

PUBLIC HEARING
Monday, 20 February 2024

Bylaw No. 2154
File No. Z23-0027

*A Bylaw to Amend the Text of Zoning Bylaw No. 300
by adding a Definition for “Group Daycare” With
a Maximum Capacity of 53 Children at
1331 Westhills Drive.*

**CITY OF LANGFORD
BYLAW NO. 2154**

**A BYLAW TO AMEND BYLAW NO. 300,
"LANGFORD ZONING BYLAW, 1999"**

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By adding the following as article 6.92.01(1)(s) and renumbering subsequent articles accordingly:

"Group daycare with a maximum capacity of 53 children, on the property legally described as Lot 1, Sections, 86 And 87, Esquimalt District, Plan EPP108149, PID No. 031-325-513 (1331 Westhills Drive)";

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 710 (Text Amendment to Increase Daycare Capacity), Bylaw No. 2154, 2024".

READ A FIRST TIME this 15th day of January, 2024.

PUBLIC HEARING held this day of , 2024.

READ A SECOND TIME this day of , 2024.

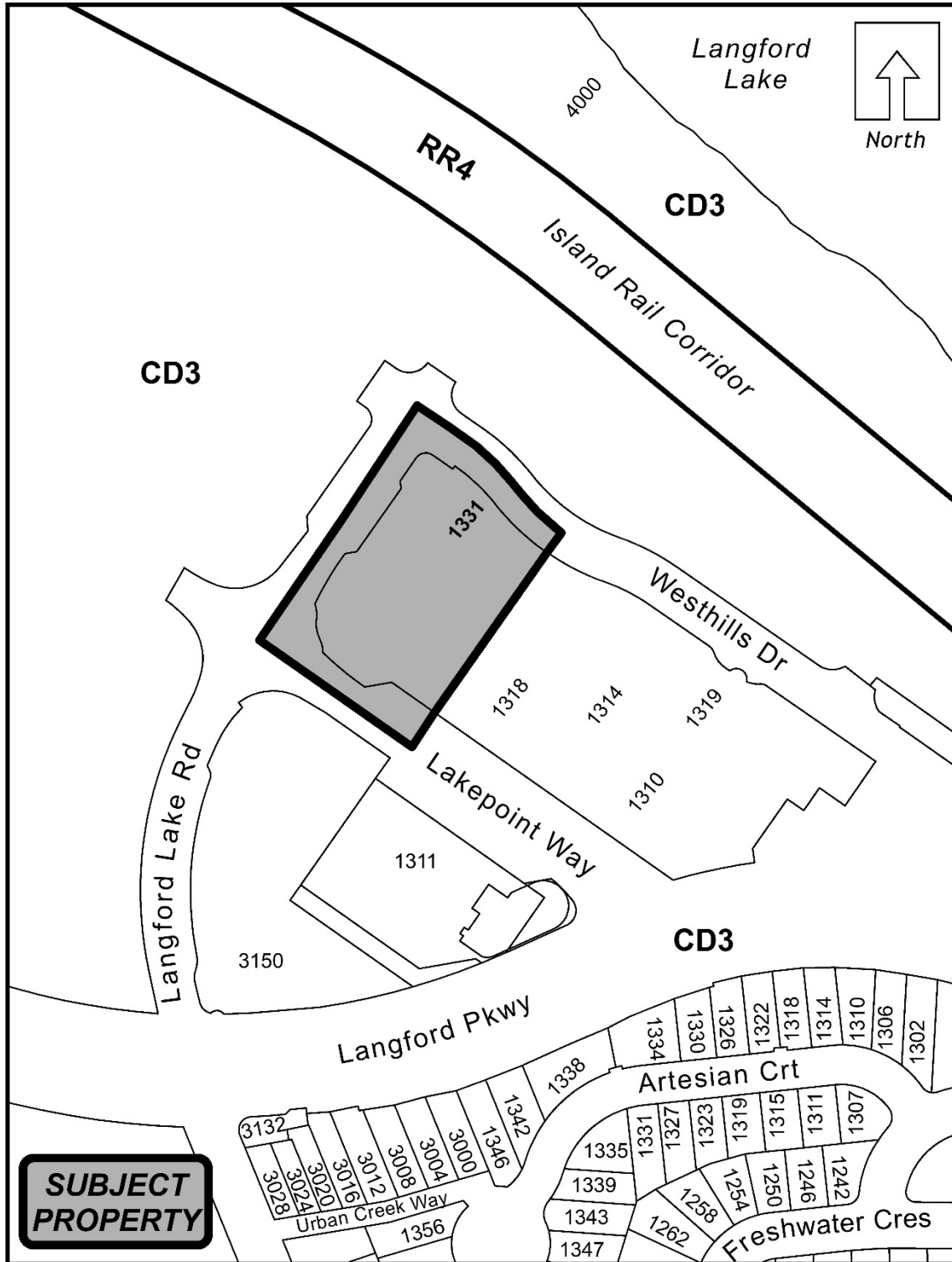
READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A





Staff Report to Sustainable Development Advisory Committee

DATE: Monday, January 8, 2024

DEPARTMENT: Planning

APPLICATION NO.: Z23-0027 and DVP23-0013

SUBJECT: Bylaw No. 2154 – Application to Amend the Text of the CD3 (Comprehensive Development 3 – Westhills) Zone at 1331 Westhills Drive to Allow a Daycare with 53 Children and a Parking Variance.

EXECUTIVE SUMMARY:

Chris Loranger has applied on behalf of Plexxis 595 Cityview Inc. to amend the text of the Comprehensive Development 3 – Westhills (CD3) Zone at 1331 Westhills Drive to allow for a group daycare for 53 children. As part of the application, the applicant is seeking an 8-stall parking variance to allow the surface parking lot to be reconfigured to accommodate an outdoor play space for the daycare use and to create additional accessible parking.

BACKGROUND:

PREVIOUS APPLICATIONS

The subject property is part of the Westhills Master Plan Community which has been subject to many past rezonings and development permits since it was created in 2006. As this application pertains to a specific use at 1331 Westhills Drive, only the directly relevant applications have been summarized below.

DP21-0003 – In April of 2021, a Form and Character Development Permit was issued for 1331 Westhills Drive for a six-storey office building for a tech company with ground floor commercial units. This permit included the issuance of a parking variance, reducing the number of required parking stalls from 191 to 130. This parking variance was supported by a parking study completed by Watt Consulting. In order to meet the parking demand, Watt determined that 130 parking stalls would be sufficient, if the owner agreed to providing the following Transportation Demand Management strategies:

1. Long term bike parking for new mobility. This includes high quality bike parking facilities, inclusive of e-bike charging and cargo bike parking.
2. Cycling end-of-trip facilities. This includes change rooms and showers, bike repair tools, and personal lockers.

3. Commitment to offering the BC Transit ProPASS program to employees. The program itself offers a 14% discount on a permanent bus pass purchased by an employee through payroll deductions. At Watt’s suggestion, the owner has agreed to provide a further 10% discount to employees to further encourage the use of transit, reducing the on-site parking demand.

The owner agreed to the above noted Transportation Demand Management strategies and the City has secured they will stay committed to them through a Section 219 Covenant registered on title.

DP21-0069 – In November of 2021, the owner applied for an amendment to DP21-0003 to make some minor exterior changes to the building and include a further parking variance. The additional parking variance included reducing the off-street loading spaces from the required 3 to 0. This was due to the fact that loading spaces require a 4m height clearance which the building wasn’t able to accommodate through their parkade entrance. An additional parking variance was issued reducing the site parking from the required 206 parking stalls to 126 due to the 6th floor of the office building changing uses slightly. The original intent of the 6th floor was to be amenity space for the employees, including a fitness centre, movie theatre room, pool and ping pong tables, patio, and a multi-use lounge area. While originally intended to only be used by employees, the owner wanted to have the ability to rent the space to the general public as an events space on weekends when employees would not be there. The added use of the events centre increased the bylaw requirement for parking to 206 parking stalls instead of the above-noted 191 as part of DP21-0069. Watt Consulting conducted another parking study and determined that because there would be no overlap of employees and members of the public using the space, that a total of 126 parking stalls would be sufficient. The development permit included this parking variance subject to the owner adding to the Section 219 Covenant that events in the sixth floor event space be held only on weekends and statutory holidays.

