

Phase 1 Engagement Summary

- Langford's Official Community Plan Refresh -

OCTOBER 2024



Engagement Results at a Glance



Vision

Respondents envision a transformed Langford characterized by enhanced parks, green spaces, and urban forests, alongside diverse housing options and community amenities. They prioritize a vibrant local economy and a well-defined downtown, as well as improved traffic conditions and public transportation to Victoria.

Key land use and building priorities include increasing community amenities, expanding green spaces, adding more parks and shade trees, promoting higher density throughout the city, ensuring better quality developments, and minimizing urban sprawl.

Addressing the 'Crises'

Respondents largely supported addressing the 'crises' with most support for:

- Land-use planning that supports improved public health, including supporting active living, reducing pollution, providing access to green spaces, and more.
- Policies to ensure housing, amenities (greenspaces, parks), and services (recreation and community facilities) are available to everyone in a fair and equitable way.
- Growth strategies that help to mitigate rising infrastructure costs, both now and in the future (infrastructure includes "hard infrastructure" such as streets, pipes, and sidewalks, and "soft infrastructure" such as libraries and schools).

Housing

Respondents advocate for increased housing near major transit corridors and urban centres, emphasizing the need for active transportation infrastructure, amenities, and green spaces. Concerns about urban sprawl were frequently raised, with a strong desire to enhance density in already-developed areas rather than expanding outward. Respondents expressed a need for a diverse range of housing options, particularly family-sized units. Additionally, some respondents voiced frustration over excessive construction and the ongoing development in the city.

Engagement Results at a Glance



Urban Centres

Results on the location of urban centres are unclear. Under half (43%) of the respondents indicated that urban centres are currently in the right place with a large proportion (32%) unsure. There is a strong desire for a centre in South Langford, particularly in Happy Valley, and a preference for small, walkable urban centres distributed throughout the city.

Respondents emphasize the need to redevelop existing urban areas, such as downtown Langford, while expressing concerns about high-density, tall buildings being developed in locations lacking adequate infrastructure, green space, and connectivity. Additionally, there is a preference for supporting local businesses in urban centres over chain stores and strip malls.



Transportation + Mobility

Most trips by respondents were made by car, followed by walking, biking, and public transit. Respondents identified several barriers to active transportation, including unsafe sidewalks and bike lanes, inconsistent public transit services, and limited access to transit options, particularly in hilly areas.

To promote walking, biking, and public transit use, respondents suggested improving sidewalks and developing more mixed-use neighborhoods. There is a strong desire for increased walkability and better accessibility, with calls for more green spaces, benches, and safer pedestrian routes. Safety concerns are prominent, as many respondents feel that current conditions make walking, cycling, and using public transit unsafe.

Engagement Results at a Glance



Livability and a Sense of Place

Respondents identified key elements for enhancing livability and fostering a strong sense of place, including local parks, green spaces, walkable neighborhoods, diverse shops, and community safety.

To create more people-friendly streets and encourage gatherings, they expressed a desire to transform underutilized spaces into community hubs, hosting events and markets, while also improving lighting for safety and ambiance. There is a strong preference for having amenities such as parks, grocery stores, restaurants, and trails close to home, alongside a call for more community-oriented spaces and events. Additionally, concerns were raised about affordable housing diversity and homelessness, with a strong emphasis on the need for thoughtful urban design that balances density with livability.

Notably, 76% of respondents supported policies allowing small-scale, locally-oriented convenience stores and cafes in neighborhood corners.



Final Thoughts

Respondents called for a well-structured plan that emphasizes sustainable growth, effective traffic management, and strict adherence to zoning regulations to prevent haphazard development.

There is a strong desire for increased green spaces, parks, and community gardens, along with meaningful engagement with residents to ensure their input is considered in planning decisions. Additionally, they advocate for promoting small, locally-owned businesses and services, suggesting a shift away from large commercial developments in favor of cultivating a vibrant, neighborhood-focused economy.



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1. Report Overview

1.1. Report Structure

This report provides an overview of the engagement results for Phase 1 on Langford's OCP refresh project.

The Report is structured as follows:

Section 2

Provides an overview of the consultation activities to date, including online and in-person opportunities.

Section 3

Provides an overview of survey demographics, including which groups were over and under-represented in the survey results.

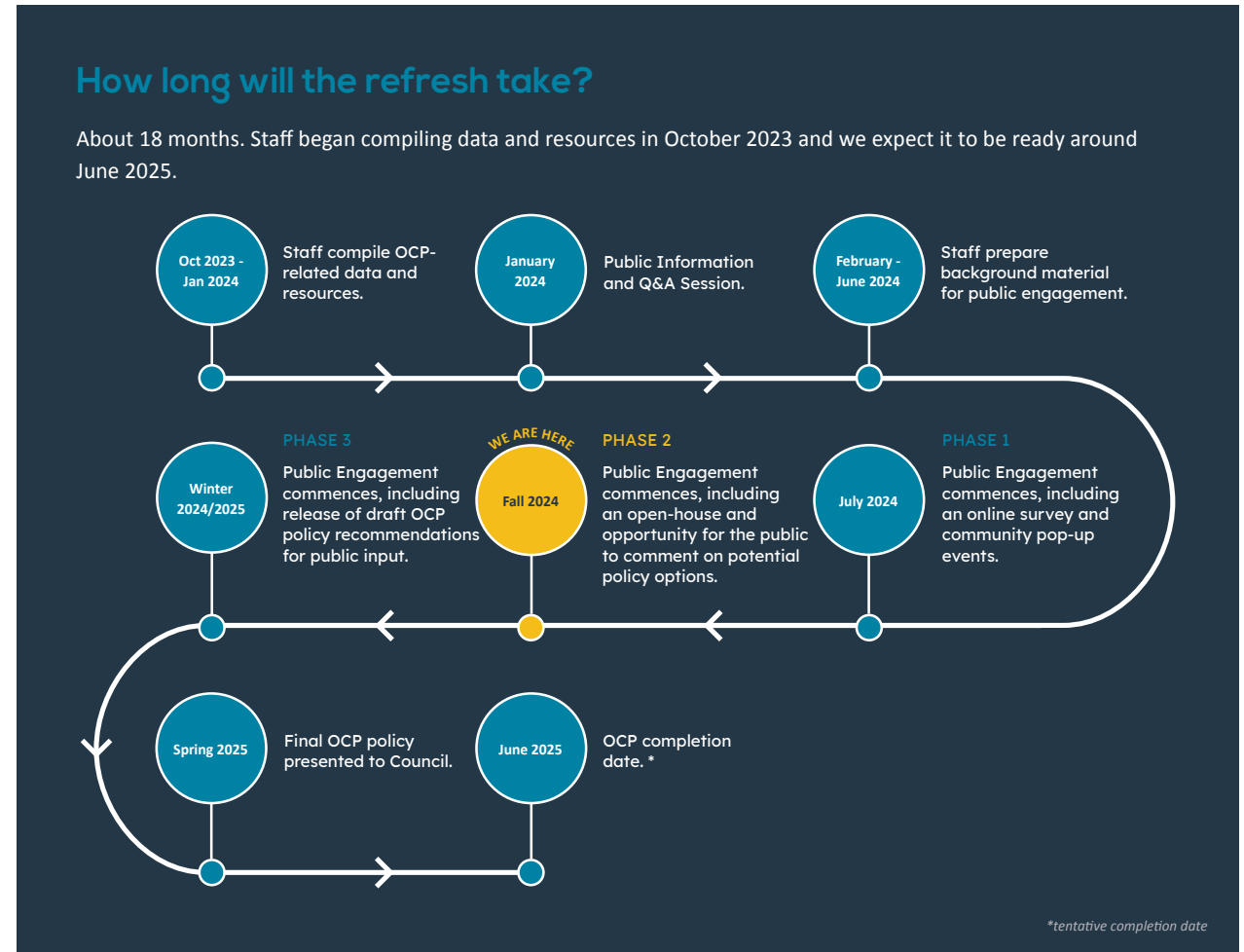
Section 4

Provides an overview of engagement results including a synthesis of both online and in-person engagement, broken down by OCP topics.

1.2. Project Overview Timeline

How long will the refresh take?

About 18 months. Staff began compiling data and resources in October 2023 and we expect it to be ready around June 2025.

