

GRAYLAND CONSULTING LTD.

July 22nd, 2024

Mr. Robert Dykstra, Planner
City of Langford
2nd Floor, 877 Goldstream Ave. Victoria B.C.

Dear Mr. Dykstra,

Re: Public Consultation Summary for 2622, 2625 and 2629 Sunderland Road and 2614/16, 2618, 2622, 2626 Peatt Road Rezoning Application

The consulting team has been working with the neighbourhood to understand any concerns that they may have with the proposed development.

In June of 2024, 170 notices were sent to the neighbourhood, advising of the rezoning application with the gcpermits2020@gmail.com email included for feedback (attached). No emails were received. The notice included an invitation to an Open House to view the project and meet the design team. The Open House was also advertised in the Goldstream Gazette.

The Open House was conducted on July 11th, 2024, at the Langford Business Centre Nootka Road Atrium. Approximately 12 neighbours, as well as the traffic engineer and the project architects were in attendance, and the interactions were positive and constructive.

Questions and concerns that we heard, as well as our responses are as follows:

- *Lack of Greenspace and Parkland in the neighbourhood. The small park off Arncote Place is heavily used and inadequate.*

We noted that Council has been enlarging and enhancing Porcher Park and that urban greenspaces, tree canopy and gathering spaces are high on Council's list.

- *Traffic - generally terrible getting onto Peatt Road.*

We noted that MoTI must also approve the TIA that was provided to City staff for review and approval. Several upgrades to the neighbourhood traffic system are necessary not only for this project but for background traffic.


- Concerns about shadows on the townhomes and apartments to the north.

A shadow study will be provided prior to the SDAC meeting.

GRAYLAND CONSULTING LTD.

We trust that this summary is satisfactory and look forward to further public participation throughout the rezoning process.

Best Regards,



Rachael Sansom, agent for the owners of 2622, 2625 and 2629 Sunderland Road and 2614/16, 2618, 2622, 2626 Peatt Road



Notification Area

June 20th, 2024

Re: 2622, 2625 and 2629 Sunderland Road and 2614/16, 2618, 2622, 2626 Peatt Road Rezoning Application

Dear Neighbour,

An application has been submitted to the City of Langford to rezone the above noted properties on Sunderland Road and Peatt Road from the existing R2 Residential Zone to the CCP City Centre Pedestrian Zone to accommodate a mixed use commercial and residential development. The proposed development consists of a pedestrian commercial plaza and two residential towers at 13 and 22 storeys (317 units), with an above grade parkade.

The traffic impacts of this development have been provided to the City and will be available to the public once the City has approved that report and its recommendations.



Location Plan



Proposed Development

We wish to invite you to an Open House on Thursday July 11th from 6:00 to 8:00pm at the Nootka Rose Atrium, Langford Business Centre, 211-2840 Peatt Road. Here, you will have an opportunity to meet the architect, view the project in detail and ask any questions you may have about the proposed development. Light refreshments will be served.

Notices will be provided to adjacent residents by the City when public meetings are scheduled to consider this proposal. If you have any questions in the meantime, you can email me at gcpermits2020@gmail.com.

We look forward to meeting you.

A handwritten signature in black ink, which appears to read 'Rachael Sansom'. The signature is written in a cursive, flowing style.

Rachael Sansom, Agent for 1355991 BC Ltd.