Table 1: Site Data

<i>Applicant</i>	Chris Loranger	
<i>Owner</i>	Plexxis 595 Cityview Inc.	
<i>Civic Address</i>	1331 Westhills Drive	
<i>Legal Description</i>	LOT 1 SECTIONS 86 AND 87 ESQUIMALT DISTRICT PLAN EPP108149	
<i>Size of Property</i>	3,117 m ²	
<i>DP Areas</i>	Potential Habitat and Biodiversity Area, Riparian Area, Commercial Form and Character	
<i>Zoning</i>	Existing: CD3 (Comprehensive Development – Westhills), Area 1	Proposed: CD3 (Comprehensive Development – Westhills), Area 1
<i>OCP Designation</i>	Existing: Village Centre	Proposed: Village Centre

SITE AND SURROUNDING AREA

The site is located on the corner of Lakepoint Way, Langford Lake Road, and Westhills Drive, adjacent to the YMCA-YWCA. The construction of the six-storey office/commercial building is predominantly complete, with partial occupancy granted and the fifth and sixth floors now in use by the owner group,

Plexxis Software. Lower floors will be granted occupancy as the units are leased and outfitted to tenant needs. One such proposed tenancy is for a daycare which will be discussed later in this report.

Figure 1: Subject Property – 1331 Westhills Drive



The surrounding area is still predominantly undeveloped, but forms part of the Westhills core. This area is zoned to allow for a wide variety of commercial uses and high-density housing options that will act as a village centre for the surrounding neighbourhoods of Westhills, Kettle Creek, and Ravensview. Currently, the core contains the YMCA-YWCA, a library branch, a Victoria Conservatory of Music location, Tim Hortons, a dental office, and a six-story mixed-use building. The site is located approximately 700 meters from Pexsisen Elementary School and Centre Mountain Lellum Middle School.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	Comprehensive Development 3 – Westhills (CD3)	Parking
<i>East</i>	Comprehensive Development 3 – Westhills (CD3)	YMCA-YWCA, Library, etc.
<i>South</i>	Comprehensive Development 3 – Westhills (CD3)	Mixed-Use apartment and temporary construction storage yard
<i>West</i>	Comprehensive Development 3 – Westhills (CD3)	Undeveloped, Temporary construction storage yard

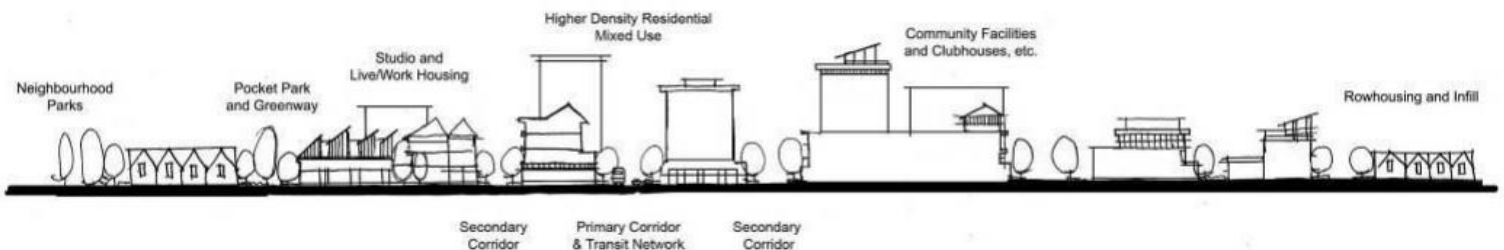
COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designated the subject properties as “Village Centre”, which is defined by the following text:

- A predominantly residential precinct that supports a wide range of high and moderate density housing, including affordable and rental housing.
- A key location in the city for shopping, services, amenities, and any other function that supports local residents’ daily needs.
- Parks and open spaces and recreational facilities are integrated throughout.
- Major educational, health and childcare facilities serve the needs of residents in the city.
- Inter-city and/or inter-regional transit hub connect residents.

A Concept for a Village Centre



As noted above, providing childcare facilities is a primary objective of the Village Centre OCP area. Section 6 of the City’s OCP, “Our Healthy Community” also includes objectives to “ensure the needs of children

and youth are addressed in all aspects of community and social planning and development” and to “ensure adequate supply of daycare and pre-school space for young children”. Given this, the expansion of childcare spaces at 1331 Westhills Drive is supported by the Official Community Plan.

The OCP also supports Transportation Demand Management (TDM), which this project is utilizing, as noted above. This development has site specific TDM measures which have been secured and align with Policy 8.10.2, an objective of Section 8 of the OCP, “Our Multi-Modal Transportation System”.

Council has also included the shortfall of childcare spaces within the Collaborative Advocacy section of their Strategic Plan. The plan notes that they intend to engage with higher levels of government, Island Health, and daycare providers to support the creation of additional daycare facilities.

COMMENTARY:

DEVELOPMENT PROPOSAL

The applicant is requesting to amend the text of Area 1 of the CD3 Zone at 1331 Westhills Drive to allow for a group daycare with 53 children. Area 1, the Community Core of Westhills, already allows for group daycares as a permitted use, but the City’s Zoning Bylaw sets an automatic limit to the number of children at 36, citywide. Any time a daycare provider wants to care for more than 36 children, a text amendment rezoning is required as it is considered a density issue. There are approximately six other daycares in Langford that have been previously approved for more than 36 children, ranging from 41 to 255 children.

Daycares of this size are required to receive a license from Island Health which ensures the facility meets the requirements of the Child Care Licensing Regulation. The regulation sets out a minimum amount of indoor and outdoor space per child, which is how the number of 53 children was derived. These 53 children would be organized into three separate classrooms with a total of 9 employees. Classroom 1 would be for up to 12 children under 36 months of age, Classroom 2 would be for up to 16 children between 30 months to school age, and Classroom 3 would be for up to 25 children between 30 months and school age.

Variance request

Daycares are considered to be a more parking intensive use than retail, which is the use originally contemplated for the ground floor units of the building and reflected in the past parking study. As the daycare use requires more parking than retail, the parking demand on site will increase. Based on the City’s parking requirements, the site would be required to provide 208 parking stalls instead of the previously required 206 parking stalls. While the applicant is currently providing 126 parking stalls on site, as supported by the previous parking study, they are seeking to reduce that number by an additional 8 parking stalls.

The licensing requirements for outdoor space have led the applicant to apply for a concurrent parking variance, as they plan to convert 7 parking spaces into outdoor play area for daycare use. A concept for the playground area has been attached to this report for reference. The applicant has determined that the conversion of these 7 parking spaces in the exterior parking lot would be able to accommodate up to 25 children at one time, the size of their largest planned classroom. The playground would be accessible by a pathway from the daycare classrooms and would be enclosed by a fence to regulation standards. The applicant has shared their plans with Island Health and has received preliminary approval of the playground size and location.

The applicant is concurrently seeking to reduce the parking by an 8th parking space by converting 3 regular parking spaces into 2 accessible parking spaces. While they previously had 2 accessible parking spaces, they were not advantageously located, being placed on the lowest parking level. The applicant wishes to relocate them to the first floor of parking to make them easier to access.

Given the requested further reduction of 8 parking stalls, the total number of parking stalls the applicant wishes to provide is 118, 90 less than what the City bylaws call for. Watt's parking study has found that 118 parking stalls are sufficient for the site uses if the owner is able to commit to some additional Transportation Demand Management (TDM) strategies, as follows:

"Guaranteed Ride Home" or "Emergency Ride Home" Program

This program is intended for commuters who carpool, bike, walk, or transit to work, offering them an option to return home reliably in case of an emergency using a taxi, carshare, or ride-hailing company that is subsidized by the organization. Watt suggests that employees would be eligible for eight reimbursable trips per year. This is a strategy used by many post-secondary institutions and increasingly more so for offices.