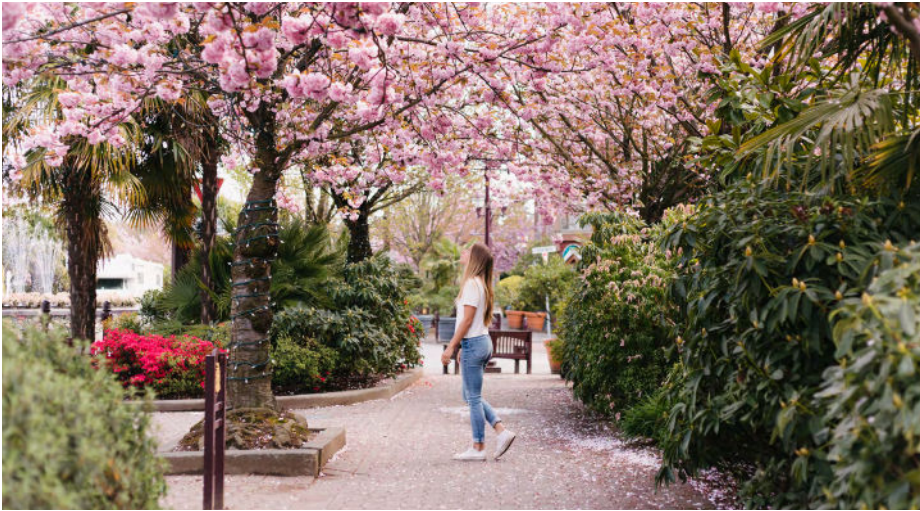


2. Consultation Overview

Generally, this phase of engagement focused on various OCP topics, including:

- Langford’s Vision
- Transportation and Mobility
- Housing
- Responding to Crises (e.g., infrastructure, housing)
- Urban Centres (e.g., locations of retail, services, and housing)
- Livability and a Sense of Place

Respondents were asked multiple qualitative (e.g., open-ended) and quantitative (e.g., multiple-choice) questions for online and in-person engagement.



2.1. Online Engagement

Survey

404 individuals completed the online survey (“A Shared Vision for 100,000”). An overview of the demographics of respondents is in Section 3, including a comparison of the respondents’ statistics compared to the population of Langford in order to determine over- and under-represented groups.

Mapping

As part of online engagement and the OCP Update Survey, respondents to:

- A. “Place a pin on the location for new housing”
- B. “Place a pin on the location for centres”

2.2. In-person Engagement

In summer 2024, staff conducted four in-person “pop-up” engagement events at various times and locations in Langford, including:

- July 18th – Community Fun Day at Ruth King Elementary: 11 a.m. – 7 p.m., over 200 people engaged directly on OCP content
- July 19th – Fridays at the Station: 4 p.m. – 8 p.m.: approx. 75 people engaged directly on OCP content
- July 20th – Goldstream Farmers’ Market: 10 a.m. – 2 p.m.: approx. 125 engaged directly on OCP content
- July 21st – Music in the Park: 2 p.m. – 5 p.m.: approx. 25 people engaged directly on OCP content
- Aug 21st – August Community Fun Day at Happy Valley School approx. 175+ people engaged directly on OCP content

2.3. Social, Print, and Digital Media

An extensive social, print, and digital media campaign was conducted to promote the OCP update process and direct community members to the project webpage and survey. A high-level overview of the campaign is presented below.

Facebook and Instagram

- Platforms were used to advertise in-person events and advertise the project/process, driving individuals to the project webpage and survey.
- Posts to these platforms were highly successful, and viewed by over 5,000 individuals on certain days.

Times Colonist

- Let's Plan Langford ads ran in the paper on July 17th, 18th, 23rd, and 24th
- Paper Readership: 68,500 readers per day for print edition and e-edition

Black Press Media

- Online advertisements ran from Jul 16th to September 6th, 2024
- Clicks on the advertisement: 29
- Total month page views: 121,670

Island Social Trends

- Three Langford ads during August 1st to September 15th, 2024
- Ads for public engagement: OCP, Population 100K, Urban Forest Management Plan
- Total visitors to the site in August: 14,840



**LET'S PLAN LANGFORD.
TOGETHER.**

**LANGFORD
COMMUNITY FUN DAY**

**Thursday, July 18
12pm to 7pm**

RUTH KING ELEMENTARY SCHOOL FIELD
GOLDSTREAM AVENUE AT JACKLIN ROAD

JOIN US FOR A FREE COMMUNITY EVENT WITH FUN ACTIVITIES INCLUDING:

- HOT DOGS & SNACKS
- FACE PAINTING
- GAMES
- INFLATABLE OBSTACLE COURSE
- MUSIC
- ARTS & CRAFTS
- SPORTS ACTIVITIES



**SHOULD LANGFORD PRIORITIZE
INCREASING THE HOUSING SUPPLY
& ENSURING A VARIETY OF HOUSING
TYPES TO HELP ADDRESS THE
HOUSING & AFFORDABILITY CRISIS?**

SHARE YOUR IDEAS AT [LETSCHATLANGFORD.CA/OC](https://letschatlangford.ca/ocp)

**LET'S PLAN LANGFORD.
TOGETHER.**



**WHAT ALTERNATIVE
TRANSPORTATION
METHOD DO YOU
USE MOST OFTEN?**

SHARE YOUR IDEAS AT [LETSCHATLANGFORD.CA/OC](https://letschatlangford.ca/ocp)

**LET'S PLAN LANGFORD.
TOGETHER.**



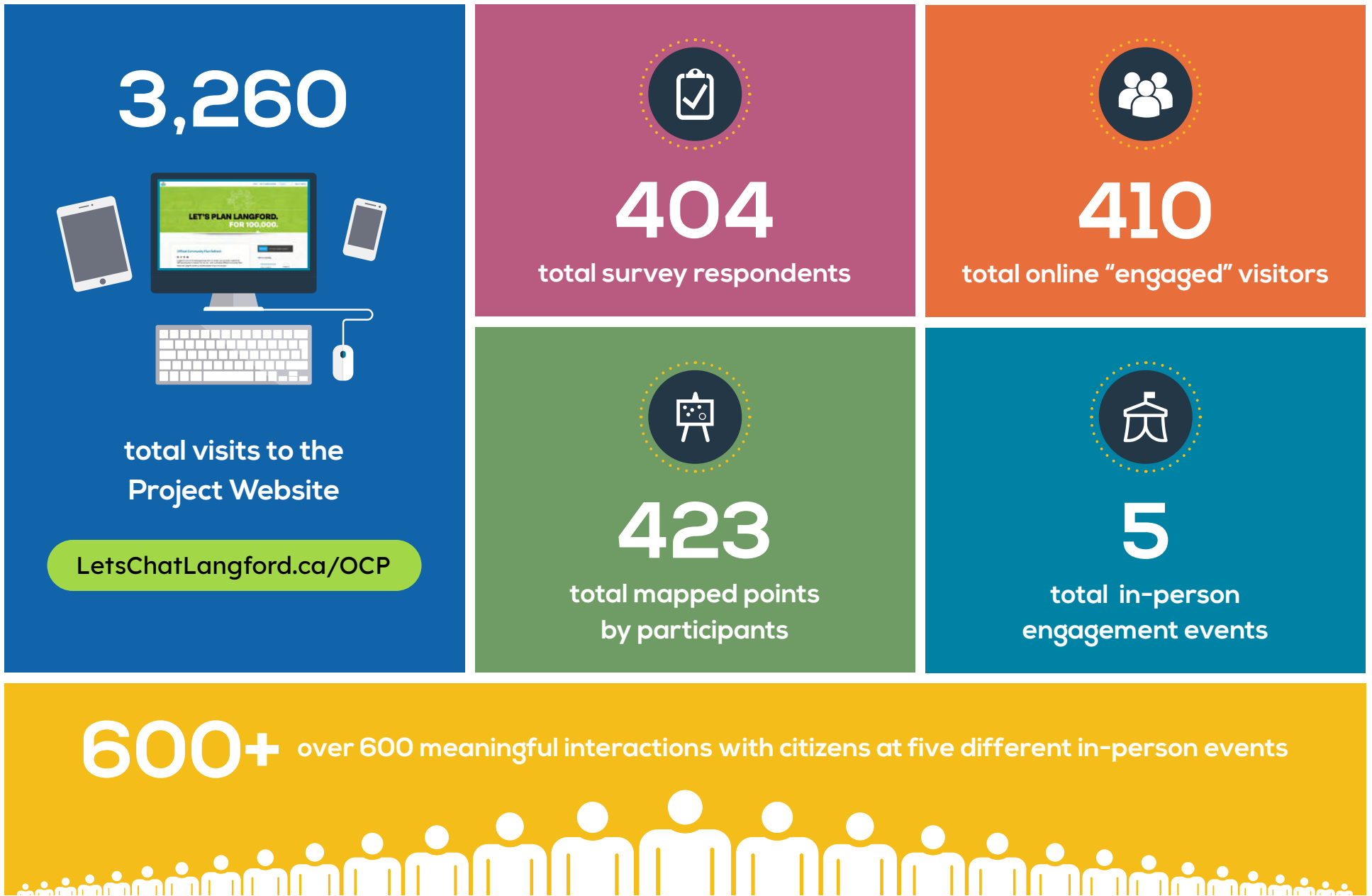
**PROVIDE
YOUR
INPUT!**

Take the Official Community
Plan Survey and help shape
Langford's future.

LetsChatLangford.ca/OC

**LET'S PLAN LANGFORD.
TOGETHER.**

2.4. Consultation at a Glance



3. Who We Heard From

This section provides an overview of survey demographics, including which groups were over and under-represented in the survey results and other demographic or response characteristics questions.

3.1. Representation in the Survey Results

The online survey collected demographic and household data. The project team compared the results with Langford’s most recent census information (2021) to determine what groups were over and under-represented in the survey results.

