.ca>
Subject: FW: Letter from a concerned citizen

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

From: [REDACTED]
Sent: Tuesday, July 23, 2019 3:21 PM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and
- amend the proposal to require the developer to leave a large, contiguous portion of forested

greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

[REDACTED]

[REDACTED]

From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Subject: FW: Langford development
Date: Monday, September 30, 2019 2:01:21 PM
Attachments: [image001.gif](#)

Could you please send [REDACTED] the standard response. Her letter will form part of the PH package for Latoria/Worrall.

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

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From: Denise Blackwell <dblackwell@langford.ca>
Sent: Sunday, September 29, 2019 1:35 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Langford development

For response

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: September 29, 2019 at 1:10:03 PM PDT
To: "dblackwell@cityoflangford.ca" <dblackwell@cityoflangford.ca>
Subject: Langford development

Dear Ms. Blackwell,

I am writing to express my concern about the lack of long-term vision for our community.

Last weekend I hosted breakfast for friends who live in Victoria. They commented on how they understood why my family and I choose to live in Langford, despite the commute I endure each week to my work. They said how Langford had a beautiful 'west coast' feel, with houses and businesses surrounded by old trees and the ability to quickly feel immersed in nature.

I could only answer that all of that was rapidly disappearing, and that I lived in a community where the leadership seemed to have no regard or understanding for what made it special. I pointed across the road to a lot with a stand of six Douglas firs, and told them sadly that they would be gone within two years.

Each day I return home past former stands of trees. Native animal species in my yard have disappeared. Development, which I understand and accept to be inevitable, seems to be done to the lowest standard expected of developers. No other community would permit such short term planning and thoughtless, ugly builds. People living in our community seem to have no voice or choice. Buildings built right against the road with minimal easements, traffic making old walks now unsafe and unpleasant. Greenspace, trees and wetlands - and parks - taken down to make way for parking and commercial development, with the smallest of community trade offs. I have attended council to speak to rezoning, to realise that the community consultation was meaningless, with the mayor himself indicating the decision had been made.

The newest seemingly 'done deal' is the proposed development at 950 Worral/804 Latoria. I admire the citizens organizing to respond, but feel their chances to make a difference for our community are hopeless.

We are living in interesting times. Much more is being demanded of leadership for the future of the planet. Every person in government has the obligation to become well versed in the science of climate change, and take steps - frankly, radical steps - to mitigate the damage. The children of Langford are growing up with a precarious future. All decisions on types of development need to take in consideration a much longer view. The idea that our community is preparing to eliminate a forest to put in high density development is shocking, but sadly not unsurprising. It is long past time for you and your council to consider longterm affects of your decisions. I urge you to change course.

Sincerely,

A black rectangular redaction box covering the signature of the letter.

From: [Julie Coneybeer](#)
To: [Langford Planning General Mailbox](#)
Cc: [Suzette Chapman](#)
Subject: FW: 20190711 - [REDACTED] re Development Forest Concerns
Date: Thursday, July 11, 2019 10:44:55 AM

For public hearing package. Thx

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

From: Julie Coneybeer
Sent: Thursday, July 11, 2019 10:39 AM
To: [REDACTED]
Subject: 20190711 - [REDACTED] re Development Forest Concerns

Good morning [REDACTED], thank you for your email(s) received for Mayor and Council and please be advised that it will be circulated for their review and I have also sent it to our Planning Department to include in the public hearing package for this rezoning application. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
Sent: Thursday, July 11, 2019 10:08 AM
To: Langford Council <council@cityoflangford.ca>
Subject: Mayor and Council

You have received an email from [REDACTED] via the Langford website contact us form

Name: [REDACTED]

Message:
Dear Mayor Young and Councillors,

When new development destroys established forests and wildlife, it concerns us all. Thank you for your attention to this issue.

I attended the rezoning proposal for 804 Latoria Rd and 950 Worrall Dr on Monday July 8. I was very disappointed in Denise Blackwell's lack of professionalism as chair of the meeting.

At times she was rude, opinionated and you would think she had never spoke into a mic before. She acted like it was already a done deal threatening that she could cancel the meeting if she didn't get her own way. She also found it amusing when it was brought to her attention that the wrong zoning information was sent out to residents regarding the high density and there was no offer to correct i t. Despite the negative atmosphere generated from the committee and difficulty they had speaking into microphones, the residence association was the complete opposite.

I commend the CSLSD for their professionalism and well researched presentation highlighting concerns for the environment and loss of wildlife habit as well as over crowding which puts a strain on the whole community.

I am very concerned that the City of Langford is taking the same route as the developers in choosing the lowest standards and requirements to operate by. This is true with Riparian zones, lot sizes, building codes, protection of forests and wildlife habitat.

A City of Victoria Councillor recently referred to Langford as "little Surrey". I am sure you find that comment as offensive and concerning as I do.

I urge all of you to be accountable in your descions you make that change forever the natural beauty of our little gem on the WestShore.

[REDACTED]

From: [REDACTED]
To: [Lauren Morhart](#)
Subject: Re: Zoning Amendment
Date: Thursday, January 24, 2019 4:16:35 PM

Lauren

A reminder for you

Thanks

[REDACTED]

From: "Lauren Morhart" <lmorhart@cityoflangford.ca>
To: [REDACTED]
Sent: Friday, January 18, 2019 2:48:28 PM
Subject: RE: Zoning Amendment

Thanks [REDACTED],

I will try to remember, but if I don't please remind me closer to the 25th..

Thanks,
Lauren

Lauren Morhart, MCIP, RPP
Planner II

From: [REDACTED]
Sent: Friday, January 18, 2019 1:52 PM
To: Lauren Morhart <lmorhart@cityoflangford.ca>
Subject: Zoning Amendment

Hi Lauren

Thank you for talking to me earlier today about the triangle mountain zoning amendment.

This is my email to use to forward me a copy of the plan

[REDACTED]

From: [REDACTED]
Subject: [Langford Planning General Mailbox](#)
Date: Re: green space / Latoria for meeting July 8th
Monday, July 8, 2019 4:02:22 PM

My family lives in Langford I live in [REDACTED]
[REDACTED]
[REDACTED]

On Mon, Jul 8, 2019, 3:55 PM [REDACTED], [REDACTED] wrote:

Hello Langford Planning dept.

Please except my letter in support of not rezoning or developing the green space along Latoria. I can not be there in person this evening or I would be.

The whole area of Langford has been developed rapidly without much consideration to wildlife or wildlife corridors as well as continued removal of trees. I will bite my tongue on some of the development I have seen that has been taking up every square inch possible, leaving no green spaces or wildlife corridors.

We need green spaces.

There has been much stress on bears, raccoons and deer in Langford.

Without much thought put into habitats needed for raccoon, bear, cougar and deer. And yes they live in the area too.

Wildlife corridors and green spaces are a important factor that many municipalities and town counsel's are implementing into their habitat impact studies across the world. Our environment and wildlife have taken a huge hit and we see this more than ever now. Before allowing any development or developer or land owner to even apply impact studies and green spaces should be put aside for protection.

With all the money coming in for development why is Langford not buying this property to create a green space for wildlife, without to many trails.

My hopes along with many in the area would be to see Langford take the lead in securing more green spaces first instead of community members and groups having to fight for it.

It is no secret that people are saying..."Langford is overdeveloped and causing insane traffic problems and pushing their boundaries close to Sooke and Metchosin now."

People living in rural areas do not appreciate seeing neighbourhoods like West Hills causing stress on black bears....all these expensive homes tightly knitted together row by row with no corridors for wildlife.

Many of the wildlife conservation reports over past few years have been problem bear calls

from Langford ... how many more bears have to die? Where are the deer to go as their habitat becomes more fragmented?
Hasn't Langford grown enough? When does development stop?
Seems sad to see our southern island become so overcrowded with no consideration for the green spaces needed for habitat for wildlife.

Please keep green spaces and stop the over crowding of development in the area of Latoria ...urban sprawl has already taken away to much of the green spaces in Langford and Colwood.

Thank you excepting my letter in support of no development.

Kind Regards

A black rectangular redaction box covering the signature of the letter.

From: [Julie Coneybeer](#)
To: [Suzette Chapman](#)
Subject: FW: Letter from a concerned citizen
Date: Thursday, July 25, 2019 8:27:43 AM

From: Denise Blackwell
Sent: Wednesday, July 24, 2019 4:46 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Letter from a concerned citizen

For public hearing

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: July 24, 2019 at 3:05:20 PM PDT
To: <dblackwell@cityoflangford.ca>
Subject: Letter from a concerned citizen

Dear Councillor Blackwell,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

Langford has progressed from a small bedroom community to a vibrant centre on the Westshore through rapid development. However, in its current form, this specific development proposal falls short in meeting the best interests of the community in the following ways:

- Greenspace and Species Habitat: This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The PZAHC has given concessions to the developer to reduce the amount of greenspace from 40% to 30% and reduce the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 30% greenspace is protected from clear-cutting. This proposal fails to protect the unique and rare ecology of this land.

- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

Council can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and

- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

From: [REDACTED]
To: [Suzette Chapman](#)
Subject: Re: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 3:54:33 PM
Attachments: [image001.png](#)

Hi [REDACTED], Langford

On Tue, Jul 23, 2019 at 1:17 PM Suzette Chapman <schapman@langford.ca> wrote:

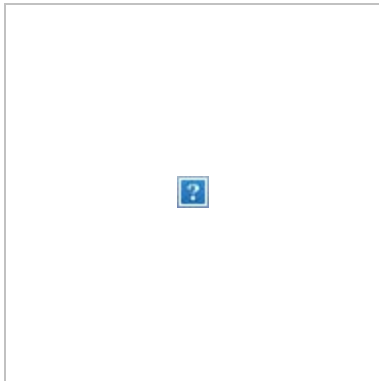
Hi [REDACTED],

Please provide your **civic address** if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

Suzette Chapman

Planning Assistant



CITY OF LANGFORD

[2nd floor, 877 Goldstream Ave.](#)

[Langford, BC V9B 2X8](#)

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From: Mayor Young
Sent: Tuesday, July 23, 2019 9:21 AM
To: Suzette Chapman <schapman@langford.ca>
Subject: FW: Letter from a concerned citizen

From: [REDACTED]
Sent: Tuesday, July 23, 2019 12:56 AM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. In this area, there are already a number of developments in progress already. Klahanie has 2 ongoing, with a third proposed, Frederic Road, The swath of land parallel to Desmond and the plans for the golf course's development. This higher density zoning will see thousands of additional vehicles in our neighbourhoods when you include all these other projects. This higher density zoning will see thousands of additional vehicles in our neighbourhoods. Residential roads will become the main thoroughfares for development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

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- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Re: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 3:46:31 PM
Attachments: [image002.png](#)
[image003.gif](#)

Hi Suzette

My address is as follows:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Kind Regards,

[REDACTED]

From: Suzette Chapman <schapman@langford.ca> on behalf of Langford Planning General Mailbox <planning@cityoflangford.ca>

Sent: July 23, 2019 12:57 PM

To: [REDACTED]

Subject: RE: Letter from a concerned citizen

Hi [REDACTED],

Please provide your **civic address** if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

Suzette Chapman
Planning Assistant



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

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From: Julie Coneybeer
Sent: Tuesday, July 23, 2019 12:50 PM
To: [REDACTED]
Cc: Langford Planning General Mailbox <planning@cityoflangford.ca>
Subject: RE: Letter from a concerned citizen

Good afternoon [REDACTED],

Thank you for taking the time to write with your concerns. Please be advised that I have forwarded your email to Council and our Planning Department for their action.

Kind regards,

Jennifer Harvie
Administrative Assistant



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 478-7882 Ext. 4208
www.langford.ca

From: [REDACTED]
Sent: Tuesday, July 23, 2019 8:55 AM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee

(PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and

- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours Sincerely,

[REDACTED]

From: [REDACTED]
To: [Suzette Chapman](#)
Subject: Re: Letter from a concerned citizen
Date: Thursday, July 25, 2019 7:57:46 AM
Attachments: [image001.png](#)

Hello Suzette,
Yes please include my letter in the package.

[REDACTED]
Thanks [REDACTED].

From: "Suzette Chapman" <schapman@langford.ca>
To: [REDACTED]
Sent: Tuesday, July 23, 2019 1:20:35 PM
Subject: RE: Letter from a concerned citizen

Hi [REDACTED],

Please provide your **civic address** if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

Suzette Chapman

Planning Assistant



CITY OF LANGFORD

2nd floor, 877 Goldstream Ave.

Langford, BC V9B 2X8

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From: Mayor Young
Sent: Tuesday, July 23, 2019 9:20 AM
To: Suzette Chapman <schapman@langford.ca>
Subject: FW: Letter from a concerned citizen

From: [REDACTED]
Sent: Tuesday, July 23, 2019 7:55 AM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young, On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council. Langford has progressed from a small bedroom community to a vibrant centre on the Westshore through rapid development. However, in its current form, this specific development proposal falls short in meeting the best interests of the community in the following ways: - Greenspace and Species Habitat: This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The PZAHC has given concessions to the developer to reduce the amount of greenspace from 40% to 30% and reduce the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 30% greenspace is protected from clear-cutting. This proposal fails to protect the unique and rare ecology of this land. - Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods. - Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our

neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density. The City of Langford can demonstrate community leadership in listening to the voice of its citizens and: - delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and - amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose. The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods. Yours sincerely, [REDACTED]

From: [REDACTED]
Subject: RE: Letter from a concerned citizen
Date: Thursday, July 25, 2019 11:40:56 AM
Attachments: [image001.png](#)

Suzette;

Our names are [REDACTED].

Please note our postal code is Colwood because our mail box is in Colwood but we are Langford resident

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]

From: Suzette Chapman <schapman@langford.ca> **On Behalf Of** Langford Planning General Mailbox

[REDACTED]
[REDACTED]

Subject: RE: Letter from a concerned citizen

Good Morning,

Your email has been forwarded to me to add to the file. Please provide your ***name and civic address*** if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

Suzette Chapman
Planning Assistant



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

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From: Mayor Young
Sent: Wednesday, July 24, 2019 2:39 PM
To: [REDACTED]
Cc: Langford Planning General Mailbox <planning@cityoflangford.ca>
Subject: RE: Letter from a concerned citizen

Good afternoon,

Thank you for taking the time to write with your concerns. Please be advised that I have forwarded your email to our Planning Department for their action.

Thank you,

Christina Bell
Confidential Corporate Services Coordinator CITY OF LANGFORD 2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 478-7882 ext. 4207

www.langford.ca

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From: [REDACTED]
Sent: Wednesday, July 24, 2019 2:38 PM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

Langford has progressed from a small bedroom community to a vibrant centre on the Westshore through rapid development. However, in its current form, this specific development proposal falls short in meeting the best interests of the community in the following ways:

- Greenspace and Species Habitat: This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The PZAHC has given concessions to the developer to reduce the amount of greenspace from 40% to 30% and reduce the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 30% greenspace is protected from clear-cutting. This proposal fails to protect the unique and rare ecology of this land.

- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and

- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

From: [REDACTED]
To: [REDACTED]
Date: Re: Letter from a concerned citizen
Tuesday, July 23, 2019 4:00:13 PM

[REDACTED] victoria bc

> On Jul 23, 2019, at 1:18 PM, Suzette Chapman <schapman@langford.ca> wrote:

>

> Hi [REDACTED],

>

> Please provide your civic address if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

>

> Best Regards,

>

> Suzette Chapman

> Planning Assistant

>

>

> CITY OF LANGFORD

> 2nd floor, 877 Goldstream Ave.