Commuter Financial Incentives

Commuter financial incentives or "parking cash out" is a commuter benefit in which an employer offers employees the option to accept taxable cash income instead of a free or subsidized parking space at work. Given the location of 1331 Westhills Drive, Watt suggests the owner offer a financial incentive of \$1.55 per day cash out for not using a single occupant vehicle as their travel mode.

As noted previously, the owner has already, by way of a Section 219 Covenant, committed to providing long term bike parking, end-of-trip facilities, and providing the BC Transit ProPASS program. The above noted "Guaranteed Ride Home" program and commuter financial incentives would be in addition to these existing TDM measures. Council may also wish to note that the owner is providing 40 bike parking stalls on site, 16 more than what is required by City bylaws.

While not mentioned in the parking study, staff are suggesting that the Section 219 Covenant also include that all parking stalls be first-come-first serve, with the exception of the marked accessible stalls and the pick-up and drop-off stalls for the daycare, and not allocated to individual tenancies or users.

Council may wish to consider if they think the proposed Transportation Demand Management strategies are appropriate for the site. If the site cannot handle the parking demand of the users, it's likely that the overflow parking may take place in the YMCA/YWCA parking lot adjacent to the building, or improper use of street parking which could increase the demand put on the Bylaw Department for enforcement.

It's important to note that the viability of the 53-child daycare is dependent on the issuance of the parking variance to 118 stalls. Additionally, if Council chooses to not proceed with the issuance of the variance, the existing variance to 126 parking stalls would still remain.

MULTI-MODAL NETWORK

Sidewalks are located on along all three frontages of the site on Westhills Drive, Langford Lake Road, and Lakepoint Way. Sidewalk connections and crosswalks continue out of the Westhills Core leading into the surrounding residential neighbourhoods. Bike lanes are located on Westhills Drive and Langford Parkway, a short distance from the subject property. The Westhills Exchange is located 100 meters away from the site and is serviced by five bus routes that serve Interurban/Royal Oak/UVic, Dockyard, Downtown, Goldstream Meadows, and Sooke.

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of Bylaw No. 2154, a Public Hearing will be scheduled in accordance with the requirements of the *Local Government Act*.

Council's other conditions of approval would be registered in a Section 219 Covenant in priority of all other charges on title prior to consideration of Bylaw Adoption.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of First Reading of Bylaw No. 2154 to amend the text of the CD3 zone to allow for a group daycare with 53 children at 1331 Westhills Drive subject to the following terms and conditions:
 - a. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:

- i. That the following Transit Demand Management strategies be implemented and maintained for all office users, in accordance with the Parking Study completed by Watt Consulting Group, dated December 1st, 2023:
 1. Guaranteed Ride Home program with a minimum of 8 reimbursable trips per employee per year; and
 2. Commuter financial incentives, providing employees with at least \$1.55 per day cash out for not using a single occupant vehicle as their travel mode.
- ii. That no parking stalls be assigned to specific users and that all parking be provided on a first-come-first-served basis, with the exception of accessible parking stalls and designated pick-up and drop-off stalls for the daycare use.

AND

2. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 1331 Westhills Drive with the following variance to Zoning Bylaw No. 300:
 - a. That Section 4.01.01 be varied to reduce the required parking from 208 to 118 parking stalls.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to amend the text of the CD3 Zone at 1331 Westhills Drive under Bylaw 2154 and the application for a parking variance until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____;

SUBMITTED BY: Julia Buckingham, Planner II

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

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

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

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

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

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment(s): Playground Concept – 1331 Westhills Drive

Appendix A – Location Map

**REZONING BYLAW AMENDMENT
(Z23-0027)
1331 Westhills Dr**



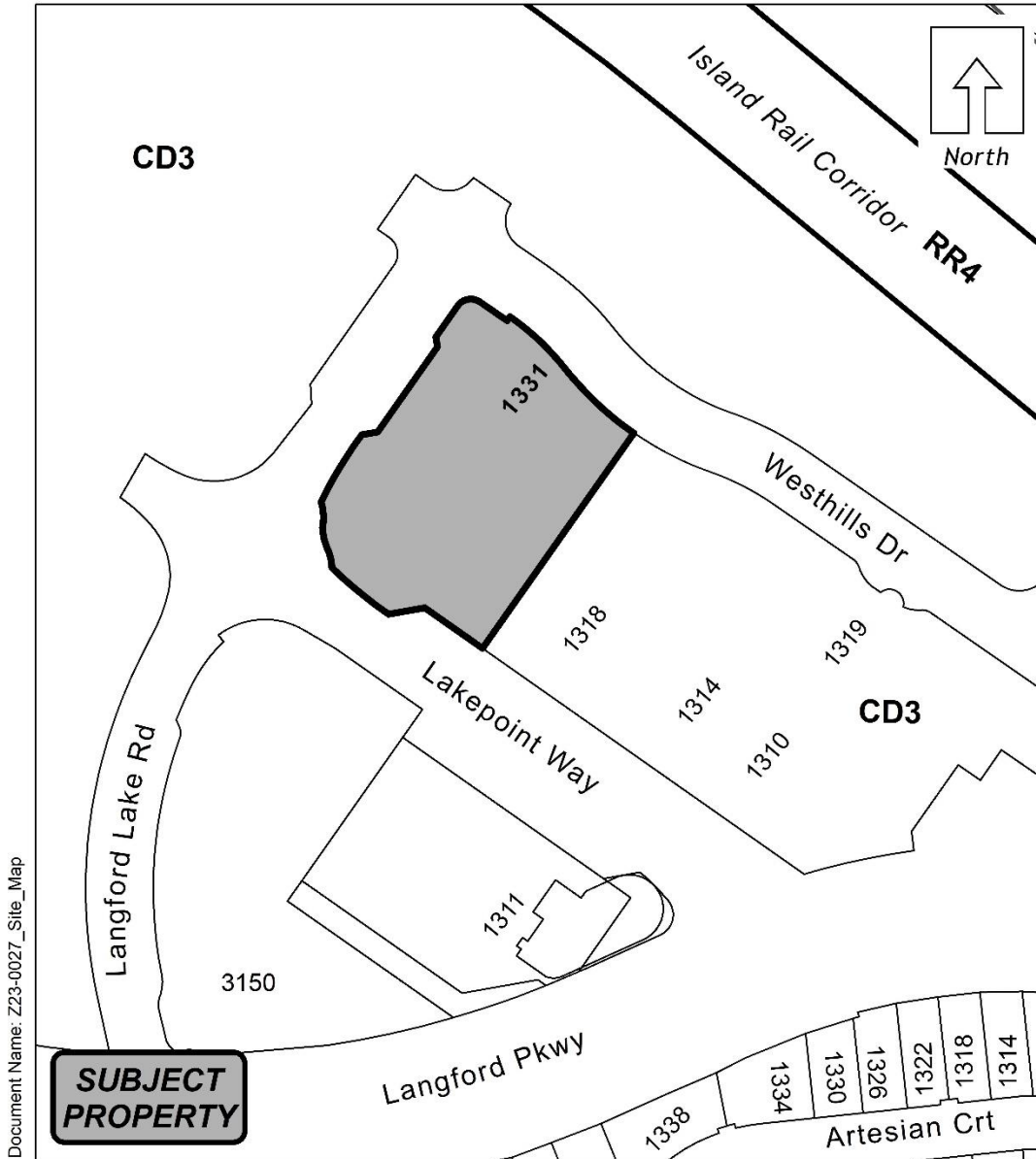
Document Name: Z23-0027_Location_Map

Scale: N.T.S.

Last Revised: 2023-11-28

Appendix B – Site Map

**REZONING BYLAW AMENDMENT
(Z23-0027)
1331 Westhills Dr**



Document Name: Z23-0027_Site_Map

Scale: N.T.S.