Category	Metric	Langford OCP Refresh Phase 1 Survey Participants	Langford Population Statistics (2021)	Analysis
Age	Under 18 years	1.0%	**	<ul style="list-style-type: none"> Children and youth were likely underrepresented in the survey Those aged 35 - 64 were over-represented in the survey results Those aged 25-34 and older than 64 were accurately represented
	18 to 24 years	1.7%	**	
	25 to 34 years	17.9%	16.2%	
	35 to 44 years	30.1%	16.6%	
	45 to 54 years	19.2%	13.2%	
	55 to 64 years	16.7%	12.2%	
	65 and older	11.7%	13.7%	
Structure Type	Single detached house or duplex	63.7%	41.5%	<ul style="list-style-type: none"> Households living in single detached houses and duplexes and townhouse / row House were over-represented Those living in apartments/condos and suites in a house were under-represented in the survey results.
	Townhouse / Row House	15.0%	5.4%	
	Apartment / Condo	15.5%	27.7%	
	Suite in a house	3.0%	25.3%	
	Laneway Home	0.3%	**	
	Other	2.5%	**	
Owner vs. Renter Occupied	Own	81.7%	64.8%	<ul style="list-style-type: none"> Owners of their homes were over-represented in the survey results Renters of their homes were under-represented in the survey results
	Rent	14.7%	35.2%	
Gender Identification	Man	48.0%	48.7%	<ul style="list-style-type: none"> Those who identify as men and women are accurately represented in the survey results.
	Woman	52.0%	51.3%	

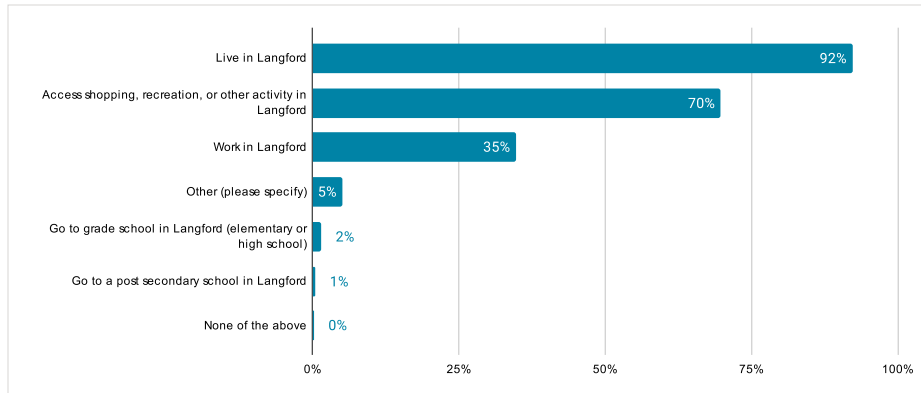
***Direct comparisons could not be obtained as the OCP Refresh Survey question were structured differently than census questions.*



3.2. Other Demographic and Information Request Responses

Relationship to Langford

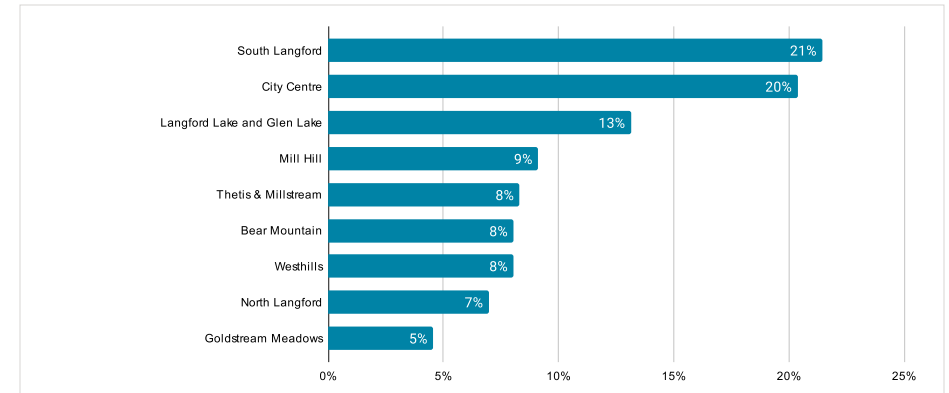
The vast majority of respondents indicated they live, work, shop, or attend school in Langford. Few respondents indicated 'Other' or 'None of the above'.



Note: percentages above reflect the response rate for each option.

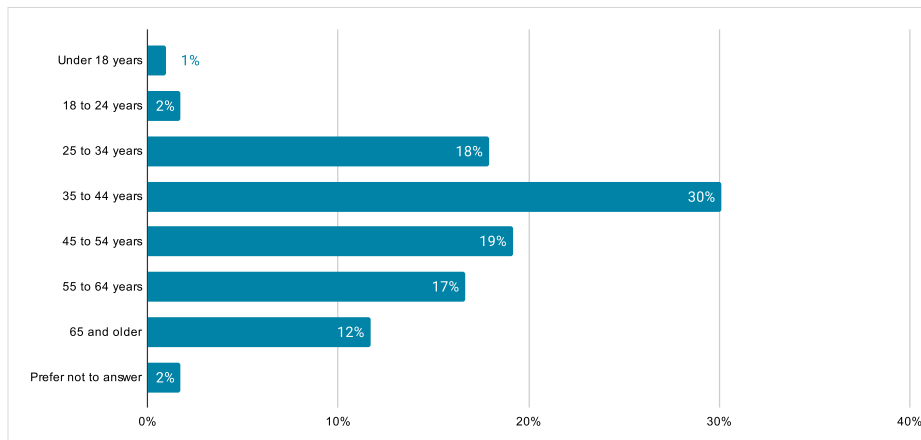
Respondents by Neighbourhood

Most respondents were from South Langford, the City Centre, and Langford Lake and Glen Lake. Fewer respondents were from Bear Mountain, Westhills, North Langford, and Goldstream Meadows.



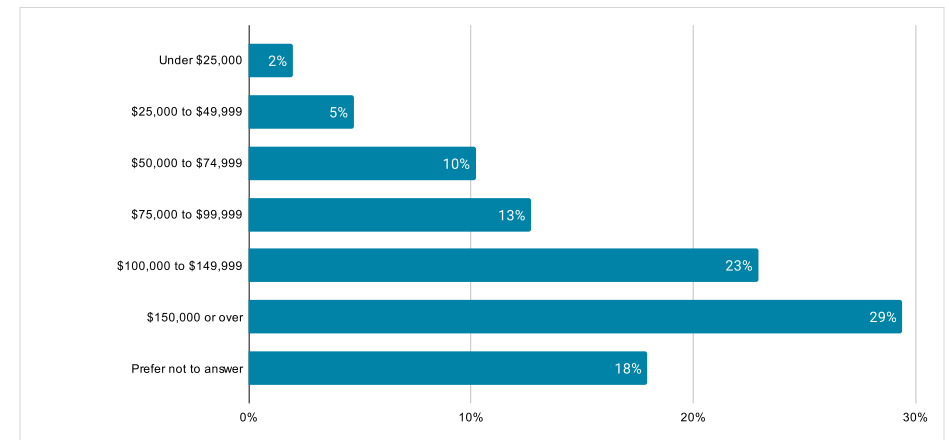
Age

Most respondents were in the 35 to 44 year age category, followed by the 45 to 55 years and 25 to 34 year age categories.



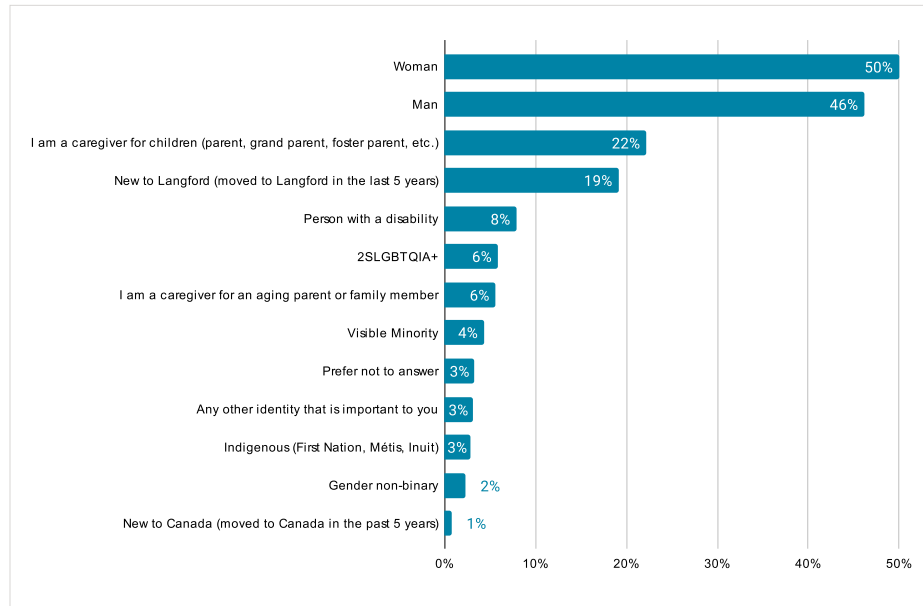
Income

Most households total annual income was \$150,000 or over, followed by \$100,000 to \$149,999 and \$75,000 to \$99,999.