> Langford, BC V9B 2X8

>

> T (250) 478-7882 · F (250) 391-3436

>

> www.cityoflangford.ca

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>

>

>

> -----Original Message-----

> From: Mayor Young

> Sent: Tuesday, July 23, 2019 9:20 AM

> To: Suzette Chapman <schapman@langford.ca>

> Subject: FW: Letter from a concerned citizen

>

>

>

> -----Original Message-----

> From: Dylan <dylangoddard@shaw.ca>

> Sent: Tuesday, July 23, 2019 6:15 AM

> To: Mayor Young <mayor@langford.ca>

> Subject: Letter from a concerned citizen

>

> Dear Mayor Young,

>

> On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAH) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804

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>

>

> Yours sincerely,

>

>

>

>

From: [REDACTED]
To: [Suzette Chapman](#)
Subject: Re: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 1:16:50 PM

Hi Suzette,

[REDACTED].

[REDACTED]

> On Jul 23, 2019, at 1:15 PM, Suzette Chapman <schapman@langford.ca> wrote:

>

> Hi [REDACTED],

>

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> Suzette Chapman

> Planning Assistant

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> CITY OF LANGFORD

> 2nd floor, 877 Goldstream Ave.

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>

>

>

> -----Original Message-----

> From: Mayor Young

> Sent: Tuesday, July 23, 2019 9:21 AM

> To: Suzette Chapman <schapman@langford.ca>

> Subject: FW: Letter from a concerned citizen

>

>

>

> -----Original Message-----

> From [REDACTED]

> Sent: Monday, July 22, 2019 8:28 PM

> To: Mayor Young <mayor@langford.ca>

> Subject: Letter from a concerned citizen

>

> Dear Mayor Young,

>

> On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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>

> Yours sincerely,

>

>

> 

>

From: [Mayor Young](#)
To: [Suzette Chapman](#)
Subject: FW: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 9:20:24 AM

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

From: [REDACTED]
Sent: Tuesday, July 23, 2019 7:32 AM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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Yours sincerely,

A solid black rectangular box used to redact a signature.

From: [Mayor Young](#)
To: [REDACTED]
Cc: [Langford Planning General Mailbox](#)
Subject: RE: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 12:35:55 PM

Good afternoon [REDACTED],

Thank you for taking the time to write with your concerns. Please be advised that I have forwarded your email to our Planning Department for their action.

Thank you,

Christina Bell
Confidential Corporate Services Coordinator
CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 478-7882 ext. 4207
www.langford.ca

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From: [REDACTED]
Sent: Tuesday, July 23, 2019 12:33 PM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

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Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Re: Letter from a concerned citizen
Date: Wednesday, July 24, 2019 9:20:34 AM

Thank you Suzette. We live at [REDACTED].

[REDACTED]

> On Jul 24, 2019, at 9:14 AM, Langford Planning General Mailbox <planning@cityoflangford.ca> wrote:
>
> Hi [REDACTED],
>
> I have been forwarded your email to add to the file. Please provide your civic address if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

>
> Best Regards,
>
> Suzette Chapman
> Planning Assistant

>
> CITY OF LANGFORD
> 2nd floor, 877 Goldstream Ave.
> Langford, BC V9B 2X8
>
> T (250) 478-7882 · F (250) 391-3436
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>
>
> -----Original Message-----

> From: [REDACTED]
> Sent: Tuesday, July 23, 2019 3:52 PM
> To: Mayor Young <mayor@langford.ca>
> Subject: Letter from a concerned citizen

>
> Dear Mayor Young,

>
> On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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>

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Re: Letter from a concerned citizen
Date: Thursday, July 25, 2019 5:06:29 PM
Attachments: [image001.png](#)

Hi Suzette: my Civic address is:

[REDACTED]

Thank you!

[REDACTED]

Get [Outlook for Android](#)

On Thu, Jul 25, 2019 at 1:54 PM -0700, "Langford Planning General Mailbox"
<planning@cityoflangford.ca> wrote:

Hi [REDACTED],

I have been forwarded your email to add to the rezoning file. Please provide your **civic address** if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

Suzette Chapman
Planning Assistant



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

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From: Mayor Young
Sent: Thursday, July 25, 2019 12:33 PM
To: [REDACTED]
Cc: Langford Planning General Mailbox <planning@cityoflangford.ca>
Subject: RE: Letter from a concerned citizen

Good afternoon,

Thank you for taking the time to write the Mayor with your concerns. Please be advised that I have forwarded your email to our Planning Department for their action.

Thank you,

Christina Bell
Confidential Corporate Services Coordinator

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8
T (250) 478-7882 ext. 4207
www.langford.ca

From: [REDACTED]
Sent: Thursday, July 25, 2019 12:21 PM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

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Yours sincerely,





From: [REDACTED]
To: [Mayor Young](#); [Matthew Baldwin](#); [Langford Planning General Mailbox](#); [Denise Blackwell](#)
Cc: [REDACTED]
Subject: STOP RE ZONING of pristine forest around Bilston"s Creek
Date: Monday, July 8, 2019 2:39:26 PM

Absolutely NO development allowed on the 73 acres
on the corner of 804 Latoria & 950 Worral
surrounding Bilston's Creek

Stupid Young has never had a plan for Langford
He just allows the developers to cozy up to him.
No regard for reality of 2019 , never a regard during entire Young's mayorship
High school income similar to Doug Ford . Both show long term use effects on brain.

400 thousand for a cheaply built tiny row house is not affordable housing !!

From: [REDACTED]
To: [Suzette Chapman](#)
Subject: Re: Letter from a concerned citizen
Date: Wednesday, July 24, 2019 1:36:21 PM
Attachments: [image003.png](#)

Good afternoon,

My civic address is [REDACTED].
I live [REDACTED] from the proposed development.

Thank you

[REDACTED]

[REDACTED]

----- Original message -----

From: Suzette Chapman <schapman@langford.ca>
Date: 2019-07-24 08:55 (GMT-08:00)
To: [REDACTED]
Subject: RE: Letter from a concerned citizen

H [REDACTED],

Your email has been forwarded to me to add to the file. Please provide your **civic address** if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

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Planning Assistant



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From: Norma Stewart <nstewart@langford.ca>
Sent: Tuesday, July 23, 2019 8:31 PM
To: Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Letter from a concerned citizen

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: [REDACTED]
Date: 2019-07-23 3:50 p.m. (GMT-08:00)
To: Norma Stewart <nstewart@langford.ca>
Subject: Letter from a concerned citizen

Dear Councillor Stewart,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

Langford has progressed from a small bedroom community to a vibrant centre on the Westshore through rapid development. However, in its current form, this specific development proposal falls short in meeting the best interests of the community in the following ways:

- Greenspace and Species Habitat: This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The PZAHC has given concessions to the developer to reduce the amount of greenspace from 40% to 30% and reduce the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 30% greenspace is protected from clear-cutting. This proposal fails to protect the unique and rare ecology of this land.

- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will

become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

Council can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and
- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

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

From: [REDACTED]
Cc: [Matthew Baldwin](#)
[Suzette Chapman](#)
Subject: Re: Rezoning meeting for 950 Worrall and 804 Latoria is today at 5:30pm,
Date: Friday, July 12, 2019 3:32:52 PM

Hi Matthew,

Our civic address is

[REDACTED],
Victoria, BC,
[REDACTED]

Have a great day.

[REDACTED]

> On Jul 12, 2019, at 2:35 PM, Matthew Baldwin <mbaldwin@cityoflangford.ca> wrote:
>
> Good afternoon [REDACTED],
>
> Thank you for your email of Monday evening. However, in order to have your email included in the package of material that Council receives prior to Public Hearing, we do require that you provide your civic address.
>
> Could you, therefore please re-send your email with your address included.
>
> Thank you.
>
> Matthew G. S. Baldwin, MCIP, RPP
> Director of Planning and Subdivision
>
>
> CITY OF LANGFORD
> 2nd floor, 877 Goldstream Ave.
> Langford, BC V9B 2X8
>
> T (250) 474-6919 · F (250) 391-3436
>
> www.cityoflangford.ca
>
> Please consider the environment before printing this email.
>
> PLEASE NOTE: This message is intended solely for the use of the individual or organization to whom it is addressed and may contain information that is privileged, confidential and prohibited from disclosure under the Freedom of Information and Protection of Privacy Act and other applicable laws. Any other reproduction, distribution or disclosure is strictly prohibited.
>
>
>
>
> -----Original Message-----
> From [REDACTED]
> Sent: Monday, July 8, 2019 5:31 PM
> To: Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>

> Subject: Rezoning meeting for 950 Worrall and 804 Latoria is today at 5:30pm,

>

>

> To: Mayor and City Planners,

>

> My family has recently moved to [REDACTED]. We are really happy with Langford and all the exciting development that is going on. We hope in this rezoning application, there will be a playground for little kids to play. We have 2 little girls and my wife does not drive. The closest park to our home is ocean view Park and that takes about 35 minutes to walk. When we lived in the Saanich area we had about 4 parks within 10 minute walk.

>

> Also we hope that Latoria Rd eventually gets a sidewalk that goes from Veterans Rd to Happy Valley. My wife finds Latoria Rd very sketchy and dangerous when she is pushing our 2 girls in the stroller. We would love to see more sidewalks and parks (where kids can play) in our neighbourhood. In addition, we hope for more schools too as our city continues to grow.

>

> Regards,

>

> [REDACTED]

From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Subject: FW: Department Directory - Land Development - Rezoning of Latoria Road forest
Date: Thursday, July 11, 2019 10:37:37 AM
Attachments: [image001.gif](#)

Please include this into your "public hearing" file.

I will send a quick response.

Thanks.

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

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Please consider the environment before printing this email.

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From: Sharon Martin <smartin@cityoflangford.ca> **On Behalf Of** Langford Administration General Mailbox

Sent: Thursday, July 11, 2019 9:58 AM

To: Langford Planning General Mailbox <planning@cityoflangford.ca>

Subject: FW: Department Directory - Land Development - Rezoning of Latoria Road forest

Sharon Martin
Administration

From: [REDACTED]

Sent: Thursday, July 11, 2019 9:55 AM

To: Langford Administration General Mailbox <administration@cityoflangford.ca>

Subject: Department Directory - Land Development - Rezoning of Latoria Road forest

You have received an email from [REDACTED] via the Langford website:

Department: Land Development

Name: [REDACTED]

Phone: [REDACTED]
[REDACTED]

Topic: Rezoning of Latoria Road forest

Message:

In regards to the application to rezone forested land next to Latoria Road. I strongly disagree with the proposal. High density housing areas cause far more problems than they solve. Please reconsider.

From: [Mayor Young](#)
To: [REDACTED]
Cc: [Langford Planning General Mailbox](#)
Subject: RE: Letter from a concerned citizen
Date: Friday, July 26, 2019 4:06:30 PM

Good afternoon,

Thank you for taking the time to write with your concerns. Please be advised that I have forwarded your email to our Planning Department for their action.

Thank you.

From: [REDACTED]
Sent: Friday, July 26, 2019 4:00 PM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

Langford has progressed from a small bedroom community to a vibrant centre on the Westshore through rapid development. However, in its current form, this specific development proposal falls short in meeting the best interests of the community in the following ways:

- Greenspace and Species Habitat: This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The PZAHC has given concessions to the developer to reduce the amount of greenspace from 40% to 30% and reduce the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 30% greenspace is protected from clear-cutting. This proposal fails to protect the unique and rare ecology of this land.

- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher

density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and
- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

As a settler it is my acknowledgement that I secure my livelihood on the Unceded & Unsurrendered territories of the [WSÁNEC](#) and [L'kwungen](#) peoples, as well as the territories of other Indigenous Peoples on Turtle Island. They have my deep gratitude, and I shall be respectful of these territories, and of the Earth.

From: [Suzette Chapman](#)
To: [Suzette Chapman](#)
Subject: [REDACTED]
Date: Friday, July 12, 2019 9:19:28 AM

> On Jul 11, 2019, at 7:34 PM, [REDACTED] wrote:
>
> Dear Councillor Blackwell,
>
> I am writing out of concern for the proposed development of the parcel of land between Walfred Rd and Latoria Rd currently owned by the Ridley Bros. I have lived in Langford most of my life; and never have I seen the forests dying like they are now. Climate change and the health of our community members are both increasingly at stake with each development council approves.
>
> You and I had the privilege of enjoying Langford when much of it was covered in forest. I actually think that most of Langford council, myself and many other members of Langford's workforce are the productive, hard-working, grounded people we are because of our time spent in nature. Our children and neighbours today desperately need the greenspace and oxygen our mature trees provide this city; likewise our trees need the existing ecosystem to live.
>
> My parents, [REDACTED], were able to give me an acre of trees to play in while I grew up. All day was spent outside in the forest with the neighborhood children. Those children are now teachers, engineers, scientists, tradespeople. I myself work for a local non-profit assisting Westshore residents to find work. None of this productivity and well-being comes from a childhood spent in a treeless playground surrounded by houses. Families today cannot afford an acre of trees for their kids. This is why public parkland with mature trees is crucial.
>
> Also sad is the fact that cedar and fir trees throughout Langford are dying; we all see it everyday. Without large stands of trees to shade and support each other, the tiny clusters left standing next to housing developments inevitably die within a few years of the homes being built.
>
> I commend you all for your incredible work providing affordable housing to our region. However, I urge you to consider purchasing this current land under consideration for naturalized parkland. If not for the overwhelming evidence of the exponential damage cutting down trees has on climate change, then for the protection of the health and well-being of you and your neighbours. We don't need anymore oxygen-producing Fir, Cedar, Garry Oak or Arbutus trees cut down in Langford only to be replaced by tiny ornamental trees that will never have the shade or space to grow into oxygen-producing trees of any consequence.
>
> Thank you very much for your consideration in this matter. I wasn't able to attend the public meeting about this rezoning application, but I'm happy to discuss the matter further and would welcome the chance to do so. I'm also available to volunteer in any initiatives that might conserve green space in our beautiful area.
>
> Best regards,
>
> [REDACTED]
> Langford Resident
> [REDACTED]
>
>
>

From: [Mayor Young](#)
To: [Suzette Chapman](#)
Subject: FW: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 9:20:52 AM

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

From: [REDACTED]
Sent: Monday, July 22, 2019 8:14 PM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and

- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

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Yours sincerely,

A black rectangular redaction box covering the signature area.

From: [Mayor Young](#)
To: [REDACTED]
Cc: [Langford Planning General Mailbox](#)
Subject: RE: Letter from a concerned citizen
Date: Thursday, July 25, 2019 8:12:09 AM

Good morning,

Thank you for taking the time to write with your concerns. Please be advised that I have forwarded your email to our Planning Department for their action.

Thank you,

Christina Bell
Confidential Corporate Services Coordinator

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8
T (250) 478-7882 ext. 4207
www.langford.ca

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

From [REDACTED]
Sent: Wednesday, July 24, 2019 8:22 PM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

A black rectangular redaction box covering the signature.

Sent from my iPhone

From: [Julie Coneybeer](#)
To: [Matthew Baldwin](#)
Cc: [Suzette Chapman](#)
Subject: FW: 20190706 - [REDACTED] RE Save the forest and house the citizens:
Date: Friday, July 12, 2019 2:30:05 PM

Over to you

Julie Coneybeer

Executive Assistant

Mayor, Council and CAO

City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
Sent: Saturday, July 6, 2019 12:11 PM
To: Mayor Young <mayor@langford.ca>
Subject: 20190706 - [REDACTED] RE Save the forest and house the citizens:

APARTMENT BUILDINGS CAN HOUSE PEOPLE AND THE FOREST CAN BE PRESERVED.

Nearly all of the forest being considered for development (70 Acres) could preserved if several large buildings were built to satisfy developer revenue, house families and individuals and the lower floors could be used for schools and other public amenities and shopping close to residences.