Last Revised: 2023-11-28

**CITY OF LANGFORD
BYLAW NO. 2154**

**A BYLAW TO AMEND BYLAW NO. 300,
"LANGFORD ZONING BYLAW, 1999"**

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By adding the following as article 6.92.01(1)(s) and renumbering subsequent articles accordingly:

"Group daycare with a maximum capacity of 53 children, on the property legally described as LOT 1 SECTIONS 86 AND 87 ESQUIMALT DISTRICT PLAN EPP108149, PID No. 031-325-513 (1331 Westhills Drive)"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 710 (Text Amendment to Increase Daycare Capacity), Bylaw No. 2154, 2023".

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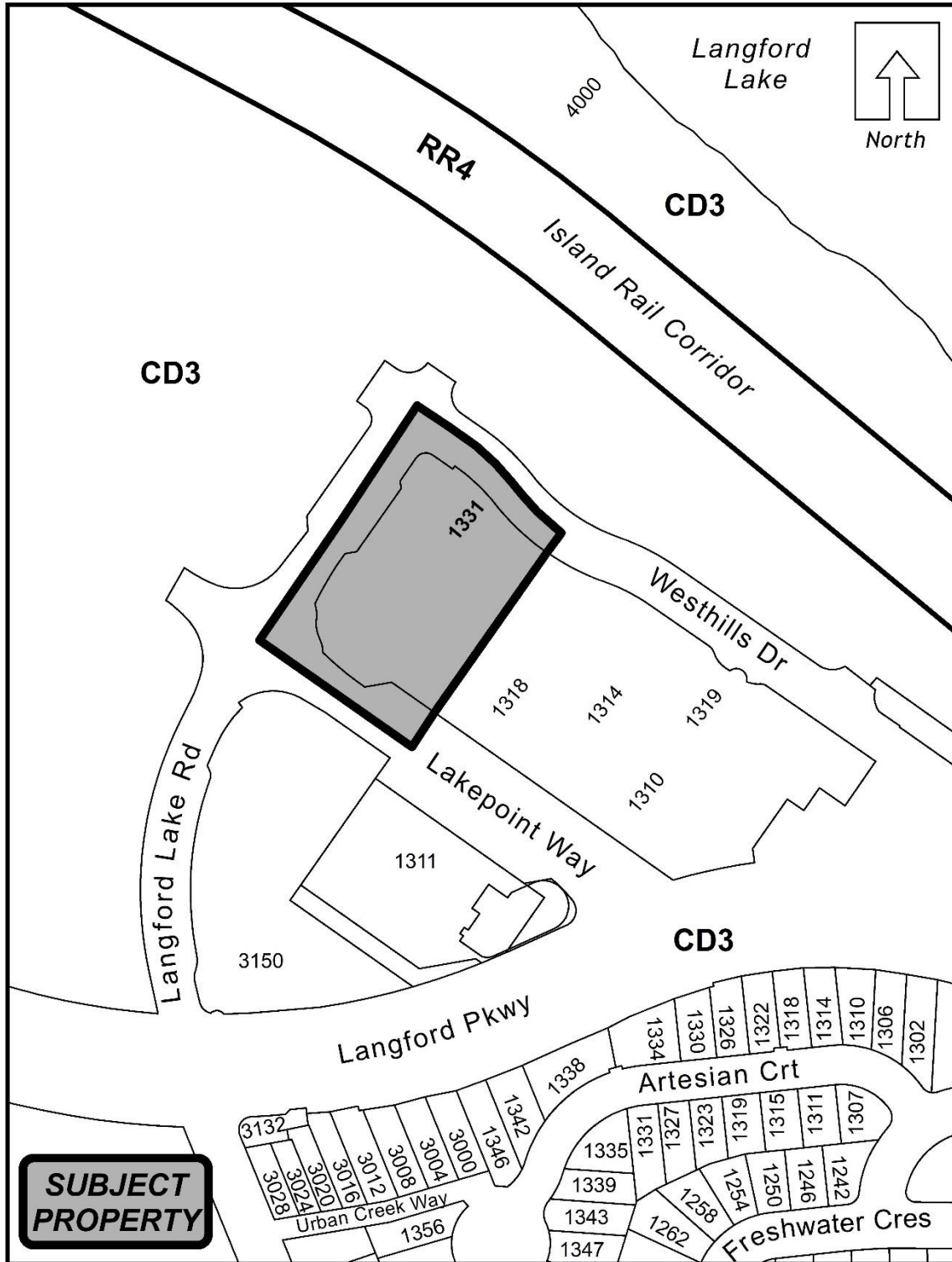
READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A





Sustainable Development Advisory Committee Minutes

January 8, 2024, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Councillor L. Szpak Councillor M. Wagner V. Dumitru B. Gordon	J. Keefer M. McNaughton K. Nentwig
ABSENT:	Councillor K. Guiry	M. Turner
ATTENDING:	M. Baldwin, Director of Planning and Subdivision K. Balzer, Director of Engineering and Public Works	T. Corpus, Senior Application Developer/Analyst N. Johnston, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. TERRITORIAL ACKNOWLEDGEMENT

M. McNaughton, Committee Member, read the City of Langford's Territorial Acknowledgment.

2. CALL TO ORDER

The Chair called the meeting to order at 7:01 p.m.

M. Baldwin, Director of Planning and Subdivision read the moderator statement.

3. APPROVAL OF THE AGENDA

MOVED BY: NENTWIG

SECONDED: WAGNER

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

Minutes of the Special Sustainable Development Advisory Committee - December 11, 2023

MOVED BY: KEEFER

SECONDED: GORDON

THAT the minutes of the Special Sustainable Development Advisory Committee meeting be adopted as circulated.

Motion CARRIED.

5. REPORTS

5.1 Rezoning Application & Development Variance Permit - 1331 Westhills Drive

M. Baldwin, Director of Planning and Subdivision provided an overview of the application.

C. Loranger, Applicant and M. Kuziak, Watt Consulting provided a presentation to the Committee.

The Chair opened the floor to questions and comments from the Committee. C. Loranger, Applicant, M. Kuziak, Watt Consulting, M. Baldwin, Director of Planning and Subdivision, and K. Balzer, Director of Engineering and Public Works responded.

The Chair opened the floor to questions and comments from the public. C. Loranger, Applicant, M. Kuziak, Watt Consulting, M. Baldwin, Director of Planning and Subdivision, and K. Balzer, Director of Engineering and Public Works responded.

The Chair returned to the Committee for questions and comments. C. Loranger, Applicant, M. Baldwin, Director of Planning and Subdivision, and K. Balzer, Director of Engineering and Public Works responded.

MOVED BY: NENTWIG

SECONDED: KEEFER

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of First Reading of Bylaw No. 2154 to amend the text of the CD3 zone to allow for a group daycare with 53 children at 1331 Westhills Drive subject to the following terms and conditions:
 - a. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following Transit Demand Management strategies be implemented and maintained for all office users, in accordance with the Parking Study completed by Watt Consulting Group, dated December 1st, 2023
 1. Guaranteed Ride Home program with a minimum of 8 reimbursable trips per employee per year; and
 2. Commuter financial incentives, providing employees with at least \$1.55 per day cash out for not using a single occupant vehicle as their travel mode.
 - ii. That no parking stalls be assigned to specific users with the exception of the daycare leaseholder and that all parking be provided on a first-

come-first-served basis, with the exception of accessible parking stalls and designated pick-up and drop-off stalls for the daycare use.

AND

2. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 1331 Westhills Drive with the following variance to Zoning Bylaw No. 300:

- a. That Section 4.01.01 be varied to reduce the required parking from 208 to 118 parking stalls.

Motion CARRIED.

6. ADJOURNMENT

MOVED BY: MCNAUGHTON

SECONDED: KEEFER

THAT the Sustainable Development Advisory Committee meeting be adjourned at 8:07 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer

THAT Council adopt POL-0173-ENG Traffic Calming Policy as amended.

Motion CARRIED.