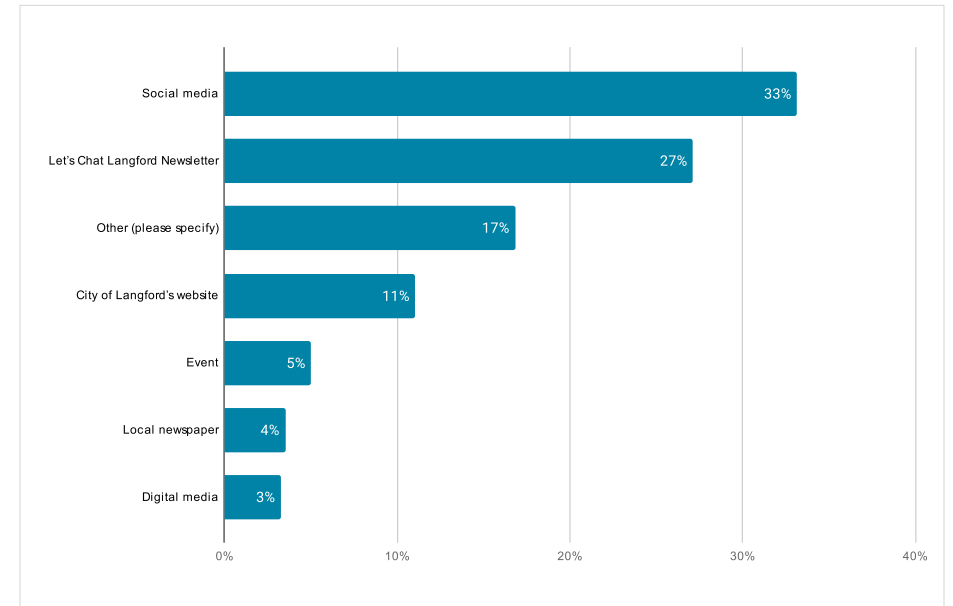
Gender Identity / Other Identities

Most respondents identified themselves as woman or man. Other notable identities included caregivers of children, new to Langford, persons with a disability and 2SLGBTQIA+. Notably, few individuals identifying as new Canadians, gender non-binary, and Indigenous individuals completed the survey.



How Respondents Heard About the Project

Many of the respondents learned about the project through social media and the Let's Chat Langford Newsletter. Fewer respondents learned from local newspapers or digital media.



4. Engagement Results

This section provides an in-depth overview of engagement analysis methodology and results including a synthesis of both online and in-person engagement, broken down by OCP topics.



4.1. Methodology

The engagement results were organized by OCP Topics (e.g., housing, transportation and mobility) and then were analyzed as followed:

Quantitative Analysis

- **Descriptive Statistics:**
 - » Frequency counts for categorical data (e.g., rank order) presented in percentages of selection (e.g., response rate).

Qualitative Analysis

- **Thematic Analysis:**
 - » Identify and categorize themes or patterns in open-ended responses which were then ranked by most common to least common.
 - » Select quotes are presented that most accurately reflect the themes heard.

Finally, validation through a review of the results between peers (e.g., peer review) was undertaken to ensure the reliability and validity of the analysis.

4.2. Engagement Results

Vision For Langford

Key Takeaways

- Respondents envision a Langford with more parks, green space, and urban forest, supporting residents through various housing forms and community amenities, a strong local economy and a proper downtown, and better traffic, improved public transportation to Victoria.
- Top Land use and building priorities include community amenities, green space, parks, and shade trees, additional density across the city, better quality developments, and reducing sprawl.

Vision For Langford and Top land Use Priorities

What is your vision for Langford when 100,000 residents live here?

Describe how a thriving, livable, and sustainable Langford works and looks to you.

Top themes from comments:

1. Sustainable Planning and Infrastructure

Many respondents expressed the need for well-planned infrastructure to support population growth, including better transportation systems, more parks and green spaces, and adequate public services like schools and healthcare. Reducing traffic congestion, improving transit options, and creating walkable neighborhoods are key priorities.

2. Balanced Growth and Development

A desire for a balanced approach to development, ensuring that commercial, industrial, and residential areas coexist harmoniously. Many are concerned about maintaining green spaces and preserving the environment while also addressing housing needs and preventing overdevelopment.

3. Community Livability and Accessibility

A common goal from respondents is to create a thriving, livable community where residents can access jobs, recreational facilities, shopping, and services easily. Emphasis is placed on creating a community that is welcoming, walkable, and provides various transit and transportation options to reduce reliance on cars.

What are the top land-use and city-building priorities you believe the City should focus on to achieve your vision for Langford?

Top themes from comments:

1. Green Spaces and Parks

There was a strong emphasis on maintaining and increasing green spaces, parks, and recreational areas. Many suggestions focus on incorporating green areas into new developments, preserving existing parks, and ensuring that all neighborhoods have access to nature.

2. Mixed-Use Development

A recurring theme was the need for more mixed-use developments that combine residential, commercial, and recreational spaces to create vibrant, walkable neighborhoods where people can live, work, and play in close proximity.

3. Transportation and Infrastructure

The need for improved transportation infrastructure was frequently mentioned. This includes expanding transit options, creating bike lanes, sidewalks, and pedestrian overpasses, and addressing traffic management issues to support the growing population and reduce congestion.

Note: responses include both survey and in-person (e.g., pop-up) engagement.

Crises



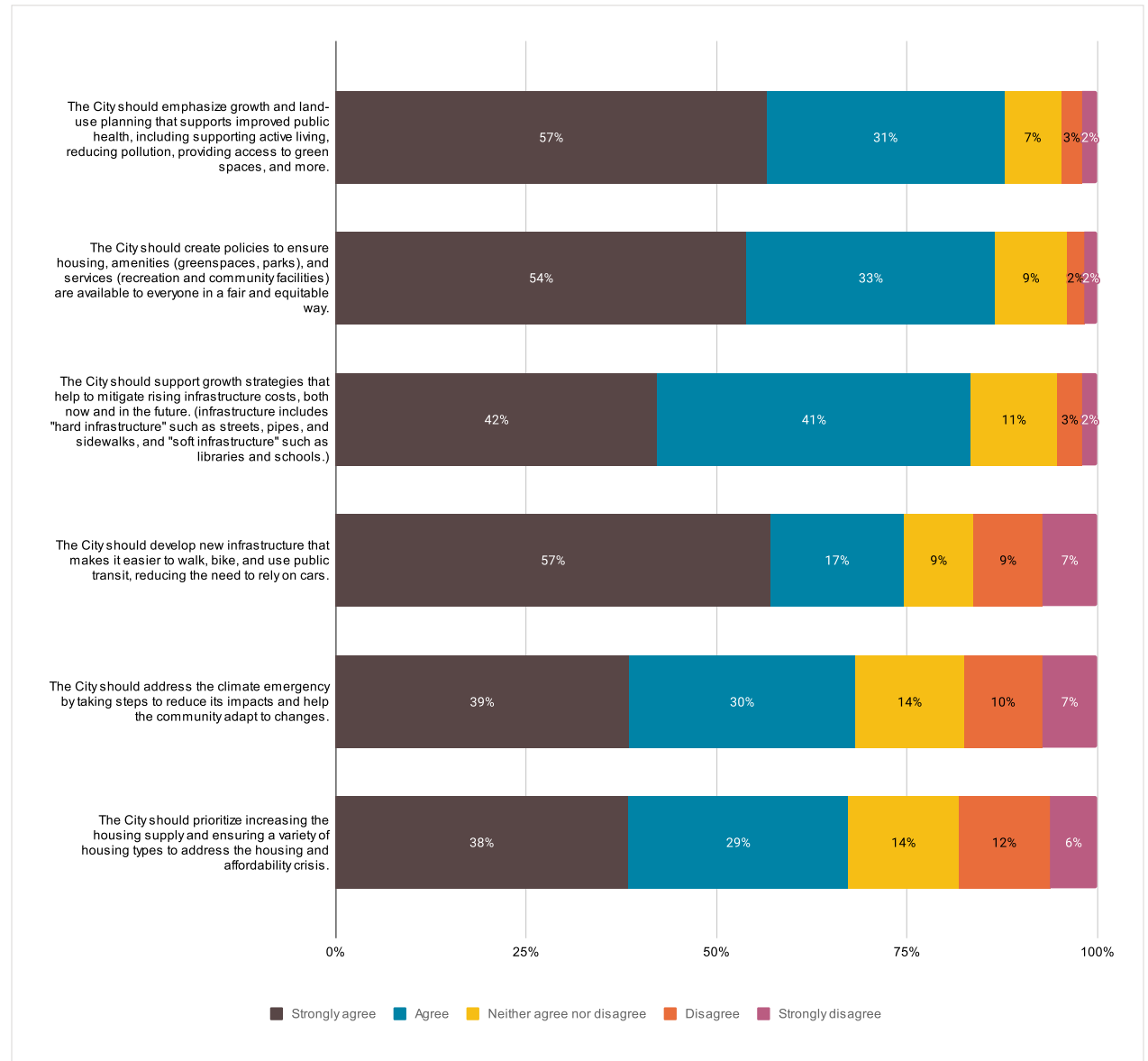
Key Takeaways

- Respondents largely supported addressing the ‘crises’ with most support for:
 - » Land-use planning that supports improved public health, including supporting active living, reducing pollution, providing access to green spaces, and more.
 - » Policies to ensure housing, amenities (greenspaces, parks), and services (recreation and community facilities) are available to everyone in a fair and equitable way.
 - » Growth strategies that help to mitigate rising infrastructure costs, both now and in the future (infrastructure includes "hard infrastructure" such as streets, pipes, and sidewalks, and "soft infrastructure" such as libraries and schools).