The quality of life surrounded by forest is unsurpassed. I live in the forest. The views and the events which occur in nature would be available to the residents and the upper floors would provide incredible viewing opportunities not available living down in the forest as I do or living in ground level houses. Less pavement and more environment aiding forest would also be a benefit globally.

From: [Julie Coneybeer](#)
To: [Langford Planning General Mailbox](#)
Cc: [Suzette Chapman](#)
Subject: FW: 20190707 - [REDACTED] - Rezoning of 804 Latoria, 950 Worrall
Date: Wednesday, July 10, 2019 12:35:37 PM

Please include in public hearing package. Thx

Julie Coneybeer

Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

From: Julie Coneybeer
Sent: Wednesday, July 10, 2019 12:35 PM
To: [REDACTED]
Subject: 20190707 - [REDACTED] - Rezoning of 804 Latoria, 950 Worrall

Good Morning, thank you for your email received for Council and please be advised that it has been included in the public hearing package for this rezoning application Z17-0046.

Julie Coneybeer

Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
Sent: Sunday, July 7, 2019 10:07 PM
To: Langford Council <council@cityoflangford.ca>
Subject: Mayor and Council

You have received an email from [REDACTED] via the Langford website contact us form

Name: [REDACTED]
Email: [REDACTED]
Phone: [REDACTED]
Address: [REDACTED]

Message:

Hello,

I am unable to attend the meeting on Monday July 8 regarding rezoning of 804 Latoria rd and 950 Worrall drive, application z17-0046. I am writing in my submission due to my absence.

I am a resident of [REDACTED]. I spent three summers working for Victoria Contracting and Municipal Maintenance co. for the City of Langford parks and constructions work between 2007 and 2009. I am currently the [REDACTED]
[REDACTED]

[REDACTED]

I do not support this rezoning application and urge mayor and council to deny it based on the following reasons.

1. With planned developments for the remainder of West Hills, Olympic View golf course properties, and now the Ridley properties, Langford is at the imminent point of losing all remaining natural area within its boundaries. Natural area is critical to both human and wildlife survival and Langford has an opportunity here to finally preserve a large portion of it within its borders.
2. The infrastructure surrounding the area is not adequate to support another large development. As much as mayor and council wish for jobs to remain in Langford, at best only retail jobs are being created and the downtown Victoria core will remain the major employer of West Shore residents. In other words, the majority of people in this proposed development will commute to other municipalities and the current infrastructure around Happy Valley, Triangle Mountain and Latoria is not adequate for this type of growth.
3. The area is loaded with riparian habitat and rife with species at risk in already precarious Garry oak ecosystem. These areas contain wild flowers and provide habitat to species of concern and species at risk. Including providing adequate water management for the Bilston Creek watershed. This watershed is already under strain in the south Happy Valley and Willings areas of Langford due to development. The Riparian Area Regulations need be addressed with a precautionary approach, not an exploitive one as is currently proposed with the reduction. If a development is to go ahead in this area, the 43metre riparian buffer is maintained and not reduced in any form. If anything, it should be increased to a minimum of 50m.
4. The creation of public parks, playgrounds or green spaces through building of school fields or the like does not in any way preserve the natural landscape and geography that provides habitat and natural beauty to the area. The 40% minimum retainment should be fiercely maintained, and not reduced due to the creation of school fields or playgrounds. Leaving natural 40% should be exactly that, 40% of the properties untouched by any aspect of the development save for perhaps a low impact trail.
5. The development is not aligned with neighboring development. Most properties surrounding this area are large. The potential development is this site should reflect that and not be considered subdivided by anything less than 10000 sqft lots in order to preserve the current social-natural demographic of the area.
6. This will likely have zero impact on providing affordable housing and will just result in another cookie cutter development that eventually will be just as expensive as the market dictates. Increasing supply as Langford has done, has not reduced any housing crises effects at all, other than providing more opportunities for people to come to greater victoria to speculate and urgently purchase homes.

While I have little faith in Mayor and Council's record of willingness to listen to residents of old Langford I hope you will consider rejecting this request in order to allow the neighbors of South Langford to work with the Ridleys to find a more sustainable development proposal.

Thanks,

[REDACTED]

From: [Mayor Young](#)
To: [REDACTED]
Cc: [Langford Planning General Mailbox](#)
Subject: RE: Letter from a concerned citizen
Date: Wednesday, July 24, 2019 12:22:42 PM

Good afternoon,

Thank you for taking the time to write with your concerns. Please be advised that I have forwarded your email to our Planning Department for their action.

Thank you,

Christina Bell
Confidential Corporate Services Coordinator
CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 478-7882 ext. 4207

www.langford.ca

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

From: [REDACTED]
Sent: Wednesday, July 24, 2019 11:04 AM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

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- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

From: [Matthew Baldwin](#) on behalf of [Langford Planning General Mailbox](#)
To: [Suzette Chapman](#)
Subject: FW: Department Directory - Planning - Stop rezoning RR2 lands and agricultural lands to small residential lots
Date: Thursday, July 4, 2019 11:01:37 AM
Attachments: [image001.gif](#)

For the Public Hearing binder.

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

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From: Sharon Martin <smartin@cityoflangford.ca> **On Behalf Of** Langford Administration General Mailbox

Sent: Thursday, July 4, 2019 10:27 AM

To: Langford Planning General Mailbox <planning@cityoflangford.ca>

Subject: FW: Department Directory - Planning - Stop rezoning RR2 lands and agricultural lands to small residential lots

Sharon Martin
Administration

From: [REDACTED]
Sent: Thursday, July 4, 2019 10:00 AM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: Department Directory - Planning - Stop rezoning RR2 lands and agricultural lands to small

residential lots

You have received an email from [REDACTED] via the Langford website:

Department: Planning

Name: [REDACTED]

Phone: [REDACTED]

Address: [REDACTED]

Topic: Stop rezoning RR2 lands and agricultural lands to small residential lots

Message:

Stop rezoning RR2 lands and agricultural lands to small residential lots in the latoria/happy valley/triangle mountain area. Goes against the OCP that citizens participated in developing - goes against vision for the communities in this area. How can Langford say they are committed to sustainable community goals and climate action goals when the policy of the department is to rezone Rural Resource lands to medium/high density development. Didn't the municipality just sign on to a Climate Emergency through the CRD? Contain development to areas suited for such density. Apply appropriate development to zoning agreed on in the OCP.

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Community Planning, Land Use and Affordable Housing
Date: Tuesday, July 9, 2019 5:10:49 PM

You have received an email from [REDACTED] via the Langford website contact us form

Name: [REDACTED]
Email: [REDACTED]
Phone: [REDACTED]

Message:

I am adamantly against the 450-home development in south Langford by Ridley Bros. Development Ltd. I am in complete support of the neighbours who oppose the development. There simply is too much of nature being destroyed in neighbourhoods and Langford has a horrible reputation for doing so. Nature is important for mitigating climate change, increasing endangered wildlife and enhancing human health.

From: [REDACTED]
To: [Suzette Chapman](#)
Subject: Re: Letter from a concerned citizen
Date: Tuesday, August 20, 2019 8:42:12 PM

[REDACTED] and my proper email is [REDACTED]

Sent from my iPhone

On Jul 29, 2019, at 12:57 PM, Suzette Chapman <schapman@langford.ca> wrote:

Hi [REDACTED],

I have been forwarded your emailed letter to include into the rezoning file. Please provide your **civic address** if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

Suzette Chapman
Planning Assistant
<image001.png>

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From: Denise Blackwell <dblackwell@langford.ca>
Sent: Friday, July 26, 2019 8:14 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Letter from a concerned citizen

For public hearing

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: July 23, 2019 at 3:58:19 PM PDT
To: <dblackwell@cityoflangford.ca>
Subject: Letter from a concerned citizen

Dear Councillor Blackwell,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

Langford has progressed from a small bedroom community to a vibrant centre on the Westshore through rapid development. However, in its current form, this specific development proposal falls short in meeting the best interests of the community in the following ways:

- Greenspace and Species Habitat: This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The PZAHC has given concessions to the developer to reduce the amount of greenspace from 40% to 30% and reduce the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 30% greenspace is protected from clear-cutting. This proposal fails to protect the unique and rare ecology of this land.

- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the

main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

Council can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and
- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

Sent from my iPhone

From: [Mayor Young](#)
To: [Suzette Chapman](#)
Subject: FW: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 9:20:42 AM

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

From: [REDACTED]
Sent: Monday, July 22, 2019 8:56 PM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and

- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The benefit of forested lands to communities in combating drought, warming temperatures, air quality, sustaining salmon streams, and being a buffer against climate change are well-documented. I am very concerned about the amount of deforestation taking place in our community.

The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

A black rectangular box used to redact a signature.

Langford

From: [REDACTED]
To: [Lauren Morhart](mailto:Lauren.Morhart@cityoflangford.ca)
Subject: RE: Z16-0046 Zoning Amendment
Date: Friday, January 25, 2019 10:29:20 AM

Lauren thanks for letting us know. We will watch for the notice – assume it will come in the mail.
Regards. [REDACTED]

From: Lauren Morhart [mailto:lmorhart@cityoflangford.ca]
Sent: Friday, January 25, 2019 10:04 AM
To: [REDACTED]
Cc: Suzette Chapman
Subject: RE: Z16-0046 Zoning Amendment

Good Morning [REDACTED],

The application to rezone 804 Latoria Road and 905 Worrall Drive has been postponed. The proposal will not be going to the Planning, Zoning and Affordable Housing Committee meeting on Monday, January 28th, 2019. It is expected the application will be rescheduled for a new date in February, but please note that a date has not yet been determined, and you will receive notification when it is. We apologize for any confusion or inconveniences this may have caused but felt it was in the public and in the municipalities best interest to revisit this proposal at a later date.

Sincerely,
Lauren

Lauren Morhart, MCIP, RPP
Planner II

From: [REDACTED]
Sent: Friday, January 25, 2019 9:14 AM
To: Lauren Morhart <lmorhart@cityoflangford.ca>
Subject: Z16-0046 Zoning Amendment

Lauren, we were in questioning you about this application and you said you would be able to send us the application package with drawings etc. today if we emailed you with a request today. Please send us that documentation. Thanks. [REDACTED]

From: [REDACTED]
To: [Suzette Chapman](#)
Subject: Re: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 1:34:58 PM
Attachments: [image001.png](#)

Hi Suzette,

I'm at [REDACTED]

Thanks

On Tue, Jul 23, 2019 at 1:12 PM Suzette Chapman <schapman@langford.ca> wrote:

Hi [REDACTED],

Please provide your **civic address** if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

Suzette Chapman

Planning Assistant



CITY OF LANGFORD

2nd floor, 877 Goldstream Ave.

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From: Mayor Young
Sent: Tuesday, July 23, 2019 9:21 AM
To: Suzette Chapman <schapman@langford.ca>
Subject: FW: Letter from a concerned citizen

From: [REDACTED]
Sent: Monday, July 22, 2019 8:12 PM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

Dear Mayor Young,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The PZAHC has given concessions to the developer to reduce the amount of greenspace from 40% to 30% and reduce the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 30% greenspace is protected from clear-cutting. This proposal fails to protect the unique and rare ecology of this land.

- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

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The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

, author.

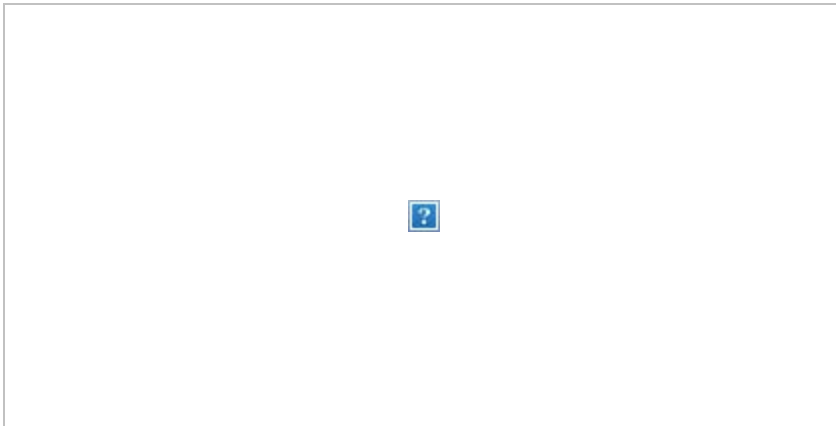
--



Connect with me here-



Grab your copy of [REDACTED] today!



Note: No trees were killed in the sending of this message, but a large number of electrons were terribly inconvenienced.

From: [Matthew Baldwin](#)
To: [Trina Cruikshank](#)
Subject: FW: Letter from a concerned citizen
Date: Monday, August 12, 2019 3:53:06 PM
Attachments: [image001.gif](#)

Please file under rezoning for Weir Ridley property Worrall/Latoria

Thanks.

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



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From: Denise Blackwell <dblackwell@langford.ca>
Sent: Thursday, August 8, 2019 7:08 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Letter from a concerned citizen

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: August 8, 2019 at 6:53:11 PM PDT
To: <dblackwell@cityoflangford.ca>
Subject: Letter from a concerned citizen

Dear Councillor Blackwell,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

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better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and

- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

My property is directly above the proposed development. The steepness and the runoff concern me that houses below will have water issues. I do not oppose development of the property, but believe the density is too high. Before you pass the development I ask you walk the property to understand what we are saying.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

Sent from my iPad

From: [REDACTED]
To: [Suzette Chapman](#)
Subject: Re: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 6:10:27 PM

Sure!

[REDACTED]

Thank you!

Sent from [REDACTED] iPhone XR

On Jul 23, 2019, at 13:08, Suzette Chapman <schapman@langford.ca> wrote:

Hi [REDACTED],

Please provide your **civic address** if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

Suzette Chapman
Planning Assistant
<image001.png>

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From: Julie Coneybeer
Sent: Tuesday, July 23, 2019 8:50 AM
To: Suzette Chapman <schapman@langford.ca>

Subject: FW: Letter from a concerned citizen

From: Denise Blackwell <dblackwell@langford.ca>

Sent: Tuesday, July 23, 2019 6:11 AM

To: Julie Coneybeer <jconeybeer@cityoflangford.ca>; Matthew Baldwin <mbaldwin@cityoflangford.ca>

Subject: Fwd: Letter from a concerned citizen

For the public hearing

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: July 22, 2019 at 8:30:40 PM PDT
To: <dblackwell@cityoflangford.ca>
Subject: Letter from a concerned citizen

Dear Councillor Blackwell,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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There is not enough green space being created!!! Langford parks are being overrun because not enough green space is created.

- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

Not enough parking spaces are being created with all of the suites built into new homes!

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

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Yours sincerely,

[REDACTED]

From: [REDACTED]
To: [Denise Blackwell](#); [Langford Planning General Mailbox](#); [Matthew Baldwin](#); [Mayor Young](#)
Subject: Mr. Weir's Proposal
Date: Thursday, July 11, 2019 12:56:02 AM

Hi there,

I write regarding Mr. Weir's proposed development. I'm not against development, generally, but I think it's important to determine for public knowledge the burdens, tests, etc that Mr. Weir would have to meet to be successful in the following aspects of his proposal:

- Reduction in required stream protection
- Reduction in required green space by 12 acres.
- Total waiver of the required disbursement to the Affordable Housing Reserve fund
- Gift of Development Cost Charges re: trails

I understand that, in return, the Developer has alluded to some potential non-specific future deals, but trust that's not being seriously considered.

I am eager to hear back from you on the requirements facing Mr. Weir and the schedule for public participation. Thank you for your time and consideration!

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Re: Letter from a concerned citizen
Date: Thursday, July 25, 2019 9:19:03 AM
Attachments: [image001.png](#)

My address is [REDACTED].

Thanks.

[REDACTED]

Ten years in business!