10.2 Sustainable Development Advisory Committee Meeting - January 8, 2024

10.2.1 Rezoning Application & Development Variance Permit - 1331 Westhills Drive

Councillor Guiry left the meeting at 8:12 pm. due to a perceived non-pecuniary conflict.

MOVED BY: SZPAK
SECONDED: WAGNER

THAT Council:

1. Proceed with consideration of First Reading of Bylaw No. 2154 to amend the text of the CD3 zone to allow for a group daycare with 53 children at 1331 Westhills Drive subject to the following terms and conditions:
 - a. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
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 - ii. That no parking stalls be assigned to specific users with the exception of the daycare leaseholder and that all parking be provided on a first-come-first-served basis, with the exception of accessible parking stalls and designated pick-up and drop-off stalls for the daycare use.

AND

2. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 1331 Westhills Drive with the following variance to Zoning Bylaw No. 300:
 - a. That Section 4.01.01 be varied to reduce the required parking from 126 to 118 parking stalls.

Motion CARRIED.

Councillor Guiry returned to the meeting at 8:19 pm.

13.3 BYLAW NOS. 2149 & 2150

"Langford Official Community Plan Bylaw, Amendment No. 49, (2207 Millstream Road), Bylaw No. 2149, 2024". (FIRST READING)

AND

"Langford Zoning Bylaw, Amendment No. 708 (2207 Millstream Road), Bylaw No. 2150, 2024". (FIRST READING)

MOVED BY: WAGNER

SECONDED: GUIRY

THAT Council give Bylaw No. 2149 and Bylaw No. 2150 first readings.

Motion CARRIED.

13.4 BYLAW NO. 2156 (Background report attached)

"Sewer Utility Bylaw Amendment No. 7, Bylaw No. 2156, 2024". (FIRST, SECOND AND THIRD READING)

MOVED BY: SZPAK

SECONDED: GUIRY

THAT Council give "Sewer Utility Bylaw Amendment No. 7, Bylaw No. 2156, 2024" first, second and third reading.

Motion CARRIED.

13.5 BYLAW NO. 2154

"Langford Zoning Bylaw, Amendment No. 710 (Text Amendment to Increase Daycare Capacity), Bylaw No. 2154, 2024". (FIRST READING)

Councillor Guiry left the meeting at 8:44 pm. due to a non-pecuniary conflict.

MOVED BY: HARDER

SECONDED: MORLEY

THAT Council give Bylaw No. 2154 first reading.

Motion CARRIED.

Councillor Guiry returned to the meeting at 8:45 pm.

14. **ADJOURNMENT**

MOVED BY: HARDER

SECONDED: GUIRY

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 8:46 pm.

Notice of Public Hearing

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

This meeting will be held electronically and in person at the above address. Information on how to participate in this meeting is listed below.

MEETING DATE:

20 February 2024

STARTING AT:

7:00PM

How to Connect:

Teleconference # 1-855-703-8985 (Canada Toll Free)
1-778-907-2071 (long distance charges may apply)

Zoom.us or Zoom app on your mobile device
Meeting ID #897 0956 7061

Bylaw No:

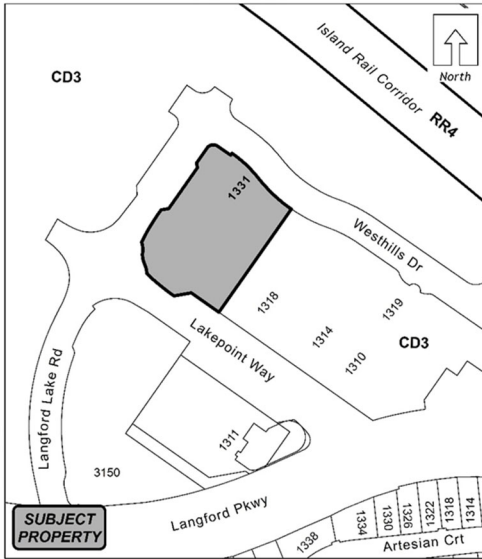
2154

Location:

1331 Westhills Drive as shown shaded on the attached map

Purpose:

To amend the text of the CD3 (Comprehensive Development 3 – Westhills) Zone by allowing a Group Daycare with a maximum capacity of 53 children on the subject property



Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

IMPORTANT – PUBLIC HEARING NOTICE OWNER/OCCUPANT

Read the Bylaw:

[Langford.ca/city-hall/public-notices](https://www.langford.ca/city-hall/public-notices) or contact City Hall to make an appointment to view the bylaw in person (8:30am-4:30pm Monday to Friday, excluding holidays).

Ask Questions or Submit Questions:

Email: planning@langford.ca
Mail: City of Langford

«File»
«Recipients» «Current»
«MailingAddress»
«City», «Prov» «PostalCode»

You must include your name and civic address. Submissions must be received by noon on the Tuesday prior to the public hearing to be included in the agenda. Correspondence received after that date will be circulated to Council the day of the public hearing and uploaded to the website as an “Addendum Package” the day after the public hearing

Speak at Public Hearing: Participate by phone or via Zoom app, or in person—see the website for more information.

Watch Public Hearing: View in the Zoom app, or watch the recording at [Langford.ca](https://www.langford.ca)

Personal Information: All submissions will be published, including your name and address. For more information on this collection and disclosure, go to [Langford.ca/privacy](https://www.langford.ca/privacy).

Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

View Royal appoints new chief administrative officer

Scott Sommerville took over the position on Jan. 9

Thomas Eley
News Staff

The Town of View Royal has named its new chief administrative officer.

Scott Sommerville took over the position on Jan. 9, succeeding Kim Anema, who resigned last fall.

“Scott’s impressive track record of accomplishments, leadership, and dedication to serving the community made him the perfect fit for View



Jim Hendricks

Royal,” Mayor Sid Tobias said.

Sommerville served as CAO for 15 years, most recently in Kimberley.

“I want to thank the mayor and council of View Royal for warmly welcoming my family to your

beautiful town. I was drawn to mayor and council’s diverse experience as well as their commitment to climate leadership, sound decision-making, and public engagement,” Sommerville said.

“I look forward to working alongside the management team and immersing myself in all that View Royal has to offer.”

As the chief administrative officer, Sommerville will play

a pivotal role in the town’s governance, overseeing key administrative functions and working closely with View Royal elected officials to implement policies and initiatives.

Armed officers and razor wire a thing of the past at prison

From A5

During their presentation, Forbes recognized the community’s potential sensitivity of “the optics of taking the two metal security towers down.” Officers who work there no longer carry firearms and there is no longer razor wire around its perimeter. Shea said, “that while they are only mandated to have two monitoring officers, they received additional support from Corrections Canada to have three.”

“When something happens,” Shea said (without actually using the word escape), “we think that communication is very important. We need to let our community partners know, then maybe they can go and warn some people if it’s necessary, and we’ll have RCMP get

involved as soon as possible. We are in the risk management business.”

The two were thanked by council for their efforts. Mayor Marie-Terese Little commended the work of the institution and the residents themselves.

Inmates participate in a community service program which, as the mayor stated, “has been a great benefit to the Metchosin community” for their work on parks, trails and the maintenance of the community garden.

Forbes explained that the inmates also did a toy drive for Ukrainian children and “have raised more than \$7,000 for local food banks.” Considering men there only make \$5/day “it’s a big achievement.”



CITY OF Langford

NOTICE OF 2024 BUDGET MEETINGS

Thursday, February 8 | 7pm
Committee of the Whole

Monday, February 12 | 7pm
Committee of the Whole

Tuesday, February 13 | 7pm
Committee of the Whole
Public Participation

Tuesday, February 20 | 12pm-4pm
Committee of the Whole
Public Participation

Thursday, February 22 | 7pm
Committee of the Whole

Monday, March 4 | 7pm
Regular Council Meeting

FOR MORE INFORMATION:

Langford.ca/Budget

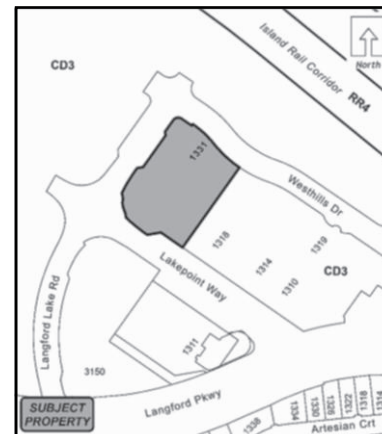


City of Langford

Notice of Public Hearing

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of the proposed Bylaw noted below. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard by presenting written submissions prior to 3 pm on the day of the Public Hearing or by making oral submissions at the Public Hearing. Please be advised that no submission 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 the public record.