Housing

Key Takeaways

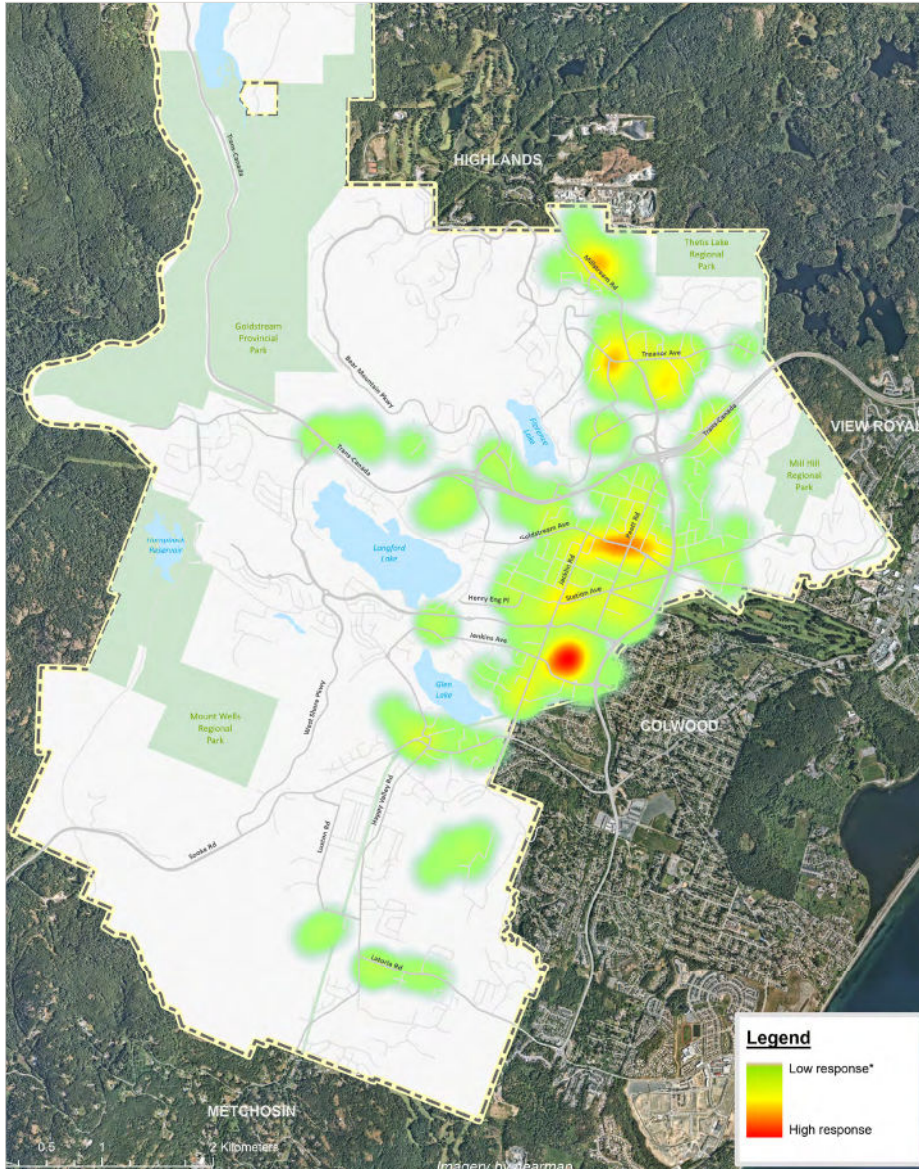
- Respondents support more housing around major transit corridors, active transportation infrastructure, urban centres, amenities and services, and parks and green space.
- Sprawl was often cited as an issue by respondents, including a desire to reduce sprawl and provide density in already-developed areas.
- A variety of housing was desired by residents including more family-sized units.
- Some respondents cited undesired overconstruction and constant construction.



Note: support for addressing the ‘crises’ was ranked by the greatest proportion of ‘Strongly agree’ and ‘Agree’ responses.

Mapping Exercise Results: Housing

Where Should New Homes in Langford be located?



Note: results are based on clusters of 4 or more responses

Housing Locations and Big Ideas

Do you have any other thoughts on where the City should support more housing?

[Housing] What's important to you?

[Housing] What's your big Idea? How can we accomplish it?

Top themes from comments:

1. Transit-Oriented Development

There was strong emphasis on locating new housing and developments near existing or planned transit routes. Key areas for this include major traffic corridors and near transit hubs.

2. Infill and Redevelopment

Respondents advocate for increasing density in already developed areas rather than expanding into green spaces. Ideas included redeveloping underutilized commercial spaces like shopping malls into mixed-use areas and converting existing single-family homes into multi-family units.

3. Sustainable Growth and Infrastructure

There was a focus on managing growth sustainably by integrating new housing with existing infrastructure. Ideas included careful planning to avoid overloading current road systems and ensuring that new developments are well-served by amenities and transportation.

4. Concerns About Overdevelopment

There was a heightened concern about overdevelopment and its impact on current residents, infrastructure, and the environment. Some respondents advocate for a slowdown or moratorium on new developments until current issues are resolved.

5. Diverse Housing Needs

The responses also addressed a variety of housing needs, including affordable options, smaller units, and mixed-income developments. There was a call for more diverse housing types to cater to different demographics, including families, individuals, and the elderly.

Note: responses include both survey and in-person (e.g., pop-up) engagement.

Urban Centres

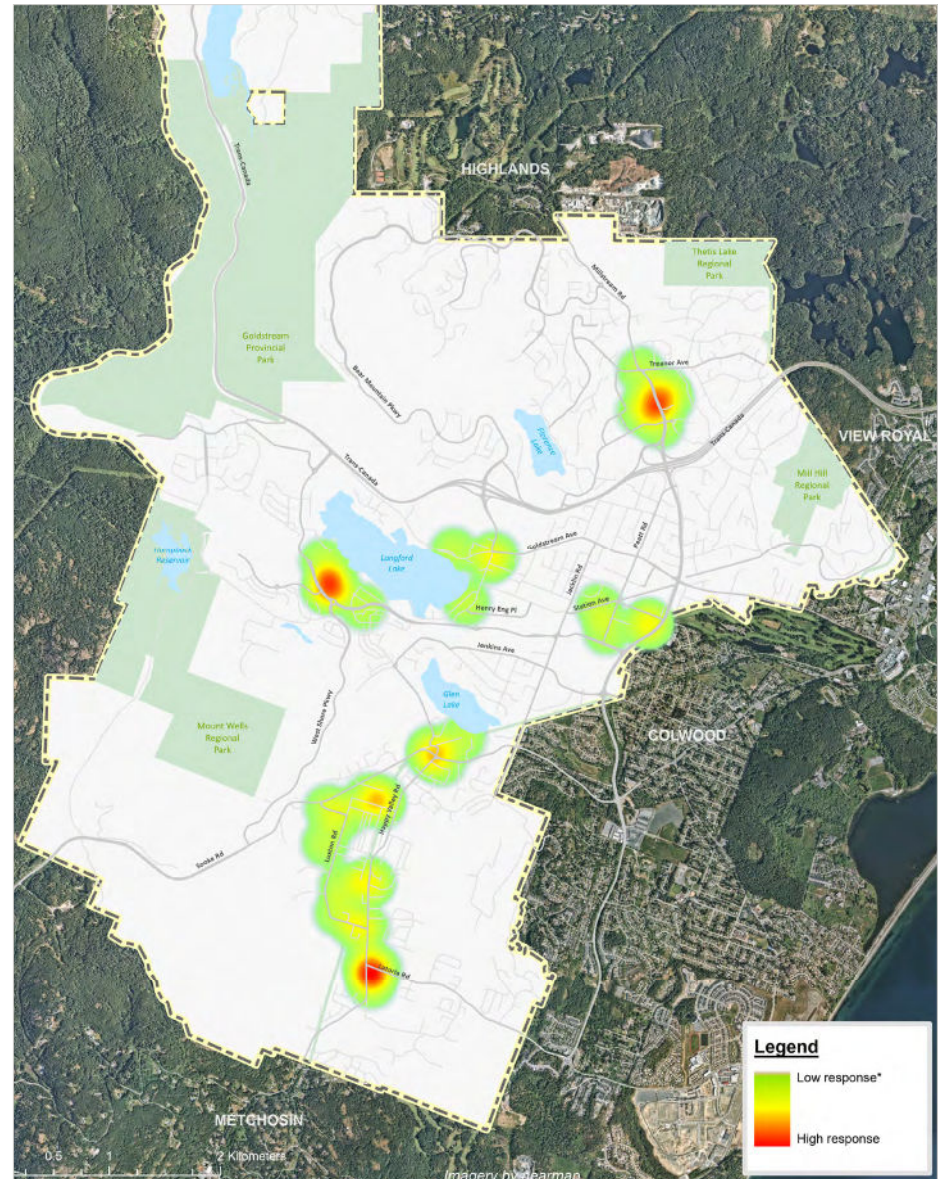


Key Takeaways

- Less than 50% of respondents believed they are currently in the right places while 32% were unsure.
- Desire for a centre in areas of South Langford including Happy Valley.
- Preference for small, walkable urban centres spread throughout Langford.
- Focus on redeveloping existing urban areas like downtown Langford.
- Feedback expresses concern over the development of high-density, tall buildings in areas that lack sufficient infrastructure, green space, and connectivity.
- Preference for fostering local businesses in urban centres, rather than relying on chain stores and strip malls.