On Thursday, July 25, 2019, 8:32:59 a.m. PDT, Langford Planning General Mailbox
<planning@cityoflangford.ca> wrote:

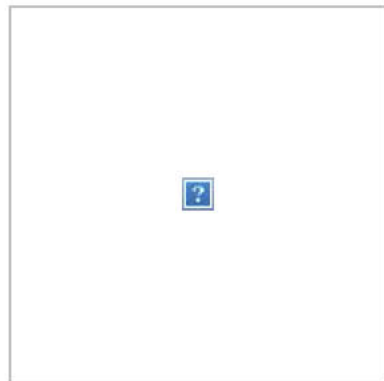
Hi [REDACTED],

Your email has been forwarded to me to add to the file. Please provide your **civic address** if you would like your emailed letter included in the Public Hearing package should this application proceed to that stage of the process.

Best Regards,

Suzette Chapman

Planning Assistant



CITY OF LANGFORD

2nd floor, 877 Goldstream Ave.

Langford, BC V9B 2X8

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From: Mayor Young
Sent: Thursday, July 25, 2019 8:12 AM
To: [REDACTED]
Cc: Langford Planning General Mailbox <planning@cityoflangford.ca>
Subject: RE: Letter from a concerned citizen

Good morning,

Thank you for taking the time to write with your concerns. Please be advised that I have forwarded your email to our Planning Department for their action.

Thank you,

Christina Bell

Confidential Corporate Services Coordinator

CITY OF LANGFORD

2nd floor, 877 Goldstream Ave.

Langford, BC V9B 2X8

T (250) 478-7882 ext. 4207

www.langford.ca

From: [REDACTED]
Sent: Wednesday, July 24, 2019 8:36 PM
To: Mayor Young <mayor@langford.ca>
Subject: Letter from a concerned citizen

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr.

The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council. This is such a disappointment.

Council can demonstrate community leadership in listening to the voice of its citizens and delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels. We can also amend the proposal to require the developer to leave a large, contiguous portion of forested green space as a park.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

Yours sincerely,

[REDACTED]

Reasons to Reject the Current Zoning Application:

1. The property has been identified to be habitat for the endangered Sharp-tailed snake and other species at risk. Confirmation of its endangered status is available on the federal governments endangered species registry (see below). Protection efforts and habitat conservation is a requirement of the Federal Governments Species At Risk Act, through the provincial government, the CRD, and many environmental organizations such as HAT.

The property must be assessed by the Sharp-tailed Snake recovery team in accordance with legislation. The act provides compensation for the property owner for any habitat that is expropriated as a result of conservation efforts.

A biologists survey of the property has not been submitted as part of the application, no evidence has been provided that the property has been fully assessed therefore the committee is not able to determine if it would be appropriate to rezone the property. Moving forward in the development process would be irresponsible and possibly expose the city to liability if it permitted any habitat destruction.

Sources:

Per the Federal Government of Canada Species at Risk Public Registry, the Sharp-tailed Snake has the following designation:

Scientific Name: *Contia tenuis*

Taxonomy Group: Reptiles

COSEWIC Range: British Columbia

COSEWIC Assessment Date and Status Change: November 2009

COSEWIC Status: Endangered

COSEWIC Status Criteria: B1ab(iii)+2ab(iii); C2a(i)

COSEWIC Reason for Designation: This tiny snake is confined to a handful of isolated, small populations in southeastern Vancouver Island and the southern Gulf Islands of British Columbia. Most of these populations are threatened by development and may not be viable. Increased search effort since the last assessment has found three previously undiscovered populations. Despite this, it is likely that overall numbers are decreasing and threats continue unabated. Major threats include ongoing development, increasing human populations, off trail recreation, fragmentation by roads and stochastic effects on small populations.

COSEWIC History of Status Designation: Designated Endangered in April 1999. Status re-examined and confirmed in October 1999 and November 2009.

SARA Status: Schedule 1, Endangered

Date of Listing (yyyy-mm-dd): 2003-06-05

https://wildlife-species.canada.ca/species-risk-registry/species/speciesDetails_e.cfm?sid=586

SARA - Species at Risk Act (S.C. 2002, c. 29)

Destruction of critical habitat

- **61 (1)** No person shall destroy any part of the critical habitat of a listed endangered species or a listed threatened species that is in a province or territory and that is not part of federal lands.

Acquisition of lands

- **62** A competent minister may enter into an agreement with any government in Canada, organization or person to acquire any lands or interests in land for the purpose of protecting the critical habitat of any species at risk.

Compensation

- **64 (1)** The Minister may, in accordance with the regulations, provide fair and reasonable compensation to any person for losses suffered as a result of any extraordinary impact of the application of
 - **(a)** section 58, 60 or 61; or
 - **(b)** an emergency order in respect of habitat identified in the emergency order that is necessary for the survival or recovery of a wildlife species

BC Provincial Government

Ministry of Environment

Recovery Strategy for the Sharp-tailed Snake (*Contia tenuis*) in British Columbia

Prepared by the Sharp-tailed Snake Recovery Team

“The primary focus is habitat protection to ensure that further loss and fragmentation of habitats are prevented. The approach involves collaborating with land managers and local planners to incorporate habitat protection needs of this species into the planning process and examining opportunities for land acquisitions and covenants.”

http://www.env.gov.bc.ca/wld/documents/recovery/rcvrystrat/sharp-tailed_snake_rcvry_strat_2008.pdf



Image by Todd Carnahan, further conservation efforts found at: <https://www.hat.bc.ca/sharp-tailed-snake-stewardship>

2. The Zoning proposal is not in line with the OCP or the South Neighbourhood Plan. The proposed rezoning plan:

- a. Does not “Retain significant open space and maintain ecosystem values.” (objective 3.11 – the first objective of Hillside or Shoreline Areas in the OCP). The proposal is for less than 25% provided by the developer. As stated in the proposal it is the developers hope is that the green space requirements will be met by a 3rd party with a proposed addition of a school; however, there is no way to predict the needs of the school district now or in the future as no agreement is in place with respect to the land. It is also likely that the district would infill this land in time as needed to keep up with the population demands. It is the responsibility of the developer to meet this need through its own contributions in its application.

Per the OCP this parcel has a 40% is the set minimum contribution of green space, a lower amount *may be considered* for affordable housing contributions. Only 10 homes are offered below market value, this number is insignificant compared with the scale of the overall project.

- b. Does not protect ecosystems that the city has already designated as environmentally sensitive: “the objective of preserving and enhancing sensitive ecosystems and wildlife habitat wherever possible and to cluster development away from these areas. A Development Permit, or specific exemption from the requirements of a development permit, is required before land within this designation is altered in any way. The justification and objective for this designation is to ensure that Council has the ability to secure the necessary information for considering development applications in order that development is well managed and that rare, endangered, or sensitive ecosystems, plants and animals are protected.” See Maps 13, 14, 15, 17, 19 of the OCP.

The City of Langford’s Riparian Zone Map 13 identifies that significant portion of the property is protected under this designation, not just the 2 streams that run through it noted by the developer. Without a comprehensive biologist survey of the entire property neither the committee nor the public are able to assess if the zoning recommendation is appropriate as the information in the proposal conflicts with the City’s own studies.

- c. Per the OCP “Policy 3.12.1 Set targets for view preservation from the valley and creation from hillsides or shorelines when considering development applications that addresses the community’s desire to maintain views of key landscape features such as ridgelines, peaks, rocky outcrops, shorelines and environmentally sensitive areas with the strong demand for hillside development sites with views.” The zoning application does not address this, the density requested would require that all areas of the property, hillside and valley be developed to achieve maximum profit.
- d. Does not take into account the needs of the community “South Langford Neighbourhood Plan is a new vision, a framework for shaping land use and density while preserving community values”. The plan was created 14 years ago and is in no way a

reflection of the current community that has grown drastically since then. In order to “Ensure a high-quality, sustainable living environment that meets the needs and values of area residents”, a full community consultation is needed to rezone and to develop such a large parcel of land.

- e. Does not “Create strategic greenbelts dedicated to wildlife corridors, recreation and trails”. “The largest amount of comments and suggestions concerning the proposed land use concepts concerned the protection of the environment, green space and wildlife habitat. This suggests that a large proportion of the survey respondents felt that the South Langford Neighbourhood Plan should be designed in such a way that ecological resources and processes are preserved into the future.” Survey respondents had asked for “larger tree and habitat protection areas”, “a walking trail in the Desmond Crescent and Latoria Road area”.

The Citizens of South Langford for Sustainable Development has conducted its own survey in the last month of south Langford residents, over 80% of respondents have indicated that a large natural green space with walking trails is their desire for the community amenity contribution within this proposed development. The current proposal does not meet the needs of the community and should be rejected.

- 3. The rezoning proposal requests that a new zoning classification be created specially for this property. As a new, comprehensive development that allows a multitude of high density housing styles and options affects all residents of Langford, the application should be dismissed so that all Langford citizens are given the opportunity to weigh in and determine if this is appropriate for their community. Only a small number of residents that directly border this property have been notified. The zoning proposal does not indicate why Langford’s existing zoning classifications are not sufficient, it would seem that the developer is looking for an easy way to bypass well thought out regulations.

As well, the meeting notice identifies that the application to change the classification from (RR2) Rural residential to (RS4) Residential Small Lot. The actual proposal requests a new zoning classification instead of RS4. To ensure fairness of process, the application should be dismissed and the City can decide to notify residents properly if the developer wishes to proceed with its application again. If residents had received accurate information, they may have chosen to read the proposal or attend the rezoning hearing.

From: [Julie Coneybeer](#)
To: [Suzette Chapman](#)
Subject: FW: Letter from a concerned citizen
Date: Tuesday, July 23, 2019 8:52:49 AM

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

From: Lillian Szpak <lszpak@cityoflangford.ca>
Sent: Tuesday, July 23, 2019 7:30 AM
To: [REDACTED]
Cc: Julie Coneybeer <jconeybeer@cityoflangford.ca>; Darren Kiedyk <dkiedyk@cityoflangford.ca>; Matthew Baldwin <mbaldwin@cityoflangford.ca>
Subject: Re: Letter from a concerned citizen

Dear [REDACTED],

Thank you for taking the time to write me with your concerns which I am taking into consideration. I am copying your email to our senior staff for our response and for distribution to the rest of Council and the Mayor.

Take care,
Lillian

Sent from my iPad

> On Jul 22, 2019, at 5:59 PM, [REDACTED] wrote:

>

> Dear Councillor Szpak,

>

> On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

>

> Langford has progressed from a small bedroom community to a vibrant centre on the Westshore through rapid development. However, in its current form, this specific development proposal falls short in meeting the best interests of the community in the following ways:

>

> - Greenspace and Species Habitat: This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The PZAHC has given concessions to the developer to reduce the amount of greenspace from 40% to 30% and reduce the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 30% greenspace is protected from clear-cutting. This proposal fails to protect the unique and rare ecology of this land.

>

> - Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

>

> - Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans

Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

>

> Council can demonstrate community leadership in listening to the voice of its citizens and:

>

> - delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and

>

> - amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

>

> The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

>

>

> Yours sincerely,

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From: [Braden Hutchins](#)
To: [Matthew Baldwin](#); [Leah Stohmann](#); [Suzette Chapman](#)
Subject: FW: Development Concern
Date: Monday, July 8, 2019 8:27:04 AM
Attachments: [Submission RE Worral Developement July 8, 2019.docx](#)

Hi, please see below and attached for comments for inclusion within the development package.

Thx,

Braden Hutchins, MPA
Director of Corporate Services

From: [REDACTED]
Sent: Monday, July 8, 2019 12:03 AM
To: Braden Hutchins <bhutchins@langford.ca>
Subject: RE: Development Concern

Hi Braden,

It was a pleasure speaking with you on Friday, thank you again for calling in response to my email.

I have had an opportunity to read the proposal for the development and have attached a response that outlines contradictions between the application and the OCP and SLNCP, please see the attached document that I would like recorded as my submission for the minutes.

As stated previously our south Langford group would like to work with the developer and come to a mutually beneficial plan that would be supported by the community. Unfortunately, the current proposal does not meet those needs and I feel it must be rejected for the reasons outlined in the attached document.

Thank you again and I hope to see you at the meeting.

Sincerely,

[REDACTED]

Sent from [Mail](#) for Windows 10H

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Re: Letter from a concerned citizen
Date: Thursday, July 25, 2019 10:25:58 AM

Absolutely

[REDACTED]

Sent from my iPhone

> On Jul 25, 2019, at 8:27 AM, Langford Planning General Mailbox <planning@cityoflangford.ca> wrote:
>
> Hi [REDACTED],
>
> Your email has been forwarded to me to add to the file. Please provide your civic address if you would like your
emailed letter included in the Public Hearing package should this application proceed to that stage of the process.
>
> Best Regards,
>
> Suzette Chapman
> Planning Assistant
>
>
> CITY OF LANGFORD
> 2nd floor, 877 Goldstream Ave.
> Langford, BC V9B 2X8
>
> T (250) 478-7882 · F (250) 391-3436
>
> www.cityoflangford.ca
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distribution or disclosure is strictly prohibited.
>
>
>
> -----Original Message-----
> From: Mayor Young
> Sent: Thursday, July 25, 2019 8:12 AM
> To: [REDACTED]
> Cc: Langford Planning General Mailbox <planning@cityoflangford.ca>
> Subject: RE: Letter from a concerned citizen
>
> Good morning,
>
> Thank you for taking the time to write with your concerns. Please be advised that I have forwarded your email to
our Planning Department for their action.
>
> Thank you,

>

> Christina Bell

> Confidential Corporate Services Coordinator

>

> CITY OF LANGFORD

> 2nd floor, 877 Goldstream Ave.

> Langford, BC V9B 2X8

> T (250) 478-7882 ext. 4207

> www.langford.ca

>

> -----Original Message-----

> From [REDACTED]

> Sent: Wednesday, July 24, 2019 6:39 PM

> To: Mayor Young <mayor@langford.ca>

> Subject: Letter from a concerned citizen

>

> Dear Mayor Young,

>

> Please don't let greedy developers ruin our children's home and neighborhood!

>

> On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

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>

> - Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

>

> - Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

>

> The City of Langford can demonstrate community leadership in listening to the voice of its citizens and:

>

> - delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and

>

> - amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

>

> The City of Langford has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

>

>

> Yours sincerely,

>

>

> Sent from my iPhone

From: [Matthew Baldwin](#)
To: [REDACTED]
Cc: [Suzette Chapman](#); [Lauren Morhart](#); [Christina Bell](#)
Subject: RE: RUSH ACTION REQUIRED - Presentation to the Planning and Zoning Committee
Date: Friday, January 25, 2019 10:33:38 AM
Attachments: [image001.gif](#)

Hello [REDACTED],

Further to my email of earlier this morning, I can confirm that the application to rezone the property at 805 Latoria Road and 950 Worrall Drive will not be discussed this coming Monday evening, and has been postponed to a later Committee meeting.

The applicant wishes to have some further discussion with staff about this application, and we expect that we will reschedule this for a meeting sometime in February.

With respect to any presentation you may wish to make to the Committee, if the presentation pertains to an item on the agenda it does not have to be listed as a separate item on the agenda, but rather information about the application that is on the agenda. Christina (the one here who prepares the agendas) was under the impression that you were making a more generic presentation and not a presentation specific to this particular application.