Meeting Date and Time	20 February 2024, 7:00 pm
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue 2154
Bylaw No.	1331 Westhills Drive as shown shaded on the plan below
Location	To amend the text of the CD3 (Comprehensive Development 3 – Westhills) Zone by allowing a Group Daycare with a maximum capacity of 53 children on the subject property.
Purpose	



PLEASE NOTE: This meeting will be held electronically and in person at the above address. Information about how to connect to this meeting is indicated in the table below.

<p>Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071 (long distance charges may apply)</p> <p>Meeting ID #897 0956 7061 – Zoom.us or Zoom app on your mobile device</p>

Council will not answer questions about the proposal or proposed bylaw except to provide clarification. The purpose of the Public Hearing is for Council to hear the views and opinions of those members of the public who wish to make comments. Please have all your questions answered in advance of the Public Hearing by contacting the Planning Department as noted below.

The Agenda, including material that Council may consider in relation to the bylaw, will be posted to the City’s website: <https://www.langford.ca/city-hall/agendas-and-minutes/> no later than the Friday before the public hearing. Correspondence may be submitted by emailing planning@langford.ca or by writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. You may also contact the Planning Department at (250) 478.7882.

Marie Watmough
Corporate Officer

Saanich renames field to honour longtime volunteers

Ella Matte
News Staff

It's hard for softball volunteer Pam Schon to know a world where the game exists without her partner Wes Jantzen.

Jantzen, who passed away from cancer in December 2023, had been volunteering with Schon in the community for more than two decades.

To show gratitude for the couple's volunteerism, Strawberry Vale Fastball pitched to council renaming a softball diamond after them. Saanich council voted last month to change No. 2 field at Rosedale Park to the Wes Jantzen and Pam Schon Field.

"I was quite shocked yesterday when I found out that this had happened," said Schon, who had no clue her name was mentioned at the council meeting.

Since the couple's 31-year-old daughter was five, they've been involved with the local softball community. At first, they started



A softball diamond was renamed after Pam Schon and Wes Jantzen were recognized for the hours of volunteering they put into Strawberry Vale Fastball. (Courtesy of Strawberry Vale Fastball's website)

lending a hand when necessary, but as volunteers dwindled they became more involved.

"They were having trouble with

volunteers and needed help," said Schon. "So we stepped in and started helping out, and as the volunteers' kids aged out of the park, there were

less and less volunteers coming forward. We just ended up with it on our plate just because it was hard to get volunteers."

The couple ran the concession during games, maintained the park facilities and their daughter helped co-coach one of the team. At one point, Jantzen and his now 28-year-old son took up umpire courses because the community didn't have enough.

"We did what we could to put as much back into the park and keep it going and keep the kids involved in sports," shared Schon.

Schon never expected her and Jantzen to take on so much responsibility.

"We meant to do our share of volunteering because when you have teams, the parents have to volunteer in the concession and help out as part of their registration. But as times went on, we struggled to be able to get that help from the parents."

The softball volunteer thought it

was wonderful to have been honoured by the community for the number of hours she and her husband had put in.

However, the recognition felt bittersweet for Schon.

"I think it's wonderful. I just wish my husband were here to see it. He put so much time into the park as well."

Jantzen made it through two chemo treatments before passing away in December. His cancer was unnamed because doctors were uncertain of where it started.

The community recognition has helped Schon while mourning her loss.

"It just really warms your heart that you've been recognized for the many years that you put in there and the hard work that's gone into it," she said reflecting on her and her husband's time at the park.

"It wasn't easy. It was a lot of work, but it was also very rewarding to see all the kids grow and watch them develop."



City of Langford

Notice of Public Hearing

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Meeting Date and Time 20 February 2024, 7:00 pm
Meeting Place City Hall Council Chambers, Third Floor, 877 Goldstream Avenue 2154
Bylaw No. 2154
Location 1331 Westhills Drive as shown shaded on the plan below
Purpose To amend the text of the CD3 (Comprehensive Development 3 – Westhills) Zone by allowing a Group Daycare with a maximum capacity of 53 children on the subject property.



PLEASE NOTE: This meeting will be held electronically and in person at the above address. Information about how to connect to this meeting is indicated in the table below.

Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071
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 Meeting ID #897 0956 7061 – Zoom.us or Zoom app on your mobile device

Council will not answer questions about the proposal or proposed bylaw except to provide clarification. The purpose of the Public Hearing is for Council to hear the views and opinions of those members of the public who wish to make comments. Please have all your questions answered in advance of the Public Hearing by contacting the Planning Department as noted below.

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Marie Watmough
Corporate Officer



City of Langford

Notice of Rezoning Bylaw

NOTICE is hereby given that pursuant to Section 467(2) of the Local Government Act, the Council of the City of Langford will consider first, second, and third readings of Bylaw No. 2151, being a Bylaw to amend Zoning Bylaw No. 300 for the City of Langford, at the meeting noted below.

Meeting Date and Time 20 February 2024, 7:00 pm
Meeting Place City Hall Council Chambers, Third Floor, 877 Goldstream Avenue 2151
Bylaw No. 2151
Location 2832, 2834, 2836, 2838 Knotty Pine Road as shown shaded on the plan below
Purpose To amend the zoning designation of the subject properties from the One- and Two-Family Residential (R2) Zone to the City Centre (CC2) Zone to allow a residential development consisting of approximately 27 townhomes.



PLEASE NOTE: This meeting will be held electronically and in person at the above address. Information about how to connect to this meeting is indicated in the table below.

Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071
 (long distance charges may apply)
 Meeting ID #897 0956 7061 – Zoom.us or Zoom app on your mobile device

Council will not answer questions about the proposal or proposed bylaw except to provide clarification. Please have all your questions answered in advance of the Council Meeting by contacting the Planning Department as noted below.

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Marie Watmough
Corporate Officer

2024

CHILDRENS DAYCARE
& PLAYGROUND

WELCOME
LANGFORD CITY COUNCIL

January 8, Langford, B.C.

plexxis
SOFTWARE

CHILDREN'S DAYCARE & PLAYGROUND

Today, we present a compelling proposal to enrich our community through the development of a daycare & children's playground.

CHILDREN'S DAYCARE & PLAYGROUND

To achieve this, we are seeking your support in rezoning a portion of our space - the detail which I will summarize in the next few minutes.

While the requested adjustments will impact parking, the resulting benefits to the public and community far outweigh the variance.

BACKGROUND

New Plexxis six-storey office building with ground floor commercial units

- Existing parking variance permit reduces required parking stalls from 206 to 126
- Plexxis has already agreed to:
 - Long term bike parking for new mobility, including e-bike charging and cargo bike parking
 - Cycling end-of-trip facilities
 - Offering BC Transit ProPASS program to employees
 - Provision of further 10% discount to employees

VILLAGE CENTRE

Per Official Community Plan (OCP) Bylaw No. 1200)

- Providing childcare facilities is a primary objective of the Village Centre OCP area
- Expansion of childcare spaces at 1331 Westhills Drive is supported by the Official Community Plan
- Existing shortfall of childcare spaces within the Council's Collaborative Advocacy plan

AMMENDMENT REQUEST

Amend text of Area 1 of the CD3 Zone at 1331 Westhills Drive to allow for a group daycare with 53 children

- Approximately six other daycares in Langford approved for more than 36 children, ranging from 41 to 255 children]
- Rezoning to accommodate new daycare for 53 children
- Playground would be accessible by a pathway from the daycare classrooms and enclosed by a fence. Island Health and has provided preliminary approval of the playground size and location

AREA DRONE FOOTAGE



LOCATION OF CHILDREN'S PLAYGROUND

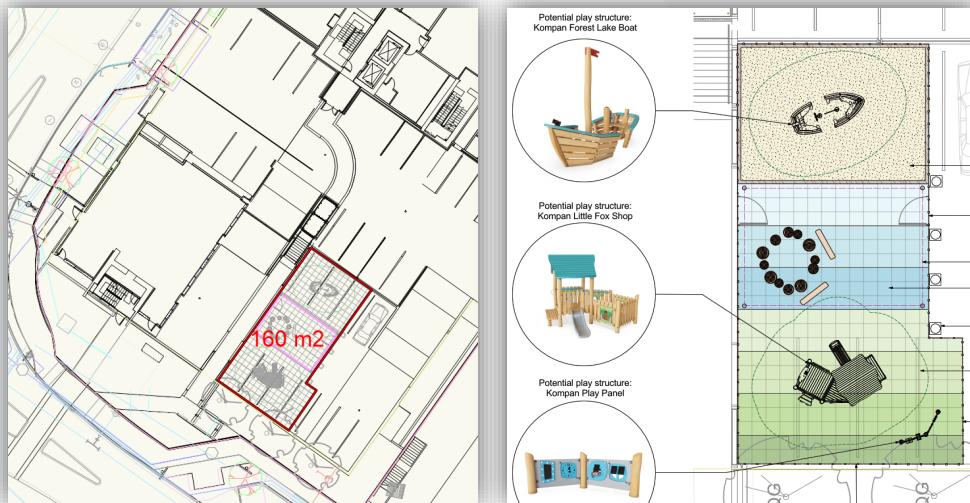
We are seeking approval to replace the 6 parking spaces and 1 motorcycle space with the daycare playground in this location



CONCEPTUAL ILLUSTRATION

The playground will be meticulously equipped and cared for to ensure it maintains the aesthetic and desired appearance of Langford.

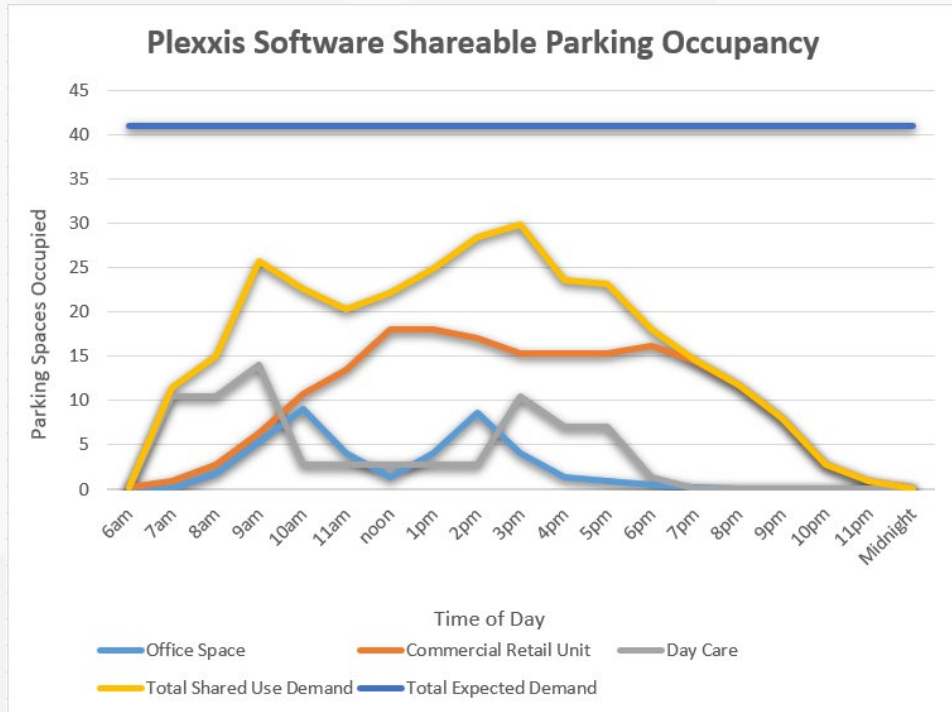
The park will be enchantingly themed, featuring a sunken ship as the centerpiece, along with a creatively designed slide and play area, aimed at captivating the imagination of the children who will play there.



PARKING STUDY PROCESS

1. Review policies & plans
2. Analyze development context (access to walking, cycling, transit)
3. Calculate bylaw requirements for parking (Office, Retail, Daycare) (208 total)
4. Calculate Office, Retail, & Daycare parking demand rates (167 total) via:
 - *ITE Parking Generation Manual*
 - *2022 CRD Household Travel Survey*
 - Other Daycare Parking Studies
5. Transportation Demand Management Measures
6. Shared Parking & Time-of-day Analysis
7. **Produce final parking demand for development (114 spaces)**

PARKING DEMAND MANAGEMENT



TDM Measures

- 5.1 Transit Pass
- 5.2 Guaranteed Ride Home
- 5.3 Commuter Financial Incentive
- 5.4 Long Term Bike Parking for New Mobility
- 5.5 Cycling End-of-Trip Facilities
- 5.6 Marketing & Promotion
- 5.7 Carpooling

PARKING DEMAND

TABLE 8. NEW SUMMARY OF EXPECTED PARKING DEMAND (REVISED TABLE 4)

Use	User Group	Rate	Parking Demand (Weekdays) <i>without</i> TDM + Shared Parking	Parking Demand (Weekdays) <i>with</i> TDM + Shared Parking	Parking Demand (Weekends)
Office Space	Employee	1 per 39 m ²	116	77	0
	Visitor/Customer		9	4	
Amenities Space / Events Centre	-	1 per 14 m ²	0	0	83
Commercial Space (Retail Use)	Employee	1 per 33 m ²	4	3	22
	Visitor/Customer		18	15	
Daycare	Employee	-	6	4	0
	Visitor/Customer		14	11	
Employee Total			126	84	105
Visitor/Customer Total			41	30	
Total			167	114	105

Notes:

- Employee parking demand values are highlighted in blue
- Visitor/customer parking demand is highlighted in green

REZONING RECAP

8-stall parking variance to accommodate outdoor play space for daycare use and to create additional accessible parking - the size of their largest planned classroom

- Reduce parking space by converting 3 regular parking spaces into 2 accessible parking spaces
- **Total number of parking stalls proposed is 118** (90 less than what the City bylaws require). (Watt's parking study found that 118 parking stalls are sufficient for the site if Plexxis commits additional Transportation Demand Management (TDM) strategies:
 - Guaranteed Ride Home" or "Emergency Ride Home" Program
 - Commuter Financial Incentives

2024

CHILDRENS DAYCARE
& PLAYGROUND

THANK YOU
LANGFORD CITY COUNCIL

January 8, Langford, B.C.

RE: 1331 WESTHILLS DRIVE and related issues on LAKEPOINT WAY
This letter is in response to a notice received advising us of the SUSTAINABLE DEVELOPMENT ADVISORY COMMITTEE meeting of Jan 8, 2024.

While we fully support the idea of more childcare spaces in the neighbourhood, we can envision a few problems based on our observations of the child care facility at 1310 Lakepoint Way.(YMCA childcare facility)

- 1) PICK-UP AND DROP-OFF ZONE AT 1331 WESTHILLS DRIVE- While we are not told where the drop off and pick up zone will be, I assume it will be the "front door" lake side on Westhills Drive. Will there be dedicated 5 minute parking for the parents directly opposite the door? There should be 6 or more. Based on our experience on Lakepoint Way, the two 5 minute spaces are not nearly enough, with postal and delivery trucks also competing for these stalls. Loading and unloading small children is a recipe for disaster when vehicles are coming and going and hunting for parking. If you are thinking off dropping kids off on the Lakepoint Way side of the building.... Then you are really asking for CHAOS. Remember, almost everyone comes at the same time.
- 2) PARKING ENFORCEMENT - is nonexistent. Lakepoint Way is all signed as 2 hour parking but it's never enforced. We have employees of the Library, Dental offices, Music school, and YMCA who often park there all day. Not to mention construction workers and residents of Lakepoint One. All of this with free all day parking just metres away on Langford Parkway or the YMCA lot. Regardless of where the drop off zone is designated, LANGFORD will need to up their game on enforcement.

In closing, we reiterate our support for more childcare spaces, and we would respectfully ask that you prioritize the safety and convenience of the children. In this day and age we are cramming more and more buildings and people into less and less space. Let us allow some breathing and parking space in order to lower the stress levels of those who raise the future citizens of our land.

Thank you

Calvin + Beth Gust 602-1311 Lakepoint Way

Greg + June Dick 604-1311 Lakepoint Way

Joan + Ros Walker 406-1311 LAKEPOINT WAY

Don + Cathy Prevost 601-1311 Lakepoint Way

Karen McNaught 605-1311 Lakepoint Way

Trina Cruikshank

From: Nisa Johnston
Sent: January 8, 2024 8:57 AM
To: Langford Planning General Mailbox
Subject: FW: New submission from Topic Contact Form

Good morning,

Just want to pass this on to make sure you have seen the correspondence below pertaining to 1331 Westhills.

Thanks,

NJ

Nisa Johnston

Legislative Services Administrative Coordinator

250.478.7882

Please review our email privacy policy at [Langford.ca/privacypolicy](https://langford.ca/privacypolicy)

From: Christina Bell <cbell@langford.ca>
Sent: Monday, January 8, 2024 8:46 AM
To: Nisa Johnston <njohnston@langford.ca>
Cc: Langford Reception <reception@langford.ca>
Subject: FW: New submission from Topic Contact Form

Over to you pls.

Christina Bell

FOI Administrative Coordinator

250.478.7882

Please review our email privacy policy at [Langford.ca/privacypolicy](https://langford.ca/privacypolicy)

From: Langford Administration General Mailbox <administration@langford.ca>
Sent: Monday, January 8, 2024 8:37 AM
To: Christina Bell <cbell@langford.ca>
Subject: FW: New submission from Topic Contact Form

Langford Reception

250.478.7882

Please review our email privacy policy at [Langford.ca/privacypolicy](https://langford.ca/privacypolicy)

From: dev@eclipse3sixty.com <dev@eclipse3sixty.com>

Sent: Friday, January 5, 2024 2:44 PM

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

Subject: New submission from Topic Contact Form

Topics

General

Name

Jarrett Holst

Phone

[REDACTED]

Address

1254 Centauri Dr
Langford, British Columbia V9B 3R6
Canada
[Map It](#)

Email

[REDACTED]

Message

Hi there,

This is with regards to the Sustainable Development Advisory Committee meeting happening on Monday, January 8, 2024.

As I won't be able to attend the meeting online, I would like to take the chance to voice my support for Option 1 of the report in favor of both the daycare and the variance for the outdoor play space.

Thanks,
Jarrett

From: [Marg Connor](#)
To: [Langford Planning General Mailbox](#)
Subject: Input to public hearing for bylaw 2154 Daycare
Date: February 10, 2024 8:29:32 AM
Attachments: [PXL_20240209_203649814.jpg](#)

Hi

█ live at unit 512 - 1311 Lakepoint Way, Langford, across from the building where the proposed daycare would be located.

█ I strongly support the daycare and think it is needed and perfect use of part of the building.

█ have never participated in a public hearing, so if there is a process or anything else need to do please let me know.

Thx!

m

Marg Connor

“The function of freedom is to free someone else.” — Toni Morrison

From: [Matthew Baldwin](#)
To: [Trina Cruikshank](#)
Subject: FW: Westhills Parking Lot Playground - 1331 Westhills Drive
Date: January 5, 2024 11:16:00 AM

Can you file this to Z23-0027

Thanks.

Matthew Baldwin, MCIP, RPP
Director of Planning and Subdivision

250.474.6919

Please review our email privacy policy at [Langford.ca/privacypolicy](https://www.langford.ca/privacypolicy)

From: patsy hamilton [REDACTED]
Sent: Friday, January 5, 2024 10:57 AM
To: Lillian Szpak <lszpak@langford.ca>; Mary Wagner <mwagner@langford.ca>; Kimberley Guiry <kguiry@langford.ca>
Cc: Matthew Baldwin <mbaldwin@langford.ca>; Katelyn Balzer <kbalzer@langford.ca>
Subject: Westhills Parking Lot Playground - 1331 Westhills Drive

Good Morning All,

While I support daycare and understand there is so much need for them, I am strongly opposed to having a playground in parking lot. There is one that is on Langford Parkway where Quality Foods is located and children are subjected to the exhaust fumes on a daily basis. While the area for this parking lot seems to have less traffic, it also has two parking spots nearby.

When we talk about Sustainable Development how can we even begin to imagine how this playground meets any of the requirements that allow children to grow, use their imaginations, interact with nature, get fresh air in a parking lot?

There is not a tree, there is not seating to sit and look up at the sky, there will be the rare sighting of a bird and child's view of how vast and beautiful the sky is will be limited to looking up past office windows at a small square of sky. While the presentation casts a shadow over the park showing shade, the sun will shine over the playground. **There is nothing that appears to address accessibility for those children with disabilities or universal design in the playground.**

Is there hope for this playground? Some. And following are my suggestions which I hope Council will take into consideration.

- Seating area that can be used for storybook readings, seats to simply sit on when the noise and running around becomes too much for some kids.
- Planters so the kids can plant, grow and care for plants, flowers showing them a way to take

part in nature.

- Standup sandbox where kids can dig in the sand, create, and for some a soothing place to dig around in. Imagine a treasure hunt of sorts where kids dig around for objects.
- Water station and bathroom. I do not know what the ratio of childcare workers to number of children is but taking one child back to the daycare leaves how many childcare workers to watch over how many kids?
- A small basketball hoop helps with dexterity. Encourages movement.
- An outside blackboard to create on.
- Overhand of some sort for shade.
- Some trees.

I don't know what the cost is to build this playground, however the money would be better spent on a small mini bus to get the children out in nature.

Children need nature to thrive in and the current design does not meet that sustainable requirement. It's important to consider the amount of time the children spend in daycare in a week and should they remain in the daycare until they reach school age , what is currently proposed as a playground is not conducive to their development over time.

Thanks for listening,

Sincerely
Patsy Hamilton
Langford Resident

“we are all walking each other home”

Sent from [Mail](#) for Windows

Trina Cruikshank

From: Matthew Baldwin
Sent: January 7, 2024 3:54 PM
To: Langford Planning General Mailbox
Subject: Fwd: 1331 Westhill Drive - Daycare Center

Matthew Baldwin, MCIP, RPP

Director of Planning and Subdivision

City of Langford

t 250.474.6919

2nd Floor, 877 Goldstream Avenue | Langford, BC V9B 2X8

Langford.ca

From: patsy hamilton [REDACTED]
Sent: Saturday, January 6, 2024 11:19:21 AM
To: Lillian Szpak <lszpak@langford.ca>; Mary Wagner <mwagner@langford.ca>; Kimberley Guiry <kguiry@langford.ca>; Matthew Baldwin <mbaldwin@langford.ca>; Langford Engineering General Mailbox <engineering@langford.ca>
Subject: 1331 Westhill Drive - Daycare Center

Good Morning,

[REDACTED]

What is left for the Sustainable Development Committee to consider in my opinion is the two parking spots that are shown in the presentation. This is a health concern as the car closest to the playground will have it's tailpipe exhaust in the area of the sunken sandbox. It is hard to tell by the diagrams presented what kind of traffic flow there will be in the area where the playground is situated. I would like to suggest that those two parking spots be removed.

Thanks for reading.

Patsy Hamilton
Langford Resident

"we are all walking each other home"
Sent from [Mail](#) for Windows