Mapping Exercise Results: Urban Centres

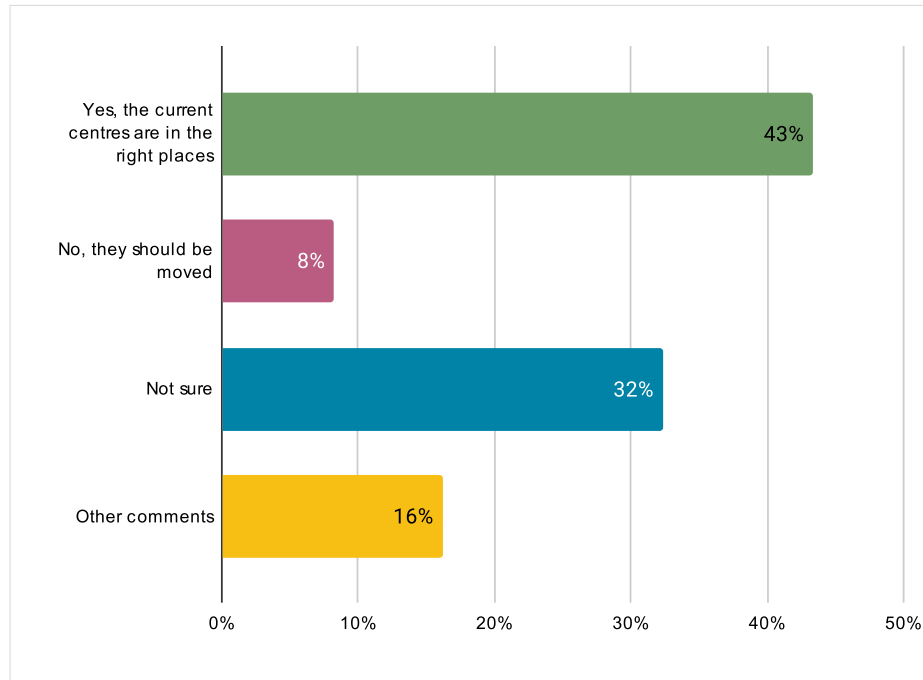
Where Should New Urban Centres in Langford be located?



Note: results are based on clusters of 4 or more responses

Urban Centre Locations

Are Urban Centres in the right locations? (please choose one)



Do you have any other thoughts on where Urban Centres should be located?

Top themes from comments:

1. Desired Areas and Services for Centres

Multiple comments emphasized the lack of amenities in certain areas like Happy Valley, South Langford, and Bear Mountain, particularly calling for more grocery stores, health care, and recreational facilities.

2. Distributed Urban Centres for Walkability

There was a clear preference for small, walkable urban centres spread throughout Langford. Multiple respondents suggest creating areas that are within walking distance of residential neighborhoods to reduce car dependency. Some notable mentions include Happy Valley, South Langford, and areas near Millstream, where residents feel underserved by existing amenities.

3. Sustainability and Development of Existing Areas

Several comments push for focusing on redeveloping existing urban areas like downtown Langford. Suggestions include replacing outdated shopping malls with mixed-use developments that combine retail spaces with residential units above. Some respondents call for denser, more sustainable urban centres, with parks, transit access, and high-density living to accommodate growth without expanding into undeveloped areas.

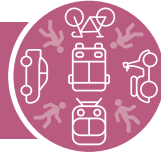
4. Concerns Over High-rise Towers and Infrastructure

Some feedback expresses concern over the development of high-density, tall buildings (such as 25-story towers) in areas that lack sufficient infrastructure, green space, and connectivity. Respondents felt that development should align with the available infrastructure and avoid overwhelming local streets and services.

5. Local Businesses Over Chain Stores

There was a preference for fostering local businesses in urban centres, rather than relying on chain stores and strip malls.

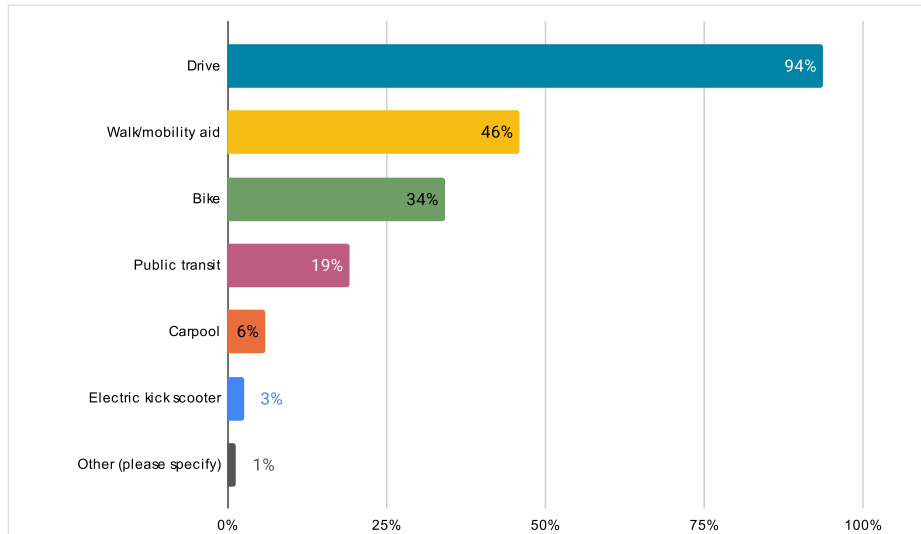
Transportation + Mobility



Key Takeaways

- Most trips in Langford are taken by driving, followed by walking, biking, and public transit.
- The main barriers for choosing active transportation included a lack of safe sidewalks and bike lanes, inconsistent or infrequent public transit, and limited access to public transit.
- Geography is a significant barrier to active transportation in areas with steep hills.
- To make it easier and/or more appealing to walk/roll, bike, use public transit or choose other forms of active transportation, the City should improve sidewalks, and develop more mixed-use neighbourhoods.
- Desire for increased walkability and improved accessibility and mentions of the need for more green spaces, benches, and safer pedestrian routes.
- Strong emphasis on safety, with many respondents expressing that current conditions make walking, cycling, and using public transit unsafe.

How do you usually travel around Langford? (Select all that apply)



Note: percentages above reflect the response rate for each option.

Do you have any other thoughts to share on how you move around the City?

Top themes from comments:

1. Transportation Infrastructure and Efficiency

There was significant concerns about the current state of transportation infrastructure. Issues include poor traffic management, inefficient public transit, and a lack of safe biking and walking routes. Respondents called for improvements like better traffic light coordination, more reliable public transit, dedicated bike lanes, and safer pedestrian paths.

2. Walkability and Accessibility

Many respondents expressed a desire for increased walkability and improved accessibility. There were mentions of the need for more green spaces, benches, and safer pedestrian routes. Additionally, the lack of sidewalks and the challenges faced by those with mobility issues are highlighted as major concerns.

3. Safety Concerns

There was a strong emphasis on safety, with many respondents expressing that current conditions make walking, cycling, and using public transit unsafe. Concerns about interactions with unhoused individuals, inadequate bike lanes, and incomplete sidewalks are prevalent. There is a desire for more protected bike lanes and safer pedestrian crossings from respondents.

4. Public Transit Issues

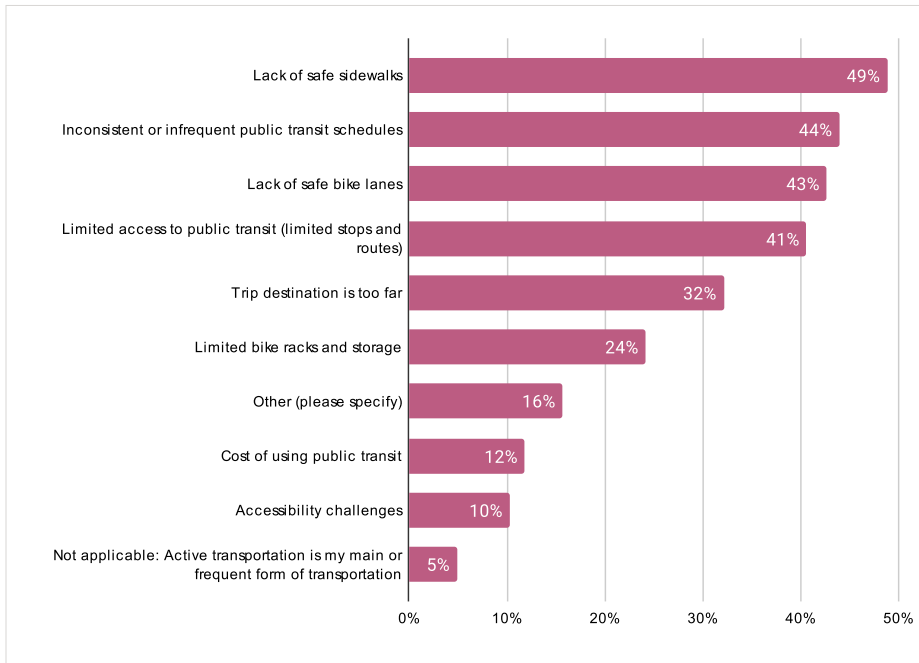
The current state of public transit was frequently criticized. Many respondents find it unreliable, infrequent, or poorly connected. Improvements in service frequency, reliability, and route coverage were major requests by respondents. Ideas included more direct routes, smaller buses for narrower streets, and potential solutions like light rail or ferries are frequently mentioned.

5. Active Transportation Challenges

The difficulty of using active transportation (walking and cycling) was highlighted, particularly due to traffic congestion, lack of bike infrastructure, and incomplete sidewalks. Many respondents felt that the city's design is too car-centric, making biking and walking less feasible and less safe.

Barriers to Active Transportation

What are the main barriers preventing you from choosing to walk, bike, use transit, or other forms of active transportation more often in your daily life? (Select all that apply)



Note: percentages above reflect the response rate for each option.

Do you have any other thoughts to share on barriers to active transportation?

Top themes from comments:

1. Lack of Infrastructure

Respondents indicated that they believe there is a lack of safe cycling infrastructure, such as bike lanes, bike racks on transit, and public bike share programs. Additionally, the state of the roads with debris and aggressive traffic further discourages cycling was mentioned.

2. Topography and Physical Challenges

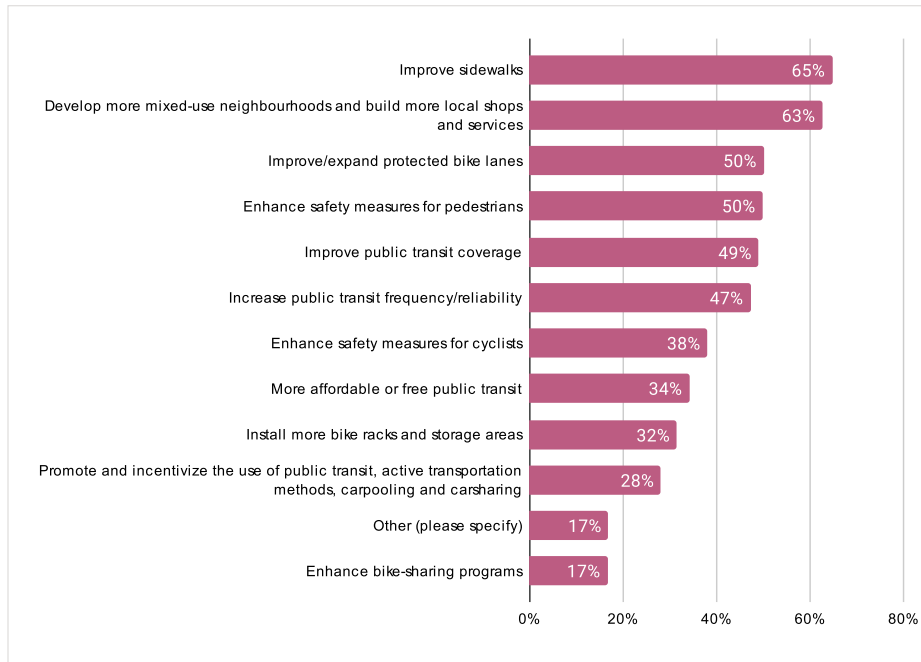
Respondents indicated that hills and steep terrain make walking or biking difficult, particularly when carrying groceries or other items.

3. Convenience and Practicality

Respondents highlighted the need for a vehicle to manage daily tasks like grocery shopping, transporting children, and carrying equipment outweighs the perceived benefits of alternative modes of transport. Respondents felt that vehicles provide greater convenience, storage capacity, and flexibility compared to biking or public transit.

Making Active Transportation Easier and/or More Appealing

How do you think the City could make it easier and/or more appealing to walk/roll, bike, use public transit, or choose other forms of active transportation? (Select all that apply)



Note: percentages above reflect the response rate for each option.



Livability and a Sense of Place

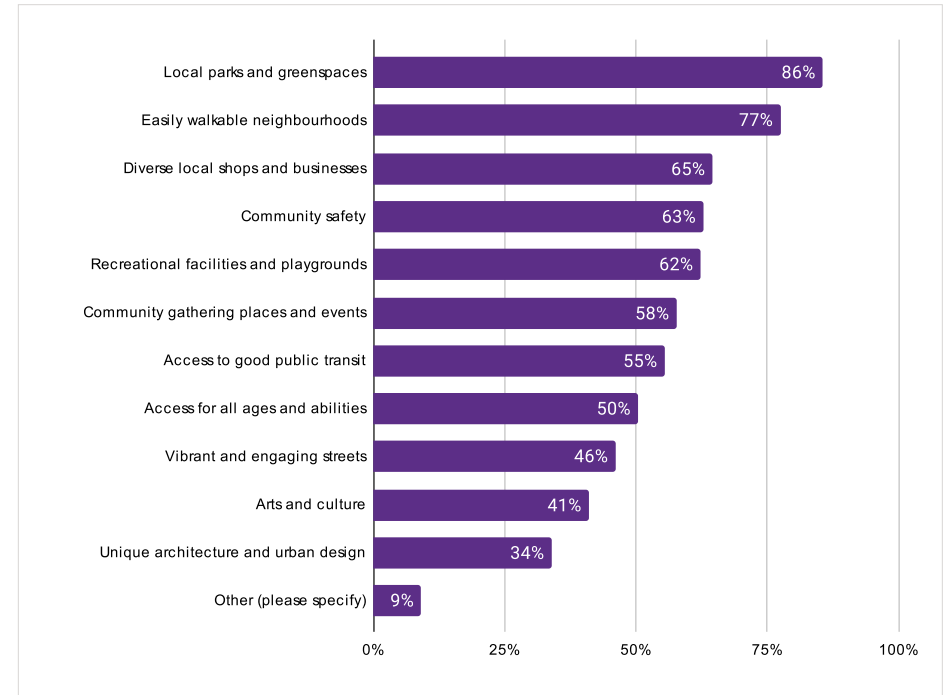


Key Takeaways

- The most important elements for improving livability and a 'sense of place' included local parks and green spaces, easily walkable neighbourhoods, diverse local shops and businesses, and community safety.
- To create more people-friendly streets and encourage community gathering, respondents desired transformation of underutilized spaces into gathering spots, creating spaces for community events and markets, and improved lighting for safety and ambiance.
- Respondents indicated that they desire amenities close to their homes including parks, green spaces, and people places, grocery stores and local shops, restaurants and cafes, and trails and pathways.
- Strong emphasis on the need for more community-oriented spaces and events.
- Concerns about affordable housing diversity and addressing homelessness.
- Comments stress the need for thoughtful urban design that balances density with livability.
- 76% of respondents support policies that allow more small-scale, locally-orientated convenience stores, coffee shops, and services on corners in neighbourhoods.

Improving Livability and a Sense of Place

What are the most important elements for improving livability and a 'sense of place' in the community? (Select all that apply)



Note: percentages above reflect the response rate for each option.

Do you have any other thoughts to share about livability and sense of place?

Top themes from comments:

1. Lack of Recreational and Green Spaces

Many comments expressed concern about the insufficient recreational facilities, green spaces, and community gathering areas. There are mentions of few pickleball or tennis courts, inadequate parks, and the need for more green and dog-friendly spaces.

2. Traffic and Accessibility Issues

Traffic congestion and the lack of pedestrian-friendly infrastructure were cited as recurring issues. Comments highlight the need for improved sidewalks, traffic calming measures, and better public transit to alleviate these problems and enhance accessibility.

3. Community and Social Spaces

There was a strong emphasis on the need for more community-oriented spaces and events. Suggestions include creating third spaces for social interaction, improving public areas for gatherings, and integrating more arts and cultural elements into the community.

4. Affordable Housing and Homelessness

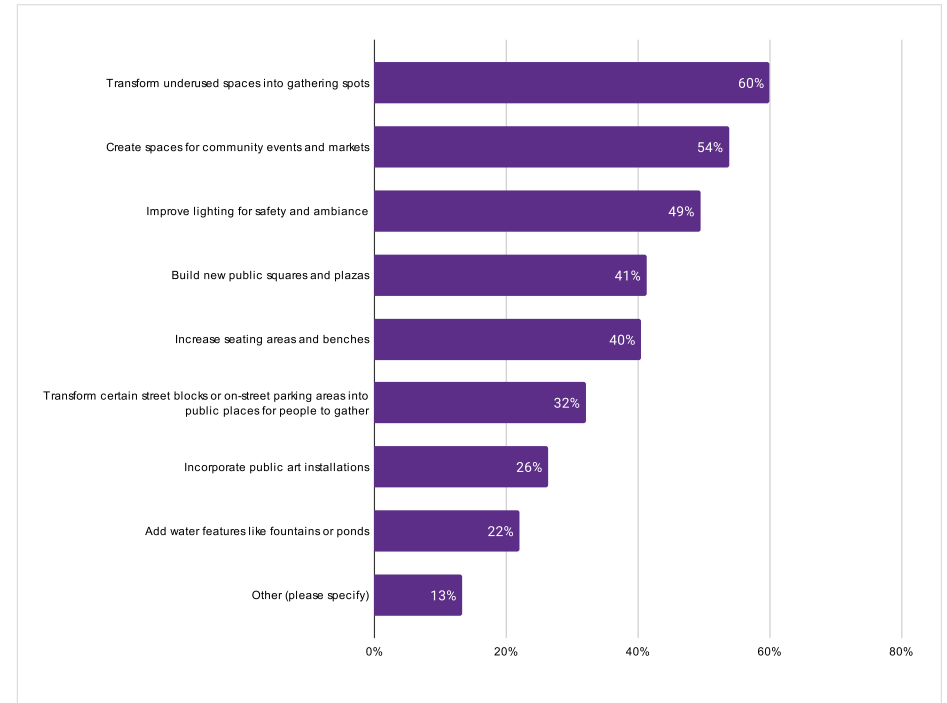
Concerns about affordable housing diversity and addressing homelessness. There were calls for a variety of housing options and specific accommodations for the homeless, reflecting a desire for comprehensive solutions to these issues.

5. Urban Design and Development

Comments stress the need for thoughtful urban design that balances density with livability. There is concern about maintaining aesthetic and functional quality in high-density areas and ensuring that development does not overwhelm existing neighborhoods.

People-friendly Streets and Community Gathering Spaces

How should the City create more people-friendly streets and encourage residents to spend more time in community gathering spaces in Langford? (Select all that apply)



Note: percentages above reflect the response rate for each option.

Do you have any other thoughts to share on people-friendly streets and gathering spaces?

Top themes from comments:

1. Green Space and Nature

There was a strong emphasis on the need for more green spaces, including parks, trees, and water features. Respondents frequently mention the importance of shade, tree canopies, and natural elements to enhance public spaces and improve quality of life.

2. Community Amenities and Accessibility

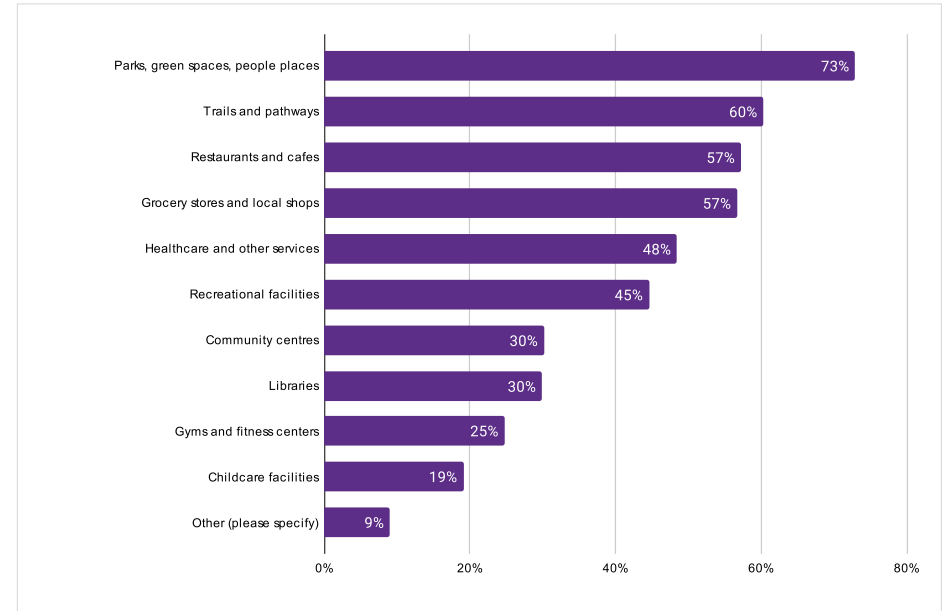
Many responses highlight the need for better community amenities like bathrooms, picnic tables, and playgrounds. There was also a focus on making spaces accessible for all, including those with mobility challenges and families with young children. Ensuring spaces are pet-friendly and inclusive is also a recurring theme.

3. Public Space Design and Utilization

Respondents express a desire for well-designed public spaces that are people-friendly, including wider sidewalks, outdoor cafes, and gathering areas. Concerns about traffic, parking, and noise are also mentioned, along with suggestions for improving street design to encourage walking and reduce vehicle dependence.

Amenities to Support a Better Quality of Life

What amenities would you most like to see within a walkable distance from your home in order to support a better quality of life? (Select all that apply)



Note: percentages above reflect the response rate for each option.

Do you have any other thoughts to share about neighbourhood-based amenities that could support a better quality of life?

Top themes from comments:

1. Green Spaces and Nature Integration

Many responses highlight the need for more parks, green spaces, trails, and natural areas. This includes preserving existing green spaces, creating new ones, and ensuring that urban development includes ample green elements.

2. Community and Social Spaces

There was a strong emphasis on the need for community centres, meeting spaces, and third places where people can gather and engage with one another. This also included affordable or free community activities and amenities.

3. Walkability and Accessibility

Numerous suggestions focused on improving walkability and accessibility, such as better sidewalks, pedestrian paths, and safe transit options. This also includes making sure amenities and services are within walking distance and connected by easy-to-navigate routes.



What amenities or services do you feel are currently missing or need improvement in your neighbourhood?

Top themes from comments:

Recreational Facilities

Pools, skating rinks, gyms, playgrounds, running tracks.

Green Spaces

Parks, trails, off-leash dog parks.

Local Amenities

Grocery stores, cafes, restaurants, corner stores.

Transportation

Sidewalks, bike lanes, crosswalks, bus services, parking solutions.

Arts & Culture

Libraries, public arts centres, live theater.

Healthcare

Clinics, hospitals.

Community Spaces

Gathering plazas, community centres, farmers markets.

Safety

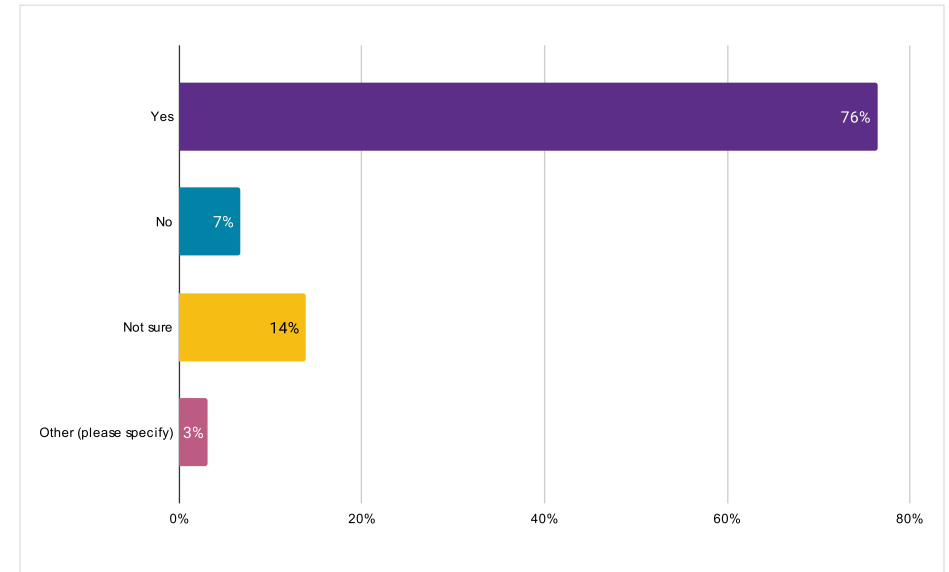
Street lighting, security cameras.

Miscellaneous

Public washrooms, garbage/recycling services, post offices.

Support for Corner Stores in Neighbourhoods

Should the City consider policies that allow more small-scale, locally-orientated convenience stores, coffee shops, and services on corners in neighbourhoods? (Please choose one)



Final Thoughts

Key Takeaways

- Respondents advocate for a well-structured urban plan that prioritizes sustainable growth, effective traffic management, and adherence to zoning regulations to avoid haphazard development.
- Strong desire for more green spaces, parks, and community gardens, alongside meaningful engagement with residents to ensure their voices are heard in planning decisions.
- Interested in promoting small, locally-owned businesses and services, suggesting a shift away from large commercial developments in favor of fostering a vibrant, neighborhood-focused economy.

Do you have any additional comments you'd like to share with the OCP project team?

Top themes from comments

1. Planning and Infrastructure

This theme encompasses discussions about the need for proper planning, traffic management, zoning, and overall urban design (e.g., “Get a plan,” “Quit spending money and get the traffic moving better,” “Narrow residential streets,” “Over-building concerns”).

2. Community and Green Spaces

Many comments emphasized the importance of community engagement, green spaces, and amenities like parks and community gardens (e.g., “Add community gardens and trees,” “Ensure nature has an equal voice,” “Safer walking and biking”).

3. Support for Local Businesses

There was a recurring calls for fostering local businesses and services, including small shops and cafes (e.g., “More small corner stores,” “Support small business by quick, flexible zoning”).





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October 2024