In closing, I would again offer you the opportunity to discuss this application with either myself or my staff.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

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From: [Julie Coneybeer](#)
To: [Suzette Chapman](#)
Subject: FW: Letter from a concerned citizen
Date: Monday, July 29, 2019 7:56:24 AM

From: Norma Stewart <nstewart@langford.ca>
Sent: Saturday, July 27, 2019 5:46 PM
To: Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Letter from a concerned citizen

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: [REDACTED]
Date: 2019-07-27 2:31 p.m. (GMT-08:00)
To: Norma Stewart <nstewart@langford.ca>
Subject: Letter from a concerned citizen

Dear Councillor Stewart,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting regarding a proposed zoning amendment in support of a significant development proposal at 804 Latoria Rd/950 Worrall Dr. The meeting saw over 200 citizens express significant concern about the development proposal. Despite these concerns, the PZAHC voted in favour of the zoning amendment with minimal improvement and recommended it to Council.

Langford has progressed from a small bedroom community to a vibrant centre on the Westshore through rapid development. However, in its current form, this specific development proposal falls short in meeting the best interests of the community in the following ways:

- Greenspace and Species Habitat: This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The PZAHC has given concessions to the developer to reduce the amount of greenspace from 40% to 30% and reduce the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 30% greenspace is protected from clear-cutting. This proposal fails to protect the unique and rare ecology of this land.

- Zoning and Neighbourhood Integrity: The proposal seeks to build up to 450 dwellings on this parcel of land while using a proposed R5 zoning that does not exist. This new zoning represents a significantly higher density than the surrounding neighbourhood. As such, we

have no examples how this will look in practice and how it will align with existing neighbourhoods that surround it. Moreover, the current proposal connects our neighbourhoods directly to the new development with no transition between existing housing and the hundreds of small lots that are characteristic of higher density neighbourhoods.

- Traffic: The denser a development is, the more it strains our already busy roads. This higher density zoning will see thousands more vehicles in our neighborhoods. Residential roads will become the main thoroughfares for the development. There are major bottlenecks along Latoria Dr., most noticeably at its intersections with Veterans Memorial Pkwy. and Happy Valley Rd. We are worried about the greater likelihood of accidents. In short, we have serious concerns about traffic, safety and sustainability with the significant increase in density.

Council can demonstrate community leadership in listening to the voice of its citizens and:

- delay the first reading of the proposed rezoning of 950 Worrall Dr. and 804 Latoria, until more public review and consultation can take place. We need to better understand the implications of this unique, radical zoning change and the potential impact on the sensitive ecosystems and species at risk in the parcels; and

- amend the proposal to require the developer to leave a large, contiguous portion of forested greenspace as a park. The community has demonstrated that they want more natural, undeveloped greenspace in South Langford alongside other amenities like affordable housing and schools. We don't need to choose.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, but fully protects environmentally sensitive areas, and preserves the character of surrounding neighbourhoods.

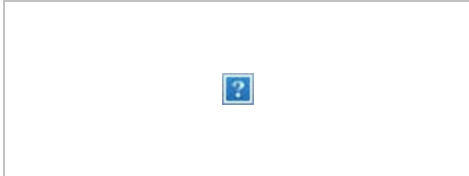
Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Subject: FW: 20190707 - [REDACTED] re Green space
Date: Monday, July 15, 2019 9:15:04 AM
Attachments: [image001.gif](#)

For the Public Hearing binder.

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
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From: [REDACTED]
Sent: Saturday, July 13, 2019 8:18 AM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>
Subject: Fwd: 20190707 - [REDACTED] re Green space

I am a little nervous about sharing my address, will it be like I am going to get into trouble for saying this stuff? ITS personal and I would appreciate if you don't share it with anyone, I m not trying to cause a scene or get into trouble, just I live in the happy valley area on [REDACTED] and [REDACTED] area and am not sure why you need my address....its on [REDACTED]

Begin forwarded message:

From: Matthew Baldwin <mbaldwin@cityoflangford.ca>
Subject: RE: 20190707 - [REDACTED] re Green space
Date: July 12, 2019 at 2:36:20 PM PDT
To: [REDACTED] >

Cc: Suzette Chapman <schapman@langford.ca>

Good afternoon [REDACTED],

Thank you for your email of last Sunday evening. In order to have your email included in the package of material that Council receives prior to Public Hearing, we do require that you provide your civic address.

Could you, therefore please re-send your email with your address included.

Thank you.

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

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

From: [REDACTED]
Sent: Sunday, July 7, 2019 6:28 PM
To: Mayor Young <mayor@langford.ca>
Subject: 20190707 - [REDACTED] re Green space

I really think its great what you've done in Langford to create more homes, and I was just recently reading the article on the green space behind [REDACTED] of which I live, and am aware that it is a fortunate place to live, and moved from Peatt because of the noise and pollution, and love the quiet surrounding us, and am concerned because of the 72 acres proposed to be developed. I know we can't have one without the other, but I am a firm believer that nature helps with mental health, helps people be nicer and kinder people. I realize the need for housing, and wish more than anything that you might reconsider the twenty five percent to more like a fifty percent, as it is such a great place for the neighbourhood, quiet and the animals that live in that place will be pushed out. I understand there is a meeting tomorrow to speak up about my concerns, but I'm not sure if I can say or

do anything to make you change your mind. Ive lived in Langford since 1994.
Lots of good has come out of development, but also out of nature.

From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Subject: FW: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 3:20:04 PM

Over to you.

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

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From: Denise Blackwell <dblackwell@langford.ca>
Sent: Tuesday, November 19, 2019 3:15 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 1:33:48 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

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Yours sincerely,



Sent from my iPhone

From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Subject: FW: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 3:37:29 PM

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca



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PLEASE NOTE: This message is intended solely for the use of the individual or organization to whom it is addressed and may contain information that is privileged, confidential and prohibited from disclosure under the *Freedom of Information and Protection of Privacy Act* and other applicable laws. Any other reproduction, distribution or disclosure is strictly prohibited.

From: Denise Blackwell <dblackwell@langford.ca>
Sent: Tuesday, November 19, 2019 3:37 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 3:17:58 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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Yours sincerely,



Sent from my iPad

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:31:52 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 12:09:02 AM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

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Yours sincerely,

Sent from my iPhone

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:28:13 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 5:56:02 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

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Yours sincerely,

Sent from my iPhone

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:27:38 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 6:31:53 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760).

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Yours sincerely,

A black rectangular redaction box covering the signature of the official.

From: [lanny seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:27:12 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 6:32:58 PM PST
To: "lseatonis@gmail.com" <lseatonis@gmail.com>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton, I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.) I would like the City of Langford to commit to the following in approving the proposed rezoning application: - Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats. - Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents. I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford. Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland. Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the

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Get [Outlook for Android](#)

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:26:46 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 6:47:06 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

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Yours sincerely,

Sent from my iPhone

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:26:17 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 8:07:50 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

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Yours sincerely,

Sent from my iPad

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:25:48 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 8:09:40 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

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Yours sincerely, 

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:19:41 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 9:23:39 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

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A black rectangular redaction box covering the signature of the official.

Sent from my iPhone

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:18:58 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 9:44:37 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

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Sincerely,

[Redacted signature]



[Redacted signature]
[Redacted signature]
[Redacted signature]
on behalf of the [Redacted signature]
[Redacted signature]

[Show your support with a donation](#)

From: [lanny seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:18:32 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 10:29:33 PM PST
To: "lseatonis@gmail.com" <lseatonis@gmail.com>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton, I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.) I would like the City of Langford to commit to the following in approving the proposed rezoning application: - Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats. - Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents. I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford. Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland. Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the

citizens of Langford. The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods. Yours sincerely,

Get [Outlook for Android](#)

From: [lanny seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Proposed Rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760)
Date: Wednesday, November 20, 2019 7:17:54 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 12:59:05 AM PST
To: "mayor@langford.ca" <mayor@langford.ca>,
"dblackwell@cityoflangford.ca" <dblackwell@cityoflangford.ca>,
"nstewart@langford.ca" <nstewart@langford.ca>, "lszpak@cityoflangford.ca"
<lszpak@cityoflangford.ca>, "reelectrogerwade@gmail.com"
<reelectrogerwade@gmail.com>, "trakside99@shaw.ca" <trakside99@shaw.ca>,
"lseatonis@gmail.com" <lseatonis@gmail.com>
Subject: Proposed Rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760)

Dear Mayor and Councillor's,

I am writing to oppose the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.).

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) heard from over 200 residents, many of whom spoke in opposition to this proposal. Denise Blackwell, chair of the committee, advised that the inclusion of the school site would be a minimum requirement of the project moving forward. This direction was confirmed publicly by the representative from Langdon Weir. I was present for this meeting and the subject property affects me directly.

At the public consultation meeting held at Royal Bay High School I spoke with Adam Weir directly. He stated that the offer period for the school district to accept the proposed school site had lapsed and that there had been no further communication from the school district. He suggested that homes would be built instead of the school.

As the school site is not moving forward, then the developer has failed to meet the minimum requirement set by the PZAHC chair. As such, the proposed rezoning should be rejected.

The subject property has been identified as containing endangered species and habitats of endangered species. The Land Conservancy (TLC) has approached Langdon

Weir to protect a portion of this land that contains the most sensitive ecosystems which is where the school site is proposed. South Langford lacks the natural amenities that North Langford has in abundance, such as natural parks and trails. I ask that Langford Council amend the rezoning proposal to create a covenanted parkland on the school site (east side of the property) and direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas.

Sincerely,

[REDACTED]
[REDACTED]

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:16:40 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 4:35:47 AM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better

protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

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

Sent from my iPad

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:15:57 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 5:25:14 AM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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Yours sincerely,

A black rectangular box redacting the signature of the official.

Sent from my iPhone

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:10:52 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 9:57:45 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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Yours sincerely,

A black rectangular redaction box covering the signature of the official.

Sent from my iPhone

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 7:10:34 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 9:55:10 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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Yours sincerely,

Sent from my iPad

From: [Denise Blackwell](#)
To: [Julie Coneybeer](#); [Matthew Baldwin](#)
Subject: Fwd: Langford Green Spaces
Date: Wednesday, November 20, 2019 7:07:22 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 6:09:34 AM PST
To: Denise Blackwell <dblackwell@langford.ca>
Subject: Langford Green Spaces

Dear Councillor Blackwell

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 8:42:51 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 8:18:00 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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Yours sincerely,

Sent from my iPhone

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 8:42:24 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 8:07:47 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

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Yours sincerely,

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

19 November 2019

[REDACTED]
[REDACTED]

Victoria, BC [REDACTED]

City of Langford
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8

Dear Councillors:

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worral Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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Yours sincerely,

<electronically signed>

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

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 8:41:09 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 8:03:37 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell, I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.) I would like the City of Langford to commit to the following in approving the proposed rezoning application: - Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats. - Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents. I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford. Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland. Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAH) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to

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A solid black rectangular box used to redact a signature.

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760)
Date: Tuesday, November 19, 2019 7:55:34 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 7:52:04 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Subject: **Proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760)**

Dear Councillor Blackwell,

On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. I was present for the public meeting.

At the July 8, 2019 public meeting, you stated categorically that the inclusion of the school on the site would be a minimum requirement for the project moving forward.

In my opinion, the proposed rezoning and development should not proceed without a commitment from the Sooke School District that there will be a school built within the proposed development located at 804 Latoria Rd/950 Worrall Drive.

It is my understanding that the time limit for the Sooke School District committing to use a portion of the lands in the proposed development for construction of a school has passed and as of yet there has been no commitment from the Sooke School District that a school will be built on the proposed development, now or in the future. At a minimum, the proposed lands for the school site should remain undeveloped and untouched until such time as there is a legally binding agreement with the Sooke School Board that a school will be built on the land in question. If my information is incorrect, please advise. However, if there has been no commitment from the Sooke School District, please confirm that the proposed rezoning will be rejected and any proposed development of the land set aside for the school will not be proceeding.

Yours truly,



From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 7:55:12 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 7:12:37 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell, I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.) I would like the City of Langford to commit to the following in approving the proposed rezoning application: - Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats. - Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents. I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford. Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland. Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAH) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to

demonstrate your accountability to the citizens of Langford. The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods. Yours sincerely, [REDACTED]

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 6:23:49 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 6:03:20 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Subject: Letter for Public Hearing on Nov. 25, 2019
Reply-To: [REDACTED]

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAH) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to

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Yours sincerely,



[Sent from Yahoo Mail on Android](#)

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 5:55:10 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 1:34:43 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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Yours sincerely,

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

Sent from my iPhone

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 5:54:22 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 5:43:05 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

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Yours sincerely, 

From: [Healing Spa](#)
To: [Denise Blackwell](#)
Cc: [Matthew Baldwin](#); [Julie Coneybeer](#); [Norma Stewart](#); [Lanny Seaton](#); [Roger Wade](#)
Subject: Re: Public Hearing - Proposed Rezoning of 804 Latoria Rd/950 Worrall Drive
Date: Tuesday, November 19, 2019 5:46:15 PM

Thank you!

Sent from my iPhone

> On Nov 19, 2019, at 5:24 PM, Denise Blackwell <dblackwell@langford.ca> wrote:

>

> I am forwarding all of these to Matthew for inclusion in the public hearing and to Julie as per procedure. No need for all of us to do it unless you see I've not been included.

>

> D

> Sent from my iPad

>

> Begin forwarded message:

>

> From [REDACTED]

> Date: November 19, 2019 at 5:07:23 PM PST

> To: Denise Blackwell <dblackwell@langford.ca>, Roger Wade <rwade@cityoflangford.ca>, Matt Sahlstrom <msahlstrom@cityoflangford.ca>, "lseaton@cityoflangford.ca" <lseaton@cityoflangford.ca>, Norma Stewart <nstewart@langford.ca>, Lillian Szpak <lszpak@cityoflangford.ca>

> Subject: Public Hearing - Proposed Rezoning of 804 Latoria Rd/950 Worrall Drive

>

>

> Dear Councillor,

>

> I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760). I would like the City of Langford to commit to the following in approving the proposed rezoning application:

>

>

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>

> · Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

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>

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>

> Yours sincerely,

>

> 

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 5:21:56 PM

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 4:51:17 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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Yours sincerely,

From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Subject: FW: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 9:06:45 AM

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca



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From: Denise Blackwell <dblackwell@langford.ca>
Sent: Wednesday, November 20, 2019 9:06 AM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 8:46:58 AM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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Yours sincerely,



Sent from my Galaxy Tab® A

From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Subject: FW: 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)
Date: Wednesday, November 20, 2019 9:07:11 AM

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca



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From: Denise Blackwell <dblackwell@langford.ca>
Sent: Wednesday, November 20, 2019 9:07 AM
To: Julie Coneybeer <jconeybeer@cityoflangford.ca>; Matthew Baldwin <mbaldwin@cityoflangford.ca>
Subject: Fwd: 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 8:51:33 AM PST
To: Denise Blackwell <dblackwell@langford.ca>
Subject: 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

Dear Denise,

re: proposed rezoning of 804 Latoria Rd/950 Worral Drive (Bylaw 1760.)

I was at the council meeting in July about this proposed development and have also provided my input when the developer had a public consultation at the Royal Bay High School in September.

Years ago in the planning of the south Langford OCP my husband and I attended public consultations to provide input for the OCP. The subject parcel was - at that time - earmarked as a park. It seems that this is now - almost - a lost dream? Over the years - for example in Appendix R of Bylaw 1201 of 17 Dec 2012, page R3 - the OCP for South Langford has stated that a significant portion has been identified as areas with sensitive ecosystem and areas if wildlife habitat and biodiversity.

My hope is that the City of Langford commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.

- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

You should do this for several reasons.

1. as the Langford Official Community Plan notes, development “will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity.” (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

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Yours sincerely,

[Redacted Signature]

Langford, BC

[Redacted Address]

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 10:12:59 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 10:11:55 AM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

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Yours sincerely,


Victoria, BC 

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 10:12:10 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 9:38:24 AM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

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Sent from my iPhone

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 10:16:45 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 9:10:18 AM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

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- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and

replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAH) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

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

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 10:16:18 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 9:31:37 AM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

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Yours sincerely,

, Langford

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: South Langford development
Date: Wednesday, November 20, 2019 10:15:41 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 9:32:11 AM PST
To: lseatonis@gmail.com
Subject: South Langford development
Reply-To: [REDACTED]

Dear Councillor,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The

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Yours sincerely,



From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Subject: FW: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 10:29:32 AM

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca



Please consider the environment before printing this email.

PLEASE NOTE: This message is intended solely for the use of the individual or organization to whom it is addressed and may contain information that is privileged, confidential and prohibited from disclosure under the *Freedom of Information and Protection of Privacy Act* and other applicable laws. Any other reproduction, distribution or disclosure is strictly prohibited.

From: lanny seaton <lseatonis@gmail.com>
Sent: Wednesday, November 20, 2019 10:29 AM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 10:26:09 AM PST
To: "lseatonis@gmail.com" <lseatonis@gmail.com>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

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Yours sincerely,

A black rectangular redaction box covering the signature of the author.

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 11:11:13 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 10:32:52 AM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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Yours sincerely,

A black rectangular redaction box covering the signature of the official.

Langford BC

Sent from my iPad

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 6:03:33 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 18, 2019 at 10:47:21 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

We live at [REDACTED], overlooking the land proposed for rezoning, specifically 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.) It is a beautiful forested area that Langford can treasure for years to come if the zoning is managed to preserve as much of its current state as possible. We are counting on you to work on negotiating an outcome that can make our community proud.

We would like the City of Langford to commit to the following in approving the proposed rezoning application:

- **Work with the developer and community groups to create a conservation covenant** that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.

- **Direct funds from the Langford Parkland Acquisition Reserve Fund** to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

We believe you should do this for several reasons:

First, as the Langford Official Community Plan notes, development will **create opportunities** to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and we ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

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We would also like to add that it is time for us all to place **climate change** at the forefront of any environmental decisions, being aware that everything we do that changes our environment has an impact. Please take a stand for us all.

Yours sincerely,

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

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 6:03:56 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 18, 2019 at 9:45:53 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

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Yours sincerely,

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

From: [Julie Coneybeer](#)
To: [REDACTED]; [Mayor Young](#)
Cc: [REDACTED]
Subject: 20191119 - [REDACTED] Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 8:31:38 AM

Good Morning [REDACTED], thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From: [REDACTED]
Sent: November 19, 2019 6:25 AM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,



Sent from my iPad

From: [Julie Coneybeer](#)
To: [REDACTED]; [Mayor Young](#)
Cc: [REDACTED]
20191119 - Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 8:30:38 AM

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Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From [REDACTED]
Sent: November 19, 2019 8:20 AM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young, My wife and I live at [REDACTED]. This is the second property that I own in Langford still where the road is getting blown out and will be turning to a race track. My family has owned property on [REDACTED] for 55 years and you've turned it into a commercial truck route with an ambulance station sirens going 12 times a day over 200 buses without a bus stop it's great for the city I know but how about the people that live there ??? I can't sell the property it's an absolute nightmare used to be a nice quiet street that went around Langford Lake. If you guys add another school on Latoria Road that's the second one in only a few years I already can't get on to Latoria Road because the traffic down here is unbearable. We've been waiting for these 2 acre lots on Triangle Mtn now for 25 years to come up and now this new proposal is going through. It's great for the city great for the developer what do I get out of it as a neighbour who has to live beside it the rest of my life. [REDACTED]

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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Yours sincerely,

Sent from my iPhone

From: [Julie Coneybeer](#)
To: [REDACTED]; [Mayor Young](#)
Cc: [REDACTED]
Subject: RE: 20191119 - [REDACTED] Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 8:29:33 AM

Good Morning [REDACTED], thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From [REDACTED]
Sent: November 19, 2019 8:23 AM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: 20191119 - [REDACTED] Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

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Yours sincerely,

A solid black rectangular box used to redact a signature.

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 11:13:16 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 11:01:11 AM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

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- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better

protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

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

Sent from my Samsung Galaxy smartphone.

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: 804 Latoria
Date: Wednesday, November 20, 2019 11:13:00 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 10:59:22 AM PST
To: Denise Blackwell <dblackwell@langford.ca>, Norma Stewart <nstewart@langford.ca>, Lillian Szpak <lszpak@cityoflangford.ca>
Subject: Fwd: 804 Latoria

Dear Councillors,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worral Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development “will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity.” (OCP pg. 42) This is just such an opportunity, and *I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.*

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. *I ask you to amend the rezoning proposal so that it*

commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. *As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.*

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

[REDACTED]

Langford, BC

[REDACTED]

From: [Julie Coneybeer](#)
To: [Suzette Chapman](#)
Subject: FW: 20191119 - [REDACTED] Ltr for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 11:41:26 AM

Julie Coneybeer

Executive Assistant

Mayor, Council and CAO

City of Langford, 250-478-7882 (ext 4204)

From: Denise Blackwell
Sent: November 19, 2019 11:27 AM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: 20191119 - [REDACTED] Ltr for Public Hearing on Nov. 25, 2019

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 10:51:07 AM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,
Please consider a greener legacy for Langford!
We now all know the importance of saving greenspace in our climate crisis
Please help us and provide leadership in sharing our world with nature

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive
(Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the

process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

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Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

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The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,
[REDACTED] and family

Sent from my iPhone

From: [Julie Coneybeer](#)
To: [REDACTED]; [Mayor Young](#)
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: RE: 20191125 - [REDACTED] re Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 4:55:57 PM

Good afternoon [REDACTED], thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From: [REDACTED]
Sent: November 19, 2019 3:19 PM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: 20191125 - [REDACTED] re Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

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The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing

the character of surrounding neighbourhoods.

Warmest regards,

[REDACTED]

From: [Julie Coneybeer](#)
To: [REDACTED]; [Mayor Young](#)
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: 20191119 - [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Tuesday, November 19, 2019 4:57:56 PM

Good afternoon [REDACTED], thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From: [REDACTED]
Sent: November 19, 2019 4:53 PM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

PDear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and

reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely [REDACTED]

From: [Julie Coneybeer](#)
To: [REDACTED]; [Mayor Young](#)
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: 201919 [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 8:16:22 AM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From: [REDACTED]
Sent: November 19, 2019 11:12 PM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

A solid black rectangular box used to redact a signature.

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Proposed rezoning of 804 Latoria Rd/950 Worral Drive (Bylaw 1760). and vehicle congestion
Date: Tuesday, November 19, 2019 8:41:41 PM
Attachments: [Letter council 19 Nov 2019.docx](#)
[ATT00001.htm](#)

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 8:06:26 PM PST
To: Mayor Young <mayor@langford.ca>, Denise Blackwell <dblackwell@langford.ca>, Norma Stewart <nstewart@langford.ca>, Lillian Szpak <lszpak@cityoflangford.ca>
Subject: Proposed rezoning of 804 Latoria Rd/950 Worral Drive (Bylaw 1760). and vehicle congestion

I'd like to add another letter to express our collective concern.

It truly is wondrous to live in a country like Canada where the local population can challenge the ELECTED officials who are in a position to affect the enjoyment of trees, open spaces and nature.

My other concern besides the destruction of nature is the ever increasing commuting time.

Perhaps in slowing the prolific building to a sensible level will allow the infrastructure to catch up.

We arrived here in June of 2001.

A drive into town at peak 'rush hour' took about 25 minutes then.

My last foray took 1 hour 20 minutes.

I'd like to challenge the entire council to drive into town from our home with me at 0630 hours on any given work week!

Regards,

[REDACTED]

From: [Julie Coneybeer](#)
To: [REDACTED]; [Mayor Young](#)
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: 20191119 [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 8:23:22 AM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer

Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
Sent: November 19, 2019 7:10 PM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

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Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current

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Yours sincerely and cheers,

[REDACTED]

[REDACTED]

Sent from a SG8

From: [Julie Coneybeer](#)
To: [REDACTED]; [Mayor Young](#)
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: 20191119 - [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 8:26:11 AM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From: [REDACTED]
Sent: November 19, 2019 6:19 PM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

Sent from my iPhone

From: [Julie Coneybeer](#)
To: [REDACTED]; [Mayor Young](#); [Denise Blackwell](#); [Norma Stewart](#); [Lillian Szpak](#)
Cc: [Suzette Chapman](#)
Subject: 20191119 - [REDACTED] RE: Proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760)
Date: Wednesday, November 20, 2019 8:26:48 AM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer

Executive Assistant

Mayor, Council and CAO

City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
Sent: November 19, 2019 5:57 PM
To: Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Norma Stewart <nstewart@langford.ca>; Lillian Szpak <lszpak@cityoflangford.ca>
Subject: Proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760)

Dear Mayor Young and Council Members,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.) I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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Yours sincerely,

A solid black rectangular box used to redact a signature.

From: [Julie Coneybeer](#)
To: [REDACTED] [Mayor Young](#)
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: 20191119 [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 8:29:50 AM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From: [REDACTED]
Sent: November 19, 2019 5:10 PM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

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- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and

reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

A solid black rectangular box used to redact a signature.

From: [Julie Coneybeer](#)
To: [REDACTED]
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: 20191120 [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 11:23:42 AM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer

Executive Assistant

Mayor, Council and CAO

City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
Sent: November 20, 2019 10:23 AM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official

Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

Sent from [Mail](#) for Windows 10

From: [Julie Coneybeer](#)
To: [REDACTED]
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: 20191120 - [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 11:24:34 AM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
Sent: November 20, 2019 10:26 AM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current

proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

From: [Julie Coneybeer](#)
To: [REDACTED]; [Denise Blackwell](#); [Norma Stewart](#); [Lillian Szpak](#)
Cc: [Suzette Chapman](#)
Subject: 20191120 - [REDACTED] RE: 804 Latoria Rd/950 Worrall Drive
Date: Wednesday, November 20, 2019 11:36:17 AM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer

Executive Assistant

Mayor, Council and CAO

City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
Sent: November 20, 2019 11:28 AM
To: Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Norma Stewart <nstewart@langford.ca>; Lillian Szpak <lszpak@cityoflangford.ca>
Subject: 804 Latoria Rd/950 Worrall Drive

Dear Mayor & Councillors of the City of Langford,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

In light of the current climate crisis and the rapidly disappearing amount of natural greenspace in the Western Communities, I am asking with the utmost respect for the city to work closely with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats. The current proposal states it will allow for 40% green space, which is much better than the original allotment but the way the parcels of green are broken up could do great harm to the wildlife corridors that are absolutely vital to the current endangered species in the area.

Additionally, the developer has promised only that it will be green space, but not specified in writing that the current trees will be protected, which leaves these areas open to clear cutting and replanting, essentially destroying the areas.

I formally request that the city direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development "will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity." (OCP pg. 42) This is just such an opportunity, and I

ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

I have been a resident of Langford nearly my entire life. I've seen it develop from a "dog patch" with no jobs to the thriving community it is now. Stew Young and many of the current council members are responsible for this thriving success and I am eternally grateful. With that said, it is of vital importance that we do not allow the pendulum to swing too far in the other direction, and end up living in a concrete jungle. I am raising my 4 children in Langford and the need for them to have access to protected greenspace absolutely cannot be overstated. For children to grow into healthy and happy adults, we must provide them with access to natural environments.

I urge you in the strongest possible terms, please be a leader in BC for responsible, sustainable development. Step forward and use our allotted park funds to protect this valuable piece of property.

Yours sincerely,

A black rectangular redaction box covering the signature.

From: [Julie Coneybeer](#)
To: [REDACTED]
Cc: [Suzette Chapman](#)
Subject: 20191120 - [REDACTED] proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)
Date: Wednesday, November 20, 2019 12:18:40 PM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer

Executive Assistant

Mayor, Council and CAO

City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
Sent: November 20, 2019 11:52 AM
To: Mayor Young <mayor@langford.ca>
Subject: proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development "will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity." (OCP pg. 42) This is just such an opportunity, and *I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.*

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. *I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.*

Finally, there has been significant public concern over the potential loss of greenspace since this

rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. *As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.*

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

[REDACTED]

[REDACTED]

From: [Julie Coneybeer](#)
To: [REDACTED]
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: 20191120 [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 12:19:27 PM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer

Executive Assistant

Mayor, Council and CAO

City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
Sent: November 20, 2019 11:55 AM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

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Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official

Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

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Yours sincerely,

From: [Julie Coneybeer](#)
To: [Suzette Chapman](#)
Subject: 20191120 [REDACTED] Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 1:45:24 PM

For public hearing package. Thx

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

From: Denise Blackwell
Sent: November 20, 2019 12:47 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 12:04:23 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell, I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.) I would like the City of Langford to commit to the following in approving the proposed rezoning application: - Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats. - Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents. I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford. Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats

for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland. Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford. The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods. Yours sincerely,

Get [Outlook for Android](#)

From: [Julie Coneybeer](#)
To: [REDACTED]
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: 20191120 - [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 1:57:16 PM

Good Afternoon, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From: [REDACTED]
Sent: November 20, 2019 1:49 PM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

A solid black rectangular box used to redact a signature.

Sent from my iPhone

From: [Julie Coneybeer](#)
To: [Suzette Chapman](#)
Subject: FW: 20191119 [REDACTED] - Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 2:10:28 PM

For public hearing package in case I didn't already fwd this one to you. thx

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From: Julie Coneybeer
Sent: November 19, 2019 8:31 AM
To: [REDACTED] Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: 20191119 - Letter for Public Hearing on Nov. 25, 2019

Good Morning [REDACTED], thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From: [REDACTED]
Sent: November 19, 2019 8:20 AM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young, My wife and I live at [REDACTED] This is the second property that I own in Langford still where the road is getting blown out and will be turning to a race track .My family has owned property on Leigh Road for 55 years and youve turned into a commercial truck route with an ambulance station sirens going 12 times a day over 200 buses without a bus stop its great for the city i know but how about the people that live there ???I can't sell the property its an absolute nightmare used to be a nice quiet street that went around langford lake. If you guys add another school on latoria Road that's the second one in only a few years I already can't get on to Latoria Road because the traffic down here is unbearable We've been waiting for these 2 acre lots on triangle mtn now for 25 years to come up and now this new proposal is going through Its great for the city great for the developer what do I get out of it as a neighbour who has to live beside it the rest of my life. [REDACTED]

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

Sent from my iPhone

From: [Julie Coneybeer](#)
To: [Suzette Chapman](#)
Subject: 20191120 - [REDACTED] FW: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 2:47:38 PM

For public hearing package

Julie Coneybeer

Executive Assistant

Mayor, Council and CAO

City of Langford, 250-478-7882 (ext 4204)

From: Denise Blackwell
Sent: November 20, 2019 2:04 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 1:36:16 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: "[REDACTED]"
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official

Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford. I attended the developer's public consultation and chatted with members of the community about this very issue. There was a consensus among those that I spoke with that the City of Langford was not fulfilling its commitment in this regard.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. *I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.*

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. *As an elected official, I ask you to demonstrate your accountability to the citizens of Langford._*

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

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

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Thursday, November 21, 2019 7:28:48 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 9:13:57 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better

protection of the unique and rare ecology of this land, through the use of covenanted parkland.

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Yours sincerely,

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

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Thursday, November 21, 2019 7:28:29 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 9:26:19 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better

protection of the unique and rare ecology of this land, through the use of covenanted parkland.

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Yours sincerely,

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

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Thursday, November 21, 2019 7:28:07 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 9:50:37 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better

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Yours sincerely,

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

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Thursday, November 21, 2019 7:25:39 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 21, 2019 at 4:41:52 AM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019
Reply-To: [REDACTED]

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I have recently walked in this area. Its beauty is unique and it should stay this way. And I'm concerned about increased traffic on Latoria Road brought on by increased population density. I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this

rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

, Langford.

[Sent from Yahoo Mail on Android](#)

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 8:04:04 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 5:55:09 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better

protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHC) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

[REDACTED]

Sent from [REDACTED] iPhone

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 8:03:35 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 5:56:44 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton, I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.) I would like the City of Langford to commit to the following in approving the proposed rezoning application: - Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats. - Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents. I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford. Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland. Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHc) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the

citizens of Langford. The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods. Yours sincerely,

A solid black rectangular box used to redact a signature.

From: [lanny.seaton](#)
To: [Matthew Baldwin](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 8:03:14 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 6:24:29 PM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

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Yours sincerely,

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

From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019
Date: Wednesday, November 20, 2019 6:46:21 PM

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: November 20, 2019 at 5:53:45 PM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

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Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

Sent from  iPhone

From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Subject: FW: Letter for Public Hearing on Nov. 25, 2019
Date: Thursday, November 21, 2019 8:25:56 AM

I spoke too soon.

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



City of Langford
www.cityoflangford.ca

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 • F (250) 391-3436

www.cityoflangford.ca



Please consider the environment before printing this email.

PLEASE NOTE: This message is intended solely for the use of the individual or organization to whom it is addressed and may contain information that is privileged, confidential and prohibited from disclosure under the *Freedom of Information and Protection of Privacy Act* and other applicable laws. Any other reproduction, distribution or disclosure is strictly prohibited.

From: lanny seaton <lseatonis@gmail.com>
Sent: Thursday, November 21, 2019 7:53 AM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>
Subject: Fwd: Letter for Public Hearing on Nov. 25, 2019

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 21, 2019 at 7:44:46 AM PST
To: lseatonis@gmail.com
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Councillor Seaton,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
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Yours sincerely,



From: [Julie Coneybeer](#)
To: [REDACTED]; [Mayor Young](#)
Cc: [REDACTED]; [Suzette Chapman](#)
Subject: 20191120 - [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Thursday, November 21, 2019 9:33:12 AM

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer
Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

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

From: [REDACTED]
Sent: November 20, 2019 11:52 AM
To: Mayor Young <mayor@langford.ca>
Cc: [REDACTED]
Subject: Letter for Public Hearing on Nov. 25, 2019

Dear Mayor Young,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

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reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

, a concerned Langford resident

From: [Julie Coneybeer](#)
To: [REDACTED]
Cc: [Suzette Chapman](#)
Subject: 20191121 - [REDACTED] RE: Letter for Public Hearing on Nov. 25, 2019
Date: Thursday, November 21, 2019 9:43:26 AM

Good Morning, thank you for your email received for Councillor Blackwell with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer

Executive Assistant

Mayor, Council and CAO

City of Langford, 250-478-7882 (ext 4204)

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I have recently walked in this area. Its beauty is unique and it should stay this way. And I'm concerned about increased traffic on Latoria Road brought on by increased population density. I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.
- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAH) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to

demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,

, Langford.

[Sent from Yahoo Mail on Android](#)

From: [Julie Coneybeer](#)
To: [Suzette Chapman](#)
Subject: 20191121 - [REDACTED] FW: parkland crucial to quality of life for all
Date: Thursday, November 21, 2019 11:11:51 AM

For Nov 25 public hearing

Julie Coneybeer

Executive Assistant

Mayor, Council and CAO

City of Langford, 250-478-7882 (ext 4204)

From: Denise Blackwell
Sent: November 21, 2019 10:58 AM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Julie Coneybeer <jconeybeer@cityoflangford.ca>
Subject: Fwd: parkland crucial to quality of life for all

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: November 21, 2019 at 10:28:28 AM PST
To: Denise Blackwell <dblackwell@langford.ca>
Cc: "[REDACTED]"
Subject: parkland crucial to quality of life for all

Dear Councillor Blackwell,

I am writing in regards to the proposed rezoning of 804 Latoria Rd/950 Worrall Drive (Bylaw 1760.)

I would like the City of Langford to commit to the following in approving the proposed rezoning application:

- Work with the developer and community groups to create a conservation covenant that will protect large contiguous areas of the parcel that contain biodiversity-rich and sensitive habitats.

- Direct funds from the Langford Parkland Acquisition Reserve Fund to support the process of creating a new forested park that will protect these ecologically important areas and create a valuable community resource for Langford residents.

I believe you should do this for several reasons. First, as the Langford Official Community Plan notes, development will create opportunities to designate significant parks, open space connections, and natural areas in community trust in perpetuity. (OCP pg. 42) This

is just such an opportunity, and I ask you to follow the direction of the Community Plan and seize the opportunity to work with the community to create a significant natural park in South Langford.

Second, there is strong evidence that this land is ecologically important. This property contains rare Garry Oak meadows, critical habitats for the endangered sharp-tailed snake and western painted turtle (as flagged by the federal government and CRD), at least 6 other species at risk (Corvidae assessment, 2018), and two important creeks that feed the Bilston Creek watershed. The current proposal reduces the setback along water streams from 43 meters (as cited in the Langford Official Community Plan) to just 15 meters. Furthermore, only a small fraction of the 40% greenspace is protected from clear-cutting and replanting. I ask you to amend the rezoning proposal so that it commits to better protection of the unique and rare ecology of this land, through the use of covenanted parkland.

Finally, there has been significant public concern over the potential loss of greenspace since this rezoning process began. On 8 July 2019, the City of Langford Planning, Zoning and Affordable Housing Committee (PZAHc) held a public meeting which saw over 200 citizens express significant concern about the development proposal. Since then, hundreds of letters have been submitted to City Hall, and thousands of residents have signed an online petition. As an elected official, I ask you to demonstrate your accountability to the citizens of Langford.

The City of Langford, through its Council, has the opportunity to be recognized as a leader in carefully planned and reasonable development that is beneficial to the city, while protecting environmentally sensitive areas and enhancing the character of surrounding neighbourhoods.

Yours sincerely,



owner of 2 Langford Properties

Please help Langford not be a sea of townhouses and condos. What an opportunity to become a model.

From: [Julie Coneybeer](#)
To: [Denise Blackwell](#); [Lanny Seaton](#); [Lillian Szpak](#); [Matt Sahlstrom](#); [Norma Stewart](#); [Roger Wade](#)
Cc: [Suzette Chapman](#); [Braden Hutchins](#); [Matthew Baldwin](#)
Subject: FW: 20191120 - New petition to you: Create a Nature Park in South Langford
Date: Wednesday, November 20, 2019 10:32:54 AM

HI Council, just a heads up that in addition to the letters we're receiving in duplicate several ways for the Nov 25 Public Hearing, I've received the petition below in the Mayors folder to Create a Nature Park in South Langford and have copied it to Suzette to include with the Nov 25 Public Hearing Package. No need to forward it to us if you receive this one directly. Thanks

Julie Coneybeer

Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

From: Julie Coneybeer
Sent: November 20, 2019 10:29 AM
To: [REDACTED]
Subject: 20191120 - New petition to you: Create a Nature Park in South Langford

Good Morning, thank you for your email received for Mayor Young with respect to rezoning of 804 Latoria Rd/950 Worrall Dr and please be advised it has been forwarded to the Planning Department to include in the public hearing package. Thank you

Julie Coneybeer

Executive Assistant
Mayor, Council and CAO
City of Langford, 250-478-7882 (ext 4204)

From: [REDACTED]
[REDACTED]
Sent: November 20, 2019 10:03 AM
To: Mayor Young <mayor@langford.ca>
Subject: New petition to you: Create a Nature Park in South Langford



**Mayor Young: you've been listed as a
decision maker**

Citizens of South Langford for Sustainable Development (CSLSD) started a petition on Change.org and listed you as a decision maker. Learn more about Citizens of South Langford for Sustainable Development (CSLSD)'s petition and how you can respond:



Citizens of South Langford for Sustainable Development (CSLSD) is petitioning Mayor Young (City of Langford)

Create a Nature Park in South Langford

The City of Langford currently has a unique opportunity to create a large nature park in South Langford that will both protect endangered species and provide opportunities for outdoor recreation and education (hiking, nature kindergartens, etc.). A 70+ acre parcel...

[**View the petition**](#)

WHAT YOU CAN DO

1. View the petition: [Learn about the petition and its supporters.](#)

You will receive updates as new supporters sign the petition so you can see who is signing and why.

2. Respond to the petition: [Post a response](#) to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

3. Continue the dialogue: Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. [Learn more.](#)

This notification was sent to mayor@langford.ca, the address listed as the decision maker.

[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help centre.



From: [Denise Blackwell](#)
To: [Matthew Baldwin](#); [Julie Coneybeer](#)
Subject: Fwd: Proposed rezoning of 804 Latoria Rd/950 Worral Drive (Bylaw 1760). and vehicle congestion
Date: Tuesday, November 19, 2019 8:41:41 PM
Attachments: [Letter council 19 Nov 2019.docx](#)
[ATT00001.htm](#)

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 19, 2019 at 8:06:26 PM PST
To: Mayor Young <mayor@langford.ca>, Denise Blackwell <dblackwell@langford.ca>, Norma Stewart <nstewart@langford.ca>, Lillian Szpak <lszpak@cityoflangford.ca>
Subject: Proposed rezoning of 804 Latoria Rd/950 Worral Drive (Bylaw 1760). and vehicle congestion

I'd like to add another letter to express our collective concern.

It truly is wondrous to live in a country like Canada where the local population can challenge the ELECTED officials who are in a position to affect the enjoyment of trees, open spaces and nature.

My other concern besides the destruction of nature is the ever increasing commuting time.

Perhaps in slowing the prolific building to a sensible level will allow the infrastructure to catch up.

We arrived here in June of 2001.

A drive into town at peak 'rush hour' took about 25 minutes then.

My last foray took 1 hour 20 minutes.

I'd like to challenge the entire council to drive into town from our home with me at 0630 hours on any given work week!

Regards,

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Community Planning, Land Use and Affordable Housing
Date: Friday, June 28, 2019 4:21:03 AM

You have received an email from [REDACTED] via the Langford website contact us form

Name: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Address: [REDACTED]

Message:

I support the proposal for a South Langford Park, bordering the properties at between 950 Worrel Drive and 804 Latoria.

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, November 18th, 2019 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Acting Mayor Seaton; Councillors: D. Blackwell, N. Stewart, L. Szpak, and R. Wade.

ATTENDING

Chief Administrative Officer, D. Kiedyk; Deputy Director of Finance, A. Kryklywyj; Director of Planning, M. Baldwin; Director of Engineering, M. Mahovlich; Director of Corporate Services, B. Hutchins; and Manager of Legislative Services, A. Proton.

ABSENT

Mayor Young; Councillor M. Sahlstrom.

1. CALL TO ORDER

Acting Mayor Seaton called the meeting to order at 5:31 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council approve the agenda with the addition of item 6b) Appointment to the Protective Services Committee, and by adding k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; to the In Camera Resolution under item 8 on the agenda.

CARRIED.

3. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – November 4th, 2019

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council approve the minutes of the Regular Meeting of Council held on November 4th, 2019.

CARRIED.

4. PUBLIC PARTICIPATION

Resident on Millstream Road – Addressed Council with concerns regarding TUP19-0009. Their property includes floodplain area, and flooding issues seem to have gotten worse due to the property across the stream being built up.

Resident – Addressed Council to express appreciation of the changes made to Council Chambers, including improvements to the sound system, podium, and Council desks. Resident suggested continuing the improvements with new chairs.

5. NOTICES OF INTENT

a) TUP19-0009 - Temporary Use Permit for Driver Training and Testing of Semis and Motorcycles at 2207 Millstream Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Temporary Use Permit No. TUP19-0009 be issued by the Council for the City of Langford to Victoria Schedel on behalf of Insurance Corporation of BC to permit driver testing of Semi-truck and Motorcycles at 2207 Millstream Rd. subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 493 of the *Local Government Act*:

- a) That Council direct staff to prepare notices of Council's intention to consider issuance of a Temporary Use Permit TUP19-0009 to the Insurance Corporation of B.C. and Western Speedway 1966 LTD. to operate a driver training and testing facility at 2207 Millstream Road, subject to the terms of the TUP.

CARRIED.

6. REPORTS

**a) 2020 Council and Committee Meeting Schedule
- Staff Report (Administration)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council adopt the 2020 Council and Committee meeting schedule and advertise as required by the *Community Charter*.

CARRIED.

**b) Appointment to the Protective Services Committee
- Verbal Report (Administration)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council appoint Tim Stevens to the Protective Services Committee for a term ending December 2022.

CARRIED.

7. BYLAWS

**a) BYLAW NO. 1869
"Langford Zoning Bylaw, Amendment No. 575, (2865 Carlow Rd),
Bylaw No. 1869, 2019".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1869 first reading.

CARRIED.

**b) BYLAW NO. 1871
"Traffic Bylaw No. 33 Amendment No. 23, Bylaw No. 1871, 2019".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1871 first, second and third readings.

CARRIED.

**c) BYLAW NO. 1876
"City of Langford Development Procedures, Amendment Bylaw No. 20, Bylaw No. 1876,
2019".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1848 first, second and third readings.

CARRIED.

d) BYLAW NO. 1877
“Sewer Utility Bylaw Amendment No. 3, Bylaw No. 1877, 2019”.
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1877 first, second and third readings.

CARRIED.

8. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; litigation or potential litigation affecting the municipality; and negotiations and related discussions respecting the proposed provisions of a municipal service under Section 90 (1) (e) (g) and (k) of the Community Charter.
- b) That Council continue the meeting in closed session.

CARRIED.

9. ADJOURNMENT

Acting Mayor Seaton adjourned the meeting at 5:53 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer



Staff Report to Council

Date: November 25, 2019
Department: Parks & Recreation
Subject: Award of Contract for Recreation, Park, Trail and Open Space Review Request for Proposal (RFP)

Background

As Council may remember, at the August 19, 2019 Council Meeting, Council approved the following motion: **“That Council direct staff to proceed with the Park Land Comprehensive Review RFP process before reviewing the current Park DCC rates.”**

The City issued a Request for Proposal (RFP) for a Recreation, Park, Trail and Open Space Review on September 27, 2019. The findings and recommendations of this RFP will provide the City the necessary information for an updated Park DCC Bylaw and/or amendments to the Amenity Contribution Policy, establishing the monetary requirements for a 10-year horizon (2020-2030) including direction for various 5-year financial plans.

Commentary

The City released the RFP on BC Bid on Friday, September 27, 2019 for a period of four weeks. Three consulting firms submitted proposals in response to the RFP.

The proposals were evaluated based on their: *Project Overview, Deliverables, Work Plan & Schedule, Qualifications & Suitability and Pricing*. The Evaluation Committee, consisted of senior staff from Parks and Recreation and Planning Departments. Of the three proposals received, C+S Planning Group, partnering with Licker Geospatial Consulting Co. and Urban Systems, provided a comprehensive proposal that best suited the intent of the RFP and demonstrated a superior understanding of the City's expectations, along with a competitive fee structure.

C&S Planning Group is prepared to begin the community engagement portion of this project at the November 28, 2019 Park, Recreation, Beautification and Culture Committee meeting.

Staff recognize the information required to review the Park DCC Bylaw is quite extensive. Therefore, in order to conform to the Ministry of Community Service DCC best practices, staff believe it to be an appropriate use of resources and budget to outsource this component of the project to C & S Planning, partnered with Licker Geospatial Consulting Co and Urban Systems as optional components of the larger open space review project.

Financial Implications

Existing Park and Recreation Department and Planning Department operational budgets will be utilized for funding for this project in 2019. We anticipate utilizing \$40,000.00 in the 2019 budget year, supplemented with \$37,000.00 in the 2020 operational budget, split between Parks and Recreation and Planning Departments.

Legal Implications

The Recreation, Park, Trail and Open Space Review is a reference document, there are no legal obligations to use any or all of the information compiled. However, information gathered during this project will be utilized to inform updates to the Park DCC Bylaw and may provide direction on future 5 Year Financial Plans.

Options

That Council authorizes staff to:

1. Award the contract for the Recreation, Park, Trail and Open Space Review to C+S Planning Group inclusive of the development of an updated Park DCC Bylaw and corresponding consultation in the amount of \$76,530.00 plus GST.
2. Take no action at this time.

Respectfully submitted,

Submitted by:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Audrey Kryklywyj, Deputy Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services

: 'CM'

CITY OF LANGFORD BYLAW NO. 1760

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 **RR2 (Rural Residential 2) Zone** and adding to the **RS4 (Residential Small Lot 4) Zone** the property legally described as LOT 4, SECTION 70, METCHOSIN DISTRICT, PLAN 1957, PID No. 005-035-511 (804 Latoria Rd); and LOT A, SECTION 71, AND SECTION 77, METCHOSIN DISTRICT, PLAN VIP59646, PID No.: 018-911-790 (950 Worral Dr) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By adding the following as Section 6.27A.01(6) and renumbering subsequent subsections accordingly:

"(6) On the lands shown on the map attached as Schedule WL, the following uses, in addition to those listed in this Section, are permitted:

- (a) Schools;
- (b) Group day care in accordance with Section 3.26.02;
- (c) Townhouses;

3. By adding the following text as subsection 6.27A.02(8):

"(8) Despite subsection 6.27A.02(1), on land shown as shaded on the map attached as Schedule WL, the minimum parcel area for subdivision may be 200 m² if the owner of the land proposed to be subdivided:

- (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and*
- (b) does not create more than 30 lots by subdivision that have a parcel area that is less than 400 m²*

4. By adding the following text as subsection 6.27A.03(4):

"(4) Under no circumstances may there be more than 80 townhouse units within the area shown as shaded on the map attached as Schedule WL;

5. 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)
RS4	1760	Lot 4, Section 70, Metchosin District, Plan 1957, PID No. 005-035-511 (804 Latoria Rd); and Lot A, Section 71, and Section 77, Metchosin District, Plan VIP59646; PID No. 018-911-790 (950 Worrall Dr)	a) \$6,000 per lot 550 m2 and greater towards the General Amenity Reserve Fund; b) \$3,960 per lot less than 550 m2 towards the General Amenity Reserve Fund; c) \$3,660 per townhouse unit towards the General Amenity Reserve Fund; d) \$1,000 per lot 550 m2 and greater towards the Affordable Housing Reserve Fund; e) \$660 per lot less than 550 m2 towards the Affordable Housing Reserve Fund; f) \$610 per townhouse unit towards the General Amenity Reserve Fund;	No

6. By adding the map attached as Appendix A of this Bylaw as Schedule WL;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 522, (804 Latoria Rd and 950 Worrall Dr), Bylaw No. 1760, 2019".

READ A FIRST TIME this 7th day of October, 2019.

PUBLIC HEARING held this day of, 2019.

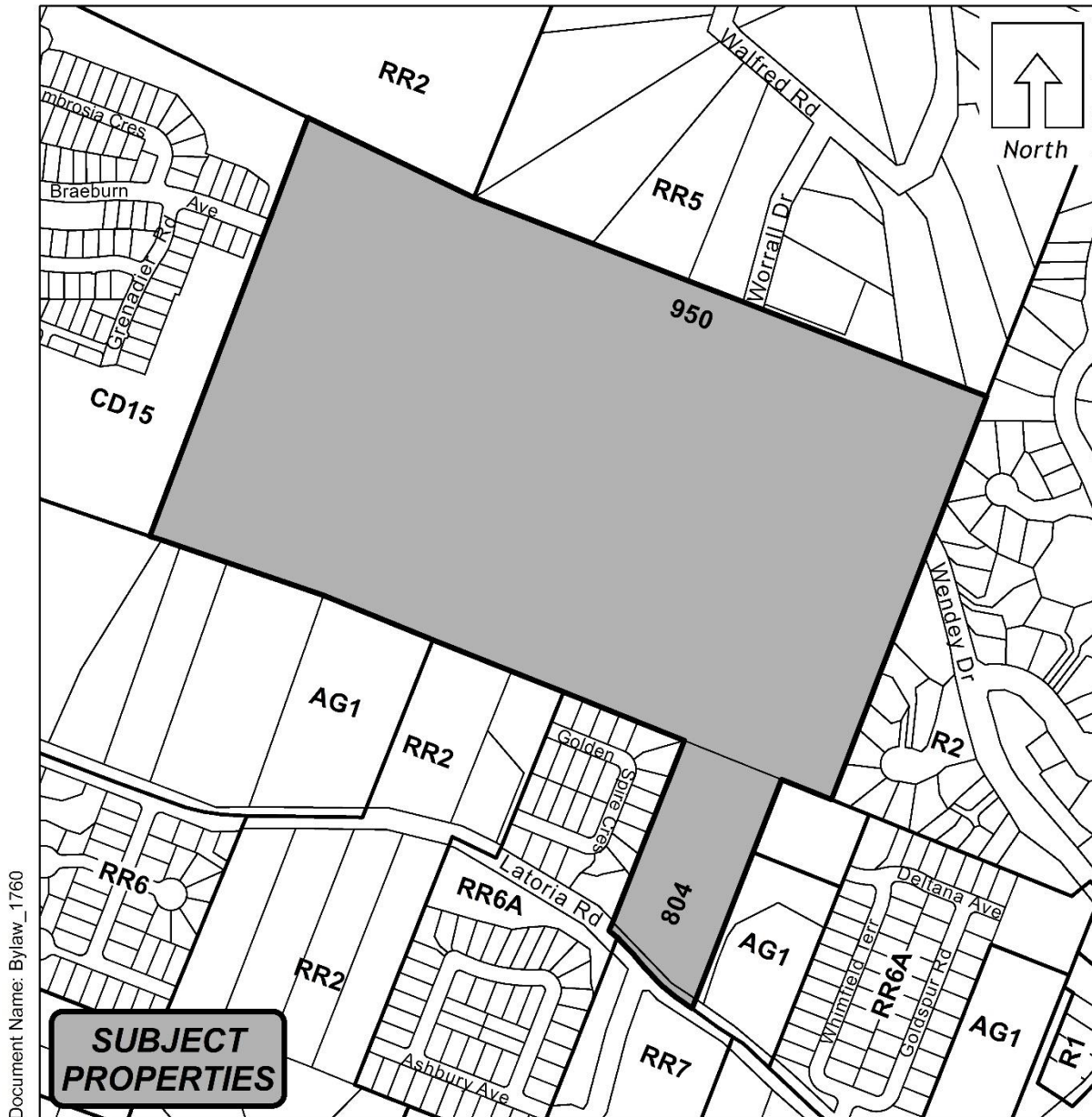
READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1760

MAYOR

ADOPTION: _____

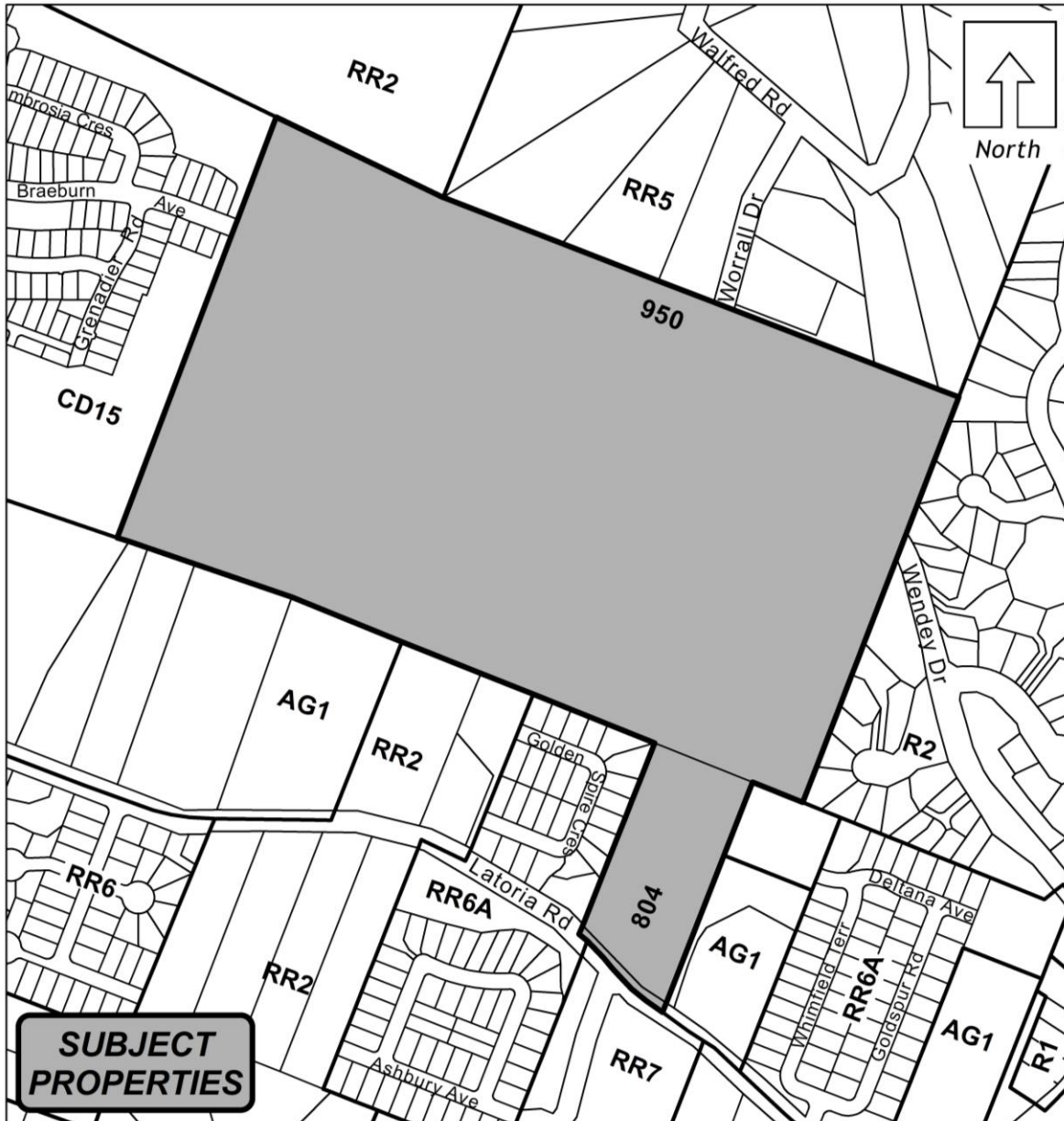
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/16/2018

Appendix A

Schedule "WL" to Bylaw No. 300



**CITY OF LANGFORD
BYLAW NO. 1876**

**A BYLAW TO AMEND BYLAW NO. 209, “DISTRICT OF LANGFORD DEVELOPMENT
PROCEDURES, 1997”**

The City of Langford Council in open meeting assembled enacts as follows:

1. Bylaw No. 209, cited as “District of Langford Development Procedures, 1997” is amended by:
 - a) By replacing Schedule ‘E’ with the following: “

Development Permit Fees If any work for which a permit is required commences prior to a permit being issued, the fee payable shall be doubled.		
Interface Fire Hazard Development Permit Area (ONLY) – Development Permit for one- and two-family residential development on an individual lot and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.		\$287
Riparian Development Permit Area (ONLY) – Development Permit for one- and two-family residential development on an individual lot where no work is occurring within a Streamside Protection and Enhancement Area (SPEA) as defined by a qualified professional;		\$572
Two-Family Residential (Duplex) - compliant with Design Guidelines and which may or may not include Interface Fire Hazard Development Permit Area;*		\$917
Two-Family Residential (Duplex) – not compliant with Design Guidelines and which may or may not include Interface Fire Hazard Development Permit Area and may or may not include variances;**		\$2,350
For combined Environmentally Sensitive/Hazardous and Form & Character applications, fees shall be paid on the basis of the greater of either the Environmentally Sensitive/Hazardous Development Permit Area(s) Impacted (column A) OR the scale of development (column B)		
Column A	Column B	Fee
Environmentally Sensitive/Hazardous Development Permit Areas Impacted	Form & Character	
Less than 150 m ² of site area within a defined development permit area	Less than 100 m ² of new commercial/industrial/business park GFA; and/or Exterior renovation of existing intensive residential (including duplex) or multi-family residential buildings that represents a change to the form and character of a building or buildings; and/or Garden and carriage suites	\$572
150-1000 m ² of site area within a defined development permit area	Up to and including 4 residential units; and/or Up to 200m ² of new Com/Ind/Bus Park GFA; and/or Exterior renovation of existing Com/Ind/Bus Park buildings up to 200 m ² of GFA that represents a change to the form and character of a building or buildings;	\$2,062

1001-4500 m ² of site area within a defined development permit area	5- 12 residential units; and/or Up to 300 m ² of new Com/Ind/Bus Park GFA and/or Exterior renovation of existing Com/Ind/Bus Park buildings up to 2000 m ² of GFA that represents a change to the form and character of a building or buildings;	\$4,357
4,501-25,000 m ² of site area within a defined development permit area	13-49 residential units; and/or Up to 4500 m ² of new Com/Ind/Bus Park GFA and/or exterior renovation of existing Com/Ind/Bus Park buildings over 2000 m ² of GFA that represents a change to the form and character of a building or buildings;	\$6,649
>25,000 m ² of DP site area	50+ residential units; and/or 4501 m ² + of new Com/Ind/Bus Park GFA	\$10,891

*A duplex development permit issued by Council's delegate

**A duplex development permit issued by Council

Development Permit Amendment Fees	
The Director of Planning may consider the following types of amendments to an issued Development Permit, where such changes maintain the overall intent of the previously issued Development Permit and are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300	
Minor amendment for changes that are eligible for a Development Permit Exemption in accordance with s.1.4 of Appendix A to Zoning Bylaw No. 300	No Fee, unless a Letter of Exemption is requested or required
Minor amendment for changes that: Require the issuance of a Development Permit Amendment for the purpose of issuing a variance to reduce a bylaw requirement by no more than 10%	\$229
Moderate amendment for changes that: - Require the issuance of a Development Permit Amendment for the purpose of: - Increasing floor space by more than 10% of the GFA originally approved, but less than 20%; - Issuing a variance to reduce a bylaw requirement by more than 10%; - Adjusting a streamside protection and enhancement area per the conditions specified in s.2.3.4 of Appendix A to the Zoning Bylaw No. 300 and where such adjustment is supported by the project biologist	16% of the original fee
Major amendment for changes that are not considered to be a Minor or Moderate amendment	27% of the original fee
Appeal Fee (if Development Permit cannot be issued by Council's delegate)	\$1,432 in addition to above fees
Development Permit Issued by Council with Variances (other than duplex)	\$1,432 in addition to the above fees
Letter of Exemption from the Requirements of a Development Permit	\$115
Other Fees	
Board of Variance	\$715

Counter Petition: If the City is required to provide a counter petition opportunity as a result of any planning related application (Official Community Plan Amendment, Rezoning, Development Permit, Development Variance Permit, and Temporary Use Permit).	\$642
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Development Variance Permit Fees	
Application Fee	\$1,432

Temporary Use Permit Fees	
Application Fee	\$2,007
Renewal Fee	\$287

”

2. This Bylaw may be cited for all purposes as "City of Langford Development Procedures, Amendment Bylaw No. 20, Bylaw No. 1876, 2019".

READ A FIRST TIME this 18th day of November, 2019.

READ A SECOND TIME this 18th day of November, 2019.

READ A THIRD TIME this 18th day of November, 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER