

COUNCIL MEETING
Tuesday, 20 February 2024

Bylaw No. 2151
File No. Z23-0018

A Bylaw to Rezone 2832, 2834, 2836, 2838 Knotty Pine Road from the One- and Two-Family Residential (R2) Zone and adding to the City Centre (CC2) Zone to Allow Approximately 27 Townhouses

**CITY OF LANGFORD
BYLAW NO. 2149**

**A BYLAW TO AMEND BYLAW NO. 1200,
"LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"**

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

A. Langford Official Community Plan Bylaw No. 1200, 2008 is amended as follows:

1. By deleting from the "Business or Light Industrial" designation and adding to the "Neighbourhood" designation the property legally described as Lot A, Sections 2 and 3 Range 3 West, Highland District Plan VIP53467, Except Plans EPP55578, EPP64255, and EPP111153, PID No. 017-612-675 (2207 Millstream Road) forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 49, (2207 Millstream Road), Bylaw No. 2149, 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.

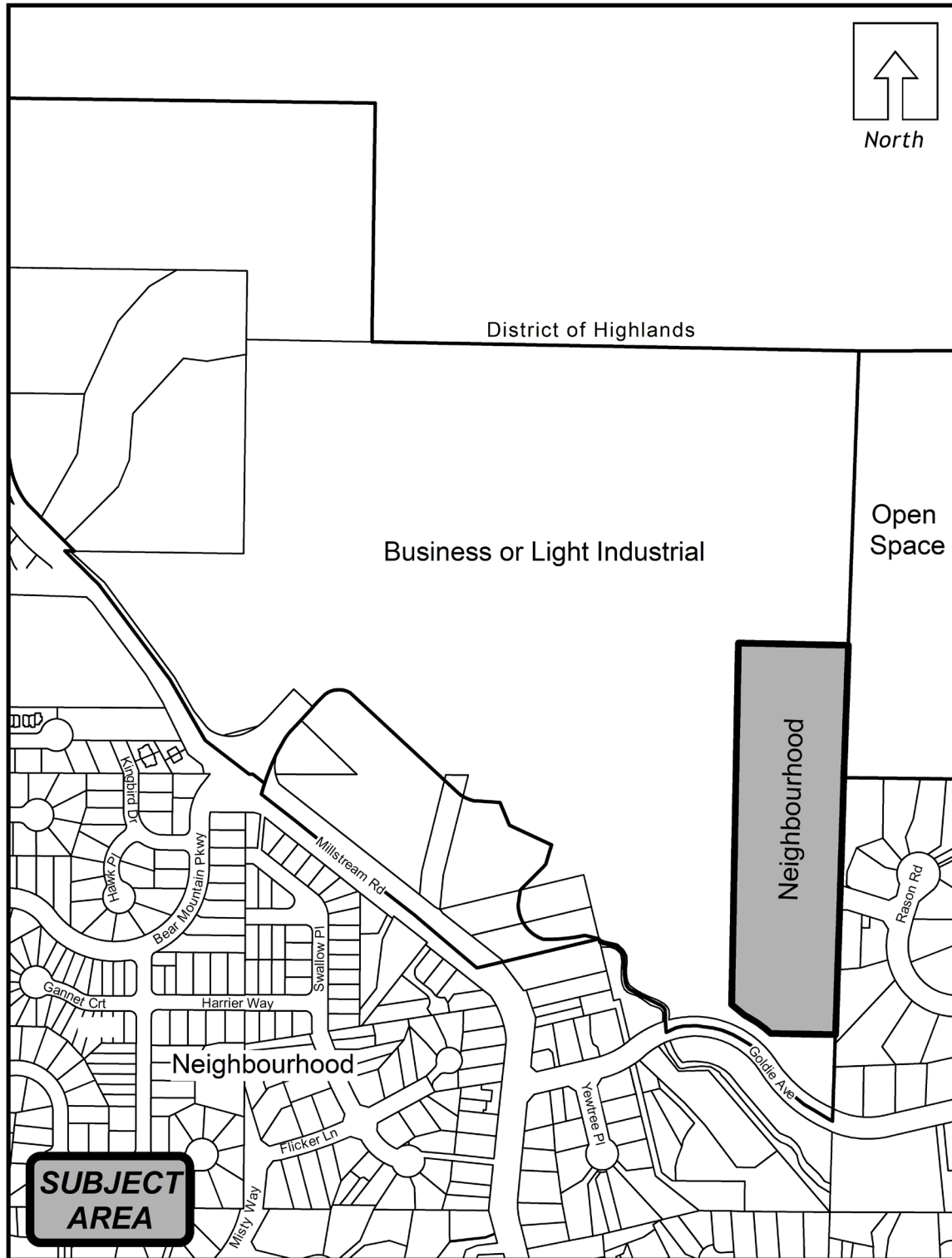
READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



**CITY OF LANGFORD
BYLAW NO. 2150**

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

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

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

1. By deleting from the Business Park 9 – Millstream Road Northeast (BP9) Zone and adding to the One- and Two-Family Residential (R2) Zone the property legally described as:
 - a) Lot A, Sections 2 and 3, Range West Highland District, Plan VIP53467, Except Plans EPP55578, EPP64255 and EPP111153, PID No. 017-612-675 (2207 Millstream Road);

as shown shaded on Schedule A attached to and forming part of this Bylaw.
2. By adding the following text as subsection 6.22.04(5):
 - a) Under no circumstances may the density exceed more than 60 lots on the property legally described as Lot A, Sections 2 and 3, Range West Highland District, Plan VIP53467, Except Plans EPP55578, EPP64255 and EPP111153, PID No. 017-612-675 (2207 Millstream Road).
3. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
R2	2150	Lot A, Sections 2 and 3, Range West Highland District, Plan VIP53467, Except Plans EPP55578, EPP64255 and EPP111153, PID No. 017-612-675 (2207 Millstream Rd)	a) \$6,000 per residential lot (550+ m2) created towards the General Amenity Reserve Fund; b) \$3,960 per residential small lot (under 550 m ²) created towards the General Amenity Reserve Fund; c) \$3,960 per ½ duplex residential lot created towards the General Amenity Reserve Fund; d) \$1,000 per residential lot (550+ m2) created towards the General Affordable Housing Reserve Fund; e) \$660 per residential small lot (under 550 m ²)	No

			created towards the Affordable Housing Reserve Fund; and f) \$660 per ½ duplex residential lot created towards the Affordable Housing Reserve Fund.	
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This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 708 (2207 Millstream Road), Bylaw No. 2150, 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.

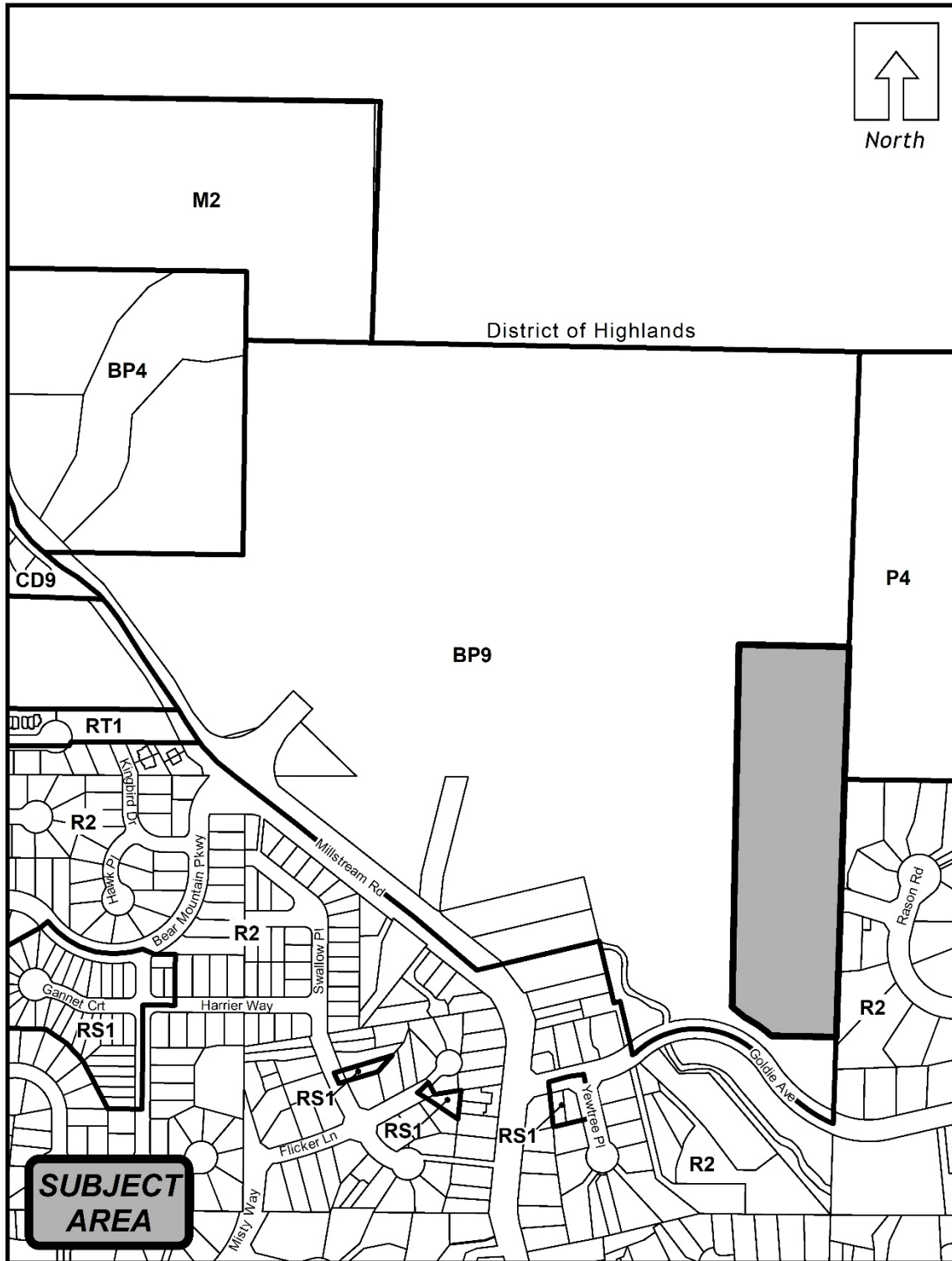
READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A





Staff Report to Special Sustainable Development Advisory Committee

DATE: Monday, December 11, 2023

DEPARTMENT: Planning

APPLICATION NO.: OCP23-0002 and Z23-0019

SUBJECT: Bylaw No. 2149: Application to amend the Official Community Plan designation of a portion of the property at 2207 Millstream Road from “Business or Light Industrial” to “Neighbourhood”; AND Bylaw No. 2150: Application to amend the zoning designation of a portion of the property at 2207 Millstream Road from the Business Park 9 (BP9) zone to the One- and Two-Family Residential (R2) zone to allow for the expansion of the west zoning boundary line.

EXECUTIVE SUMMARY:

Reid Kaufmann of Langford Heights Development LP has applied to amend the Official Community Plan designation of a portion of the property at 2207 Millstream Road from “Business or Light Industrial” to “Neighbourhood” AND to amend the zoning designation of a portion of the property at 2207 Millstream Road from the Business Park 9 (BP9) zone to the One- and Two-Family Residential (R2) zone to allow for the adjustment of the western zoning boundary line approximately 10 meters. The applicant is proposing to amend boundary line to address a mapping error, as the original boundary map produced by the applicant was amended after their initial submission and the updated version was not provided to the City.

BACKGROUND:

PREVIOUS APPLICATIONS

- OCP20-0007 and Z20-0027 was adopted to amend the Official Community Plan designation of a portion of the properties at 2207, 2213, 2217, 2155 Millstream Road and the land formerly known as Hordon Road from “Business or Light Industrial” to “Neighbourhood” and to rezone the lands from CR1 (Commercial Recreation 1) to R2 (One- and Two Family Residential) and a new business park zone (BP9 – Millstream Road Northeast) zone.
- OCP21-0005 and Z21-0027 was adopted to amend the Official Community Plan designation of a portion of the above-noted subject properties located along Millstream Road from “Business or

Light Industrial” to “Mixed-Use Employment Centre” and to rezone the same portion to allow for additional permitted uses and density amendments.

- The City issued a Development Permit (DP21-0055) in 2021, to allow for site preparation and construction works within the Habitat and Biodiversity, Steep Slope and Intensive Residential development permit areas on 2207 Millstream Road.
- The City issued a Development Permit (DP21-0039) in 2021, to allow for enhancement, site remediation and preparation works within the 43 m riparian assessment area on 2207 Millstream, 2213 Millstream and 2217 Millstream.
- The City issued a Development Permit (DP23-0065) in 2023, to amend DP21-0039 to allow for the relocation of Trudie Creek.
- The City issued a Temporary Use Permit (TUP19-0009) in 2019 to allow for a driver testing facility for large trucks and motorcycles. This permit expired in November 2022.
- The City issued a Temporary Use Permit (TUP15-0003) in 2015 to allow a daycare and church use. This permit expired on October 15th, 2017. The TUP application was followed by a rezoning application to include a daycare and church into the CR1 (Commercial Recreational) Zone. That zoning was approved in September 2017.

Table 1: Site Data

<i>Applicant</i>	Reid Kaufmann, Langford Heights Development LP	
<i>Owners</i>	Reid Kaufmann, Langford Heights Development LP	
<i>Civic Addresses</i>	2207 Millstream Road	
<i>Legal Descriptions</i>	Lot A, Sections 2 and 3 Range 3 West, Highland District Plan VIP53467 Except Plans EPP55578, EPP64255, and EPP111153. PID No. 017-612-675	
<i>Size of Properties</i>	311,930 m ² (77.56 acres)	
<i>DP Areas</i>	200 Year Floodplain, Potential Habitat and Biodiversity, Riparian and, Steep Slopes	
<i>Zoning Designation</i>	Existing: Business Park 9 (BP9)	Proposed: One- and Two-Family (R2)
<i>OCP Designation</i>	Existing: Business or Light Industrial	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The portion of the subject property off Trudie Terrace has minimal tree coverage overall due to tree removal permitted under the Development Permit No. DP21-0055.

The subject property is situated on the east side of Millstream Road and is bisected by Millstream Creek running north to south. The surrounding lands (with the exception of lands to the north and Thetis Lake Regional Park to the east) have increasingly densified as residential development over the past 20 years.

The subject property has been heavily altered by mining activity in recent years. The easterly edge of the property has been largely undisturbed and sits on a higher elevation than the majority of the site, sharing a similar elevation to the residential area of the Phelps subdivision to the east.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	M2 General Industrial	Industrial
<i>East</i>	Various Residential, Park	Residential, Thetis Lake Regional Park
<i>South</i>	Various Residential	Residential
<i>West</i>	Various Residential	Residential

Figure 1: Subject Property



DEVELOPMENT PERMIT AREAS

The subject property is located within the 200-Year Floodplain, Riparian and Potential Habitat and Biodiversity Development Permit Areas. The previously noted Development Permits have already addressed land alteration works with respect to these DP Areas. A Development Permit for Form and Character of Intensive Residential development and Two-Family (Duplex) Multi-Family Residential will be required.

COMMENTARY:

DEVELOPMENT PROPOSAL

In 2020, a rezoning and OCP amendment application was adopted for the entire property, known as the Western Speedway, to allow for business, industrial and residential uses. As part of this, the applicant applied to change the OCP designation and zoning boundary of the easterly portion of the subject property to allow for approximately 60 single-family residential homes with access through Trudie Terrace.

The applicant is proposing to amend the zoning and OCP designations of a portion of the property to address a mapping error, as the original boundary map produced by the applicant was amended after their initial submission and the updated version was not provided to the City. In order to utilize the amended version of the boundary, the line separating the residential and business park zones and the Neighbourhood and Business or Light Industrial OCP designations will need to be moved approximately 10 metres to the west.

To address this inconsistency, the applicant has applied to rezone a portion of 2207 Millstream Road, off Trudie Terrace as shown in Figure 2, from the Business Park 9 (BP9) zone to the One- and Two-Family Residential (R2) zone to allow for a maximum of 60 lots. No additional density is proposed from the rezoning in 2020.

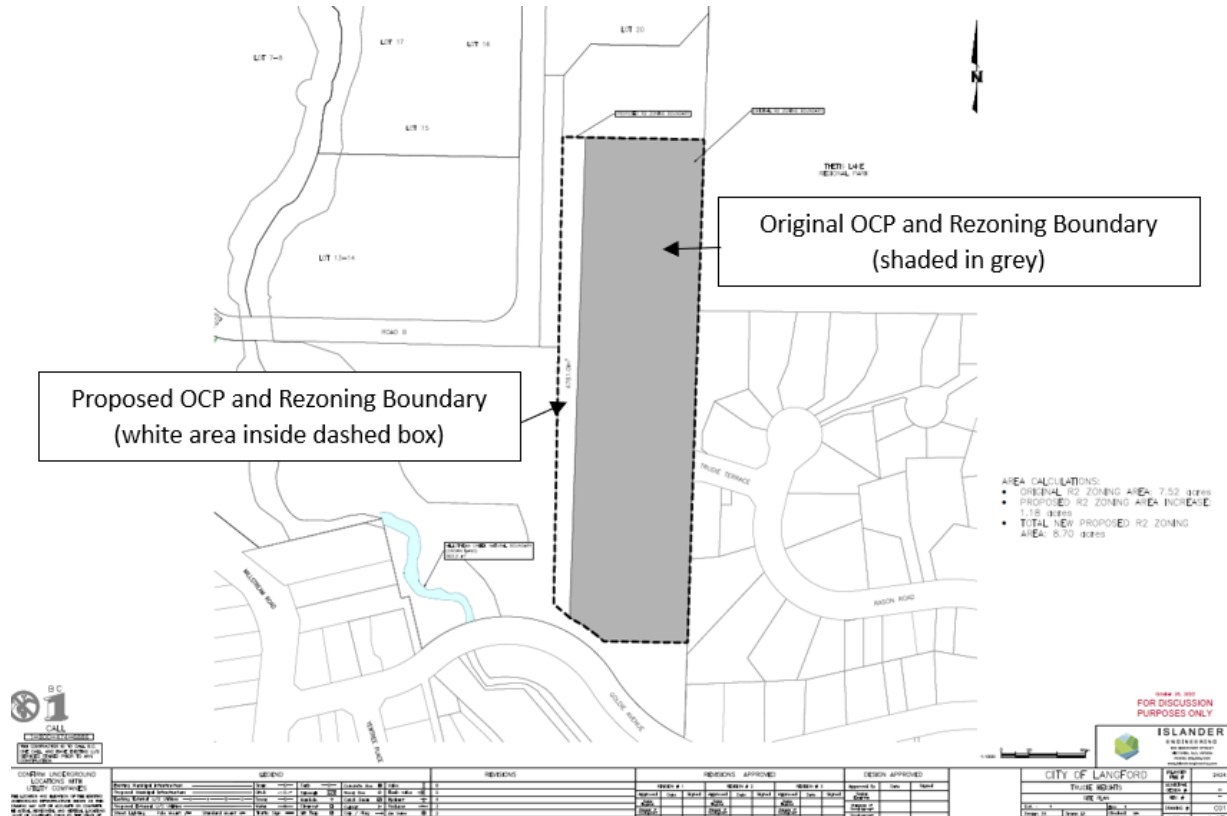
As the Official Community Plan (OCP) Bylaw No. 1200 designates this portion of the subject property as “Business or Light Industrial” with the remainder of the Trudie Terrace subdivision designated as “Neighbourhood”, an OCP amendment is also required to ensure that the OCP designations align with the amended Zoning line.

The current residential boundary area, shaded in grey within Figure 2, is 7.52 acres. The portion of land proposed to be added to the residential area, shaded white within the dashed area to the west, totals 1.18 acres. As such, the total area of land within the residential portion of the site would increase to 8.70 acres.

Of note, if Council does not approve the proposed bylaws, the applicant will be required to create lots inside the original site area which will decrease the intended amount of lots proposed from the original

rezoning. Additionally, the proposed boundary adjustment to the west will not affect the business park land due to the steep grade change.

Figure 2: Proposed Site Plan



As shown in Appendix A, the proposed lot layout identifies the cul-de-sac bulb giving frontage to the neighbouring Business Park zone. Staff is recommending that no business park traffic have access through the residential land via Trudie Terrace. Council may wish to require the applicant to register a section 219 covenant prior to bylaw adoption, over the property to restrict traffic movements through the cul-de-sac bulb to the north.

Table 3: Proposal Data

	Permitted by BP9 (Current Zone)	Permitted by R2 (Proposed Zone)
<i>Permitted Uses</i>	<ul style="list-style-type: none"> Wide range of business and light industrial uses in enclosed buildings 	<ul style="list-style-type: none"> One or Two-Family Dwelling Group Day Care Home Occupation
<i>Density</i>	100 m2	n/a
<i>Height</i>	32 m (105 ft)	9m (30 ft)

<i>Site Coverage</i>	20% min and 80% max	40% max
<i>Front Yard Setback</i>	4.5 m (14.8 ft) of any lot line that abuts a highway and/or 6 m (19.7 ft) of any lot line that does not abut a lot in a Business Park or Industrial Zone	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion
<i>Interior Side Yard Setback</i>	4.5 m (14.8 ft) of any lot line that abuts a highway and/or 6 m (19.7 ft) of any lot line that does not abut a lot in a Business Park or Industrial Zone	1.5m (5.0 ft)
<i>Exterior Side Yard Setback</i>	4.5 m (14.8 ft) of any lot line that abuts a highway and/or 6 m (19.7 ft) of any lot line that does not abut a lot in a Business Park or Industrial Zone	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion
<i>Rear Yard Setback</i>	4.5 m (14.8 ft) of any lot line that abuts a highway and/or 6 m (19.7 ft) of any lot line that does not abut a lot in a Business Park or Industrial Zone	5.5m (18 ft)
<i>Parking</i>	Dependent on use	2 per unit + 1 per suite

INFRASTRUCTURE

MITIGATION PLAN

As per Bylaw No. 1000, Section 2.5, a Mitigation Plan is required prior to land alteration to the satisfaction of the Director of Engineering (this is an interim measure for all developments, until the Good Neighbour Policy is adopted). A Mitigation Plan is required where there are reasonable grounds to anticipate any discharge of contaminants, pollutants, silts, airborne particulates (dust) or materials (toxic or natural) to any watercourses, municipal ditches and sewage systems, public or private lands, waters or the atmosphere.

NON-DISTURBANCE SPACE

A portion of the property is designated as a non-disturbance area through DP21-0055. As staff are aware that some encroachment into this area has occurred, a memo outlining the disturbance in the non-disturbance area was requested as part of the submission for this application. The memo describes the removal of dead or hazardous trees and the completion of earthworks to “chase and safely remove” fractured/rotten rock within the non-disturbance area without notifying the City. Council may wish to require the applicant provide a replanting plan and bond for the works required to revegetate the non-disturbance area prior to subdivision approval.

FINANCIAL IMPLICATIONS:

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 5 and 6 below.

COUNCIL’S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council’s current Affordable Housing and Amenity Contribution Policy are summarized in Table 4 below, based on the current site plan and a maximum density of 60 lots. The actual contributions may be different if the final layout includes any duplex or larger lots.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit / area contribution	Total (Approx. 60 lots)
<i>General Amenity Reserve Fund</i>	\$3,960 per small lot (under 550 m ²)	\$237,600
<i>Affordable Housing Reserve Fund</i>	\$660 per small lot (under 550 m ²)	\$39,600
TOTAL POLICY CONTRIBUTIONS		\$277,200

Table 5 - Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total (Approx. 60 lots)
<i>Roads</i>	\$5,876	\$352,560
<i>Park Improvement</i>	\$3,146	\$188,760
<i>Park Acquisition</i>	\$211	\$12,660
<i>ISIF</i>	\$495	\$29,700
<i>ISA</i>	\$52	\$3,068
Subtotal (DCC’s to Langford)		\$586,748
<i>CRD Water</i>	\$2,922	\$175,320
<i>School Site Acquisition</i>	\$1,000	\$60,000
TOTAL DCC’s (estimated)		\$822,068

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of Bylaw No. 2149 and 2150, a Public Hearing will be scheduled in accordance with the requirements of the *Local Government Act*.

The amenity contributions specified in Table 5 above are incorporated into Bylaw No. 2150, and will be payable at the time of building permit along with the current Development Cost Charges specified in the various DCC Bylaws.

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 Bylaw No. 2149 to amend the Official Community Plan designation of a portion of the property at 2207 Millstream Road from "Business or Light Industrial" to "Neighbourhood" AND Bylaw No. 2150 to amend the zoning designation of a portion of the property at 2207 Millstream Road from the Business Park 9 (BP9) to the One- and Two-Family Residential (R2) to allow for a maximum of 60 residential lots subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$660 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,960 towards the General Amenity Reserve Fund;
 - b. 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 a mitigation plan will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit;
 - ii. That the applicant provides a replanting plan from a registered professional biologist for areas disturbed in the non-disturbance area and bond for the works, to the satisfaction of the Director of Planning and Subdivision prior to subdivision approval.
 - iii. That no vehicle access of any kind is permitted from the business park land through the residential land by way of using the cul-de-sac bulb to the north in the One- and

Two-Family Residential (R2) zone.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to amend the OCP designation and rezone a portion of 2207 Millstream Road under Bylaw No. 2149 and 2150 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

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

SUBMITTED BY: Matt Notley, Planner II, Long Range Planning

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

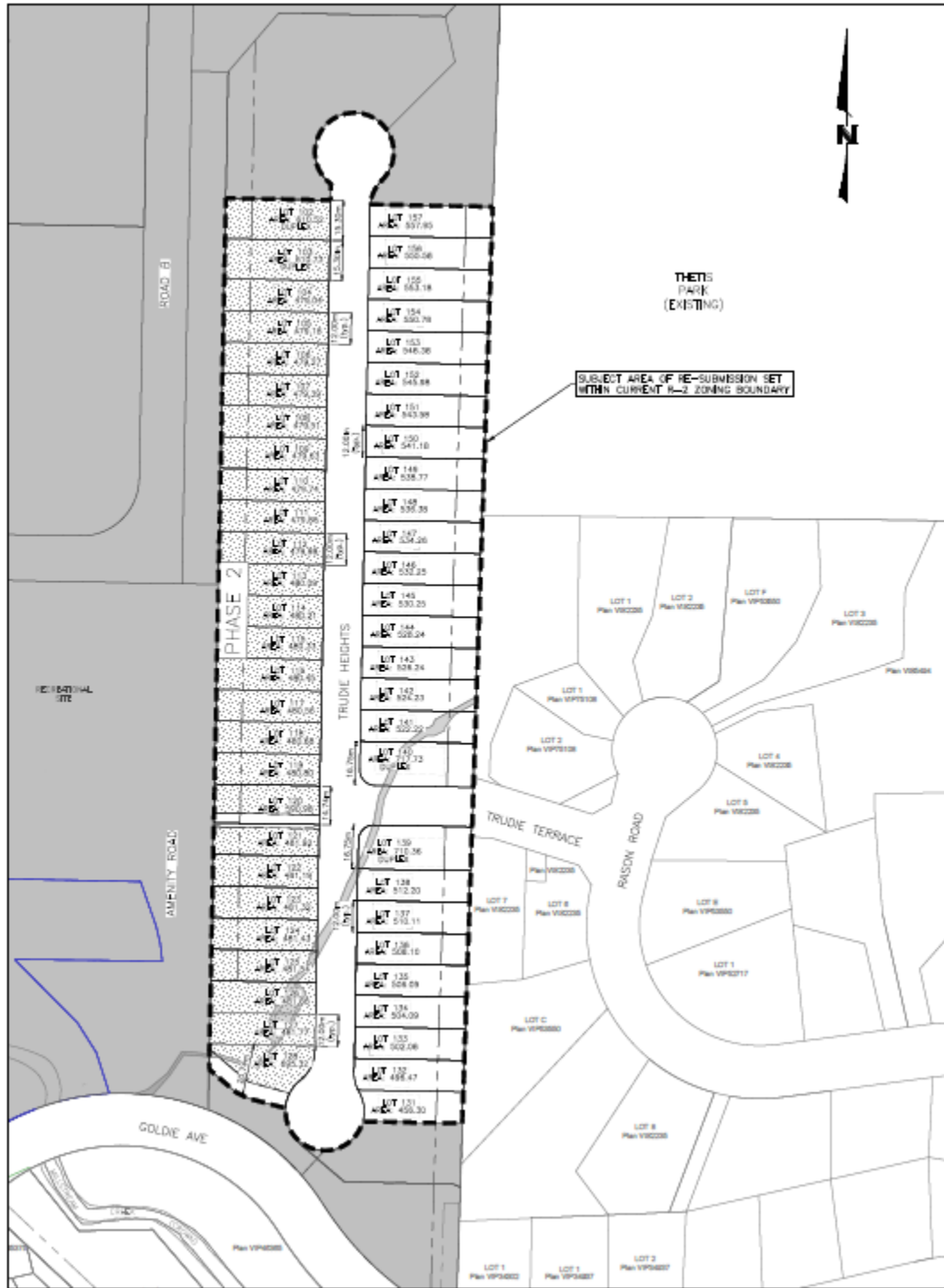
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

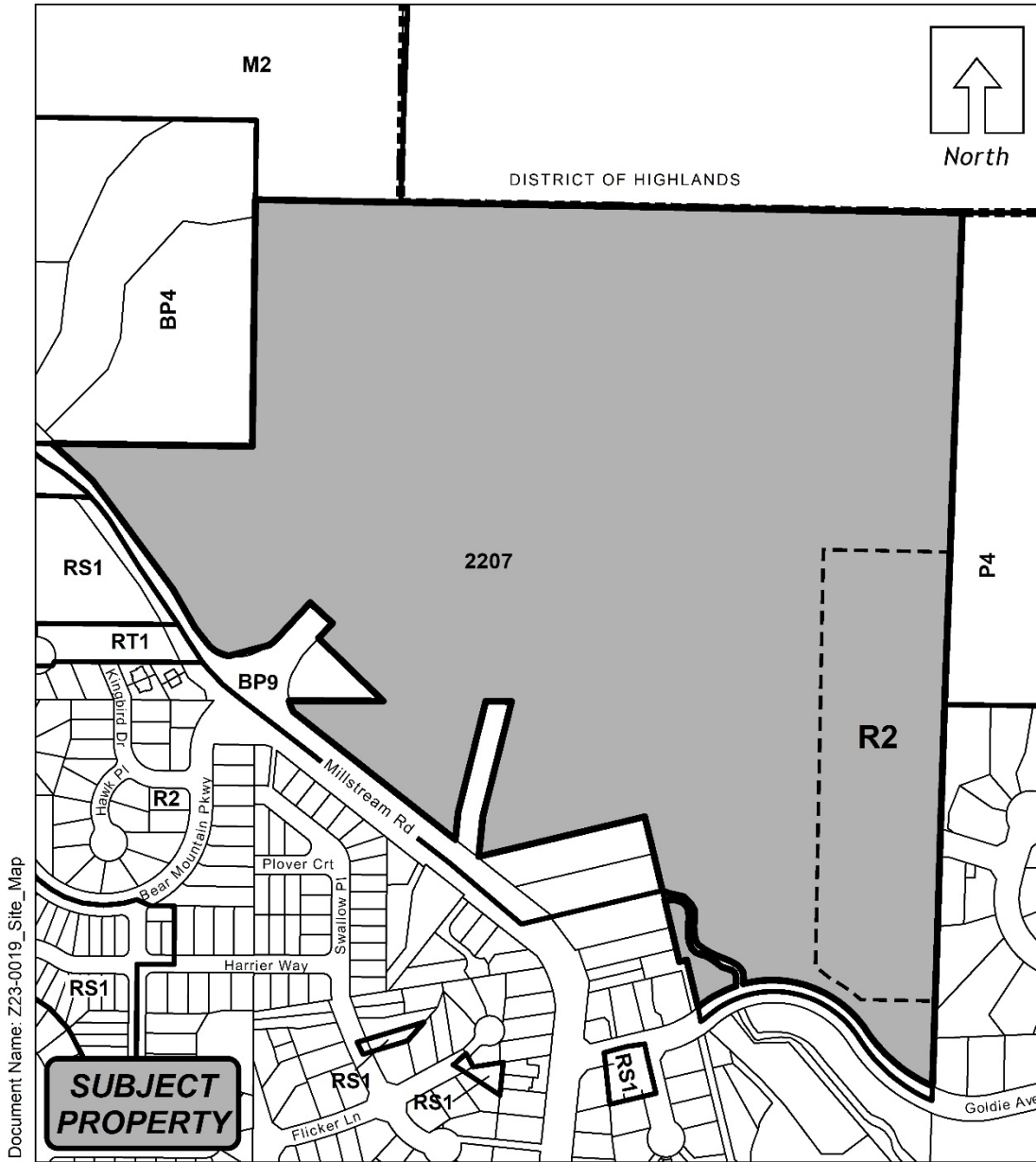
Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Proposed Site Plan



Appendix B – Site Map

**REZONING BYLAW AMENDMENT
(Z23-0019)
2207 Millstream Rd**



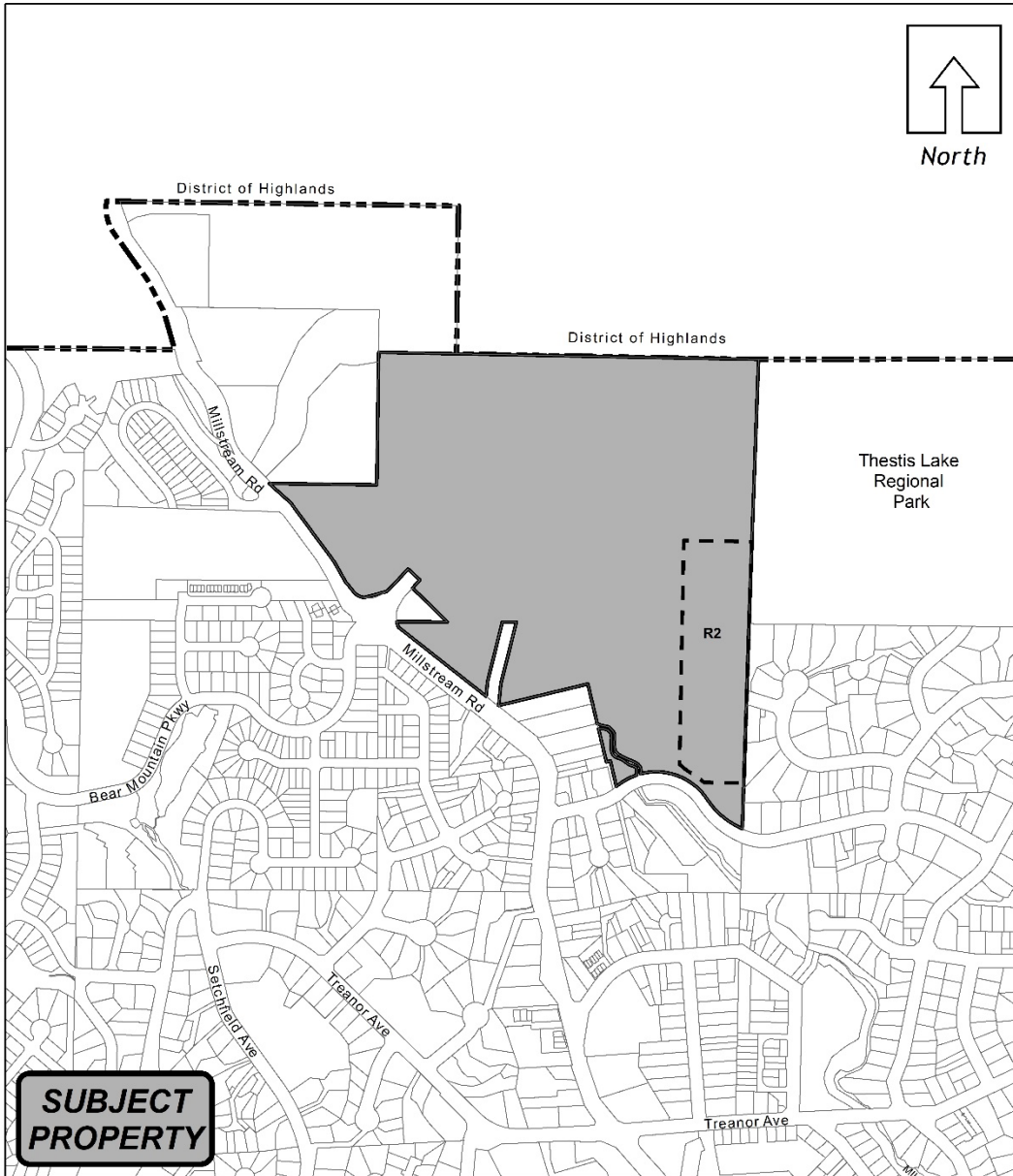
Document Name: Z23-0019_Site_Map

Scale: N.T.S.

Last Revised: 2023-11-03

Appendix C – Location Map

**REZONING BYLAW AMENDMENT
(Z23-0019)
2207 Millstream Rd**



Document Name: Z23-0019_Location_Map

Scale: N.T.S.

Last Revised: 2023-11-03

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BYLAW NO. 2149**

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B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 49, (2207 Millstream Road), Bylaw No. 2149, 2023".

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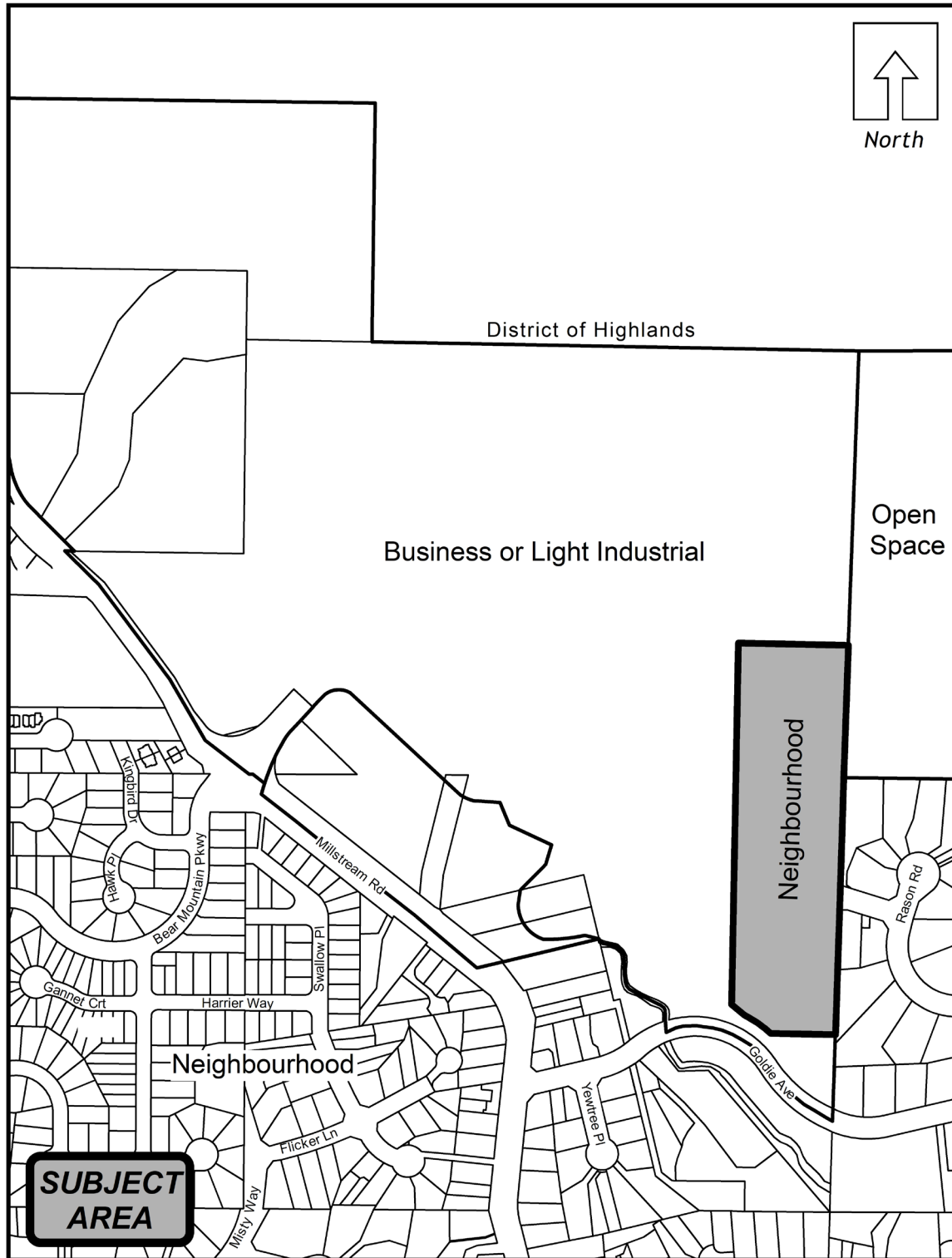
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PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



**CITY OF LANGFORD
BYLAW NO. 2150**

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1. By deleting from the Business Park 9 – Millstream Road Northeast (BP9) Zone and adding to the One- and Two-Family Residential (R2) Zone the property legally described as:
 - a) Lot A, Sections 2 and 3, Range West Highland District, Plan VIP53467, Except Plans EPP55578, EPP64255 and EPP111153, PID No. 017-612-675 (2207 Millstream Road);

as shown shaded on Schedule A attached to and forming part of this Bylaw.
2. By adding the following text as subsection 6.22.04(5):
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3. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
R2	2150	Lot A, Sections 2 and 3, Range West Highland District, Plan VIP53467, Except Plans EPP55578, EPP64255 and EPP111153, PID No. 017-612-675 (2207 Millstream Rd)	a) \$3,960 per residential small lot (under 550 m ²) created towards the General Amenity Reserve Fund; b) \$3,960 per ½ duplex residential lot created towards the General Amenity Reserve Fund; c) \$660 per residential small lot (under 550 m ²) created towards the Affordable Housing Reserve Fund; and d) \$660 per ½ duplex residential lot created towards the Affordable Housing Reserve Fund.	No

This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 708, (2207 Millstream Road, Bylaw No. 2150, 2023)".

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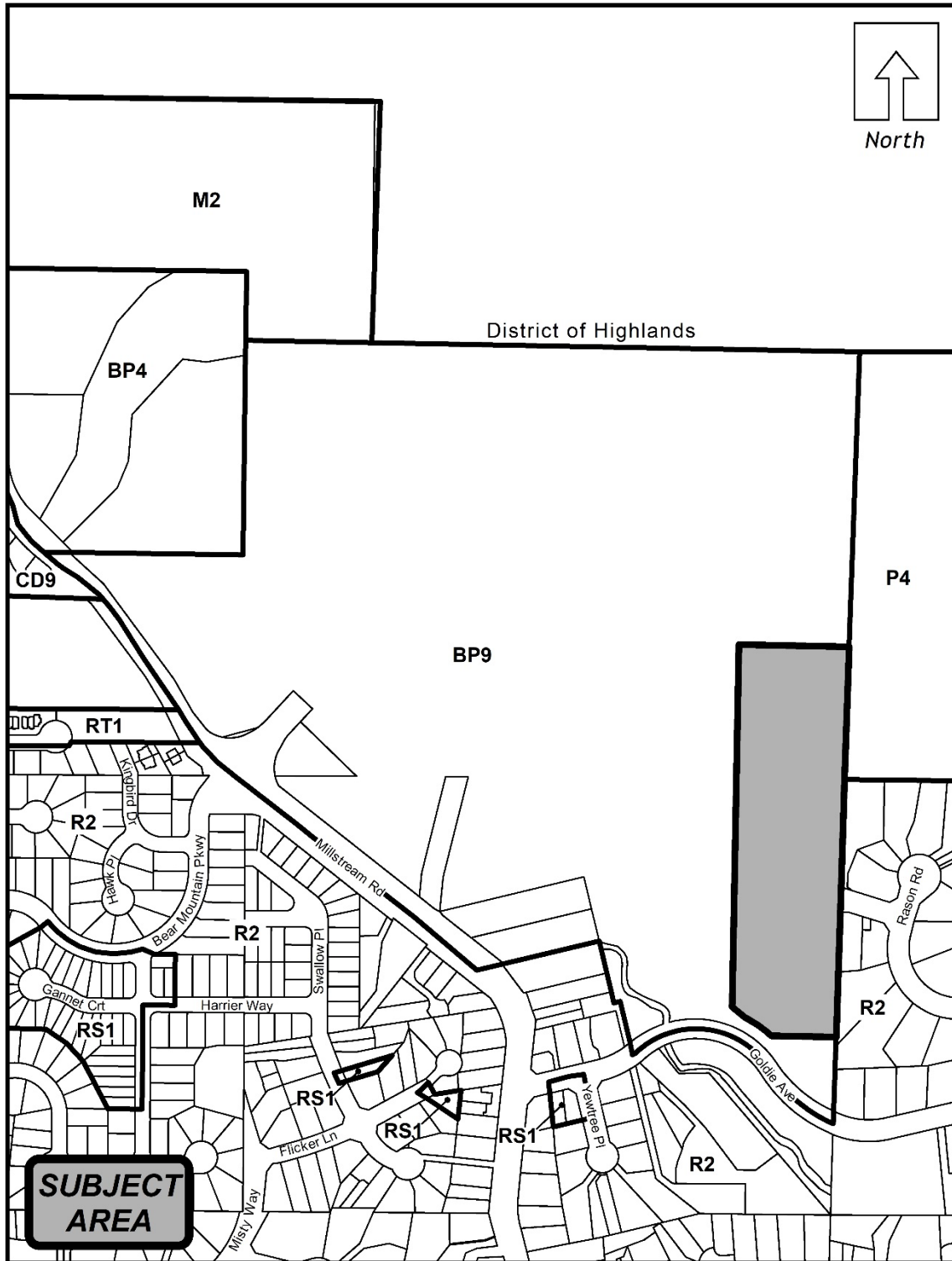
READ A THIRD TIME this day of , 2023.

ADOPTED this day of , 2023.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



- vi. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;

AND

1. Authorize the Director of Planning to issue a setback variance to the southern interior side lot line, reducing the requirement from 1.2 m to 1 m along the park boundary.

Amendment:

MOVED BY: WAGNER
SECONDED: NENTWIG

THAT the main motion be amended to include the following as item "b vii":

- vii. That electric heat pumps be required as a condition of zoning.

Motion CARRIED.

A vote was taken on the main motion as amended and declared CARRIED.

5.3 Rezoning Application & Official Community Plan Amendment - 2207 Millstream Road

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

Applicant, J. Reid of Langford Heights Development Corporation provided a presentation to the Committee. The Chair opened the floor to questions and comments from the Committee. M. Baldwin, Director of Planning and Subdivision, K. Balzer, Director of Engineering and Public Works, and J. Reid Applicant responded.

MOVED BY: MCNAUGHTON
SECONDED: WAGNER

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2149 to amend the Official Community Plan designation of a portion of the property at 2207 Millstream Road from "Business or Light Industrial" to "Neighbourhood" AND Bylaw No. 2150 to amend the zoning designation of a portion of the property at 2207 Millstream Road from the Business Park 9 (BP9) to the One- and Two-Family Residential (R2) to allow for a maximum of 60 residential lots subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$660 towards the Affordable Housing Reserve Fund; and

- ii. \$3,960 towards the General Amenity Reserve Fund;
- b. 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 a mitigation plan will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit;
 - ii. That the applicant provides a replanting plan from a registered professional biologist for areas disturbed in the non-disturbance area and bond for the works, to the satisfaction of the Director of Planning and Subdivision prior to subdivision approval.
 - iii. That no vehicle access of any kind is permitted from the business park land through the residential land by way of using the cul-de-sac bulb to the north in the One- and Two-Family Residential (R2) zone.
 - iv. That electric heat pumps be required as a condition of rezoning.

Motion CARRIED.

5.4 Traffic Calming Policy

K. Balzer, Director of Engineering and Subdivision provided an overview of the policy.

The Chair opened the floor to questions and comments from the Committee. K. Balzer, Director of Engineering and Public Works responded.

The Chair opened the floor to questions and comments from the public. K. Balzer, Director of Engineering and Public Works responded.

MOVED BY: GUIRY
SECONDED: GORDON

THAT the Committee recommends Council adopt POL-0173-ENG Traffic Calming Policy.

Amendment:
MOVED BY: MCNAUGHTON
SECONDED: NENTWIG

THAT the Committee recommend that Council consider the following amendment to item 15 of the Traffic Calming Policy POL-0173-ENG:

- Addition of the following at the end of the statement: "with appropriate cost sharing or construction coordination as necessary."

Motion CARRIED.

A vote was taken on the main motion as amended and declared CARRIED.

Motion CARRIED.

10.1.3 Rezoning Application & Official Community Plan Amendment - 2207 Millstream Road

MOVED BY: SZPAK

SECONDED: MORLEY

THAT Council:

1. Proceed with consideration of Bylaw No. 2149 to amend the Official Community Plan designation of a portion of the property at 2207 Millstream Road from "Business or Light Industrial" to "Neighbourhood" AND Bylaw No. 2150 to amend the zoning designation of a portion of the property at 2207 Millstream Road from the Business Park 9 (BP9) to the One- and Two-Family Residential (R2) to allow for a maximum of 60 residential lots subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$660 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,960 towards the General Amenity Reserve Fund;
 - b. 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 a mitigation plan will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit;
 - ii. That the applicant provides a replanting plan from a registered professional biologist for areas disturbed in the non-disturbance area and bond for the works, to the satisfaction of the Director of Planning and Subdivision prior to subdivision approval.
 - iii. That no vehicle access of any kind is permitted from the business park land through the residential land by way of using the cul-de-sac bulb to the north in the One- and Two-Family Residential (R2) zone.
 - iv. That electric heat pumps be required as a condition of rezoning.

Motion CARRIED.

10.1.4 Traffic Calming Policy

MOVED BY: SZPAK

SECONDED: MORLEY

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

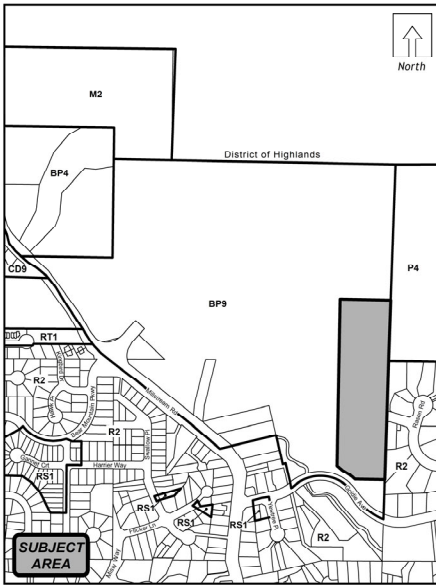
This meeting will be held electronically and in person at the above address. Information on how to participate in this meeting is listed below.

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:

2149 and 2150

Location:

2207 Millstream Road, approximately as shown shaded on the map and in the Bylaws

Purpose:

Bylaw No. 2149 is to amend the Official Community Plan Bylaw No. 1200 by deleting a portion of the subject property from the “Business or Light Industrial” and adding it to the “Neighbourhood” designation. Bylaw No. 2150 is to amend the Zoning Bylaw No. 300 by deleting a portion of the subject property from the Business Park 9 – Millstream Road Northeast (BP9) Zone and adding it to the One- and Two-Family Residential (R2) Zone and to amend the R2 Zone by establishing a maximum density of 60 Lots for the subject property.

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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

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

«File»

«Recipients» «Current»

«MailingAddress»

«City», «Prov» «PostalCode»

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).

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City of Langford

West Shore RCMP look to recruit officers with police dog demonstrations

From A1

Students at Belmont Secondary and Royal Bay Secondary got to see a police dog demonstration at their schools during the West Shore RCMP's 2024 Mountie Cup.

Police dogs Luthor and Porter and their handlers Const. Dave Hough and Const. Britteny

George put on the presentations Friday (Feb. 2).

The demonstrations were held to get more students thinking about joining a police force.

"We were able to show some of our basic profiles and how we train our dogs," George said.

"The foundation of training for us is obedience so that's what I

demonstrated. We've talked to some students and quite a few want to pet the puppies. We've piqued quite a bit of interest, and the dogs probably help with that."

RCMP officers were at both schools to answer questions and interact with students.

"It's a great opportunity for us to engage with the high school kids," Hough said.

"They seem to have a genuine interest in what we do, and that's really nice to see. They're actually super engaged and ask a lot of good questions. We can answer some of those questions and potentially make someone interested in this career."

The Mountie Cup is a senior girl's basketball tournament with 16 teams held at the two schools, and it wraps up on Saturday.

West Shore RCMP Const. Dave Hough puts on a police dog demonstration with his partner Luthor on Friday (Feb. 2) at Belmont Secondary School. (Brendan Mayer/News Staff)



Vancouver Island major crime unit Const. Marion Lang speaks with students at Belmont Secondary School during the Mountie Cup on Friday (Feb. 2). (Brendan Mayer/News Staff)



Belmont Bulldogs forward Ali Thors makes a layup during the opening game of the 2024 Mountie Cup at Belmont Secondary School Friday. (Brendan Mayer/News Staff)

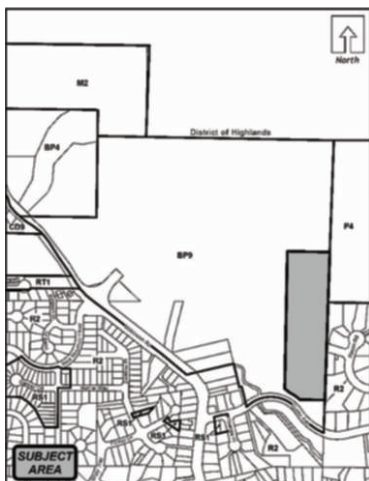


City of Langford

Notice of Public Hearing

The City of Langford has received an application to amend Zoning Bylaw No. 300 and Official Community Plan Bylaw No. 1200 by means of the proposed Bylaws noted below. All persons who believe that their interest in property is affected by the proposed Bylaws 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
Bylaw Nos.	2149 and 2150
Location	2207 Millstream Road, approximately as shown shaded on the plan below and in the Bylaws
Purpose	The purpose of Bylaw No. 2149 is to amend the Official Community Plan Bylaw No. 1200 by deleting a portion of the subject property from the "Business or Light Industrial" and adding it to the "Neighbourhood" designation. The purpose of Bylaw No. 2150 is to amend the Zoning Bylaw No. 300 by deleting a portion of the subject property from the Business Park 9 - Millstream Road Northeast (BP9) Zone and adding it to the One- and Two-Family Residential (R2) Zone.



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. 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
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.

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Marie Watmough
Corporate Officer

Tsukino-Con at UVic celebrates Japanese anime, culture

Christine van Reeuyk
News Staff

A man of many hats the rest of the year, Matt Van Herwaarden is known as the man with the hat for the three days of Tsukino-Con.

Serving as vice-chair, he's a longtime volunteer with the non-profit group that hosts the annual convention celebrating Japanese anime and culture.

"I like running a convention and I like being able to put something on for a bunch of people to enjoy. It's definitely an interesting thing to be a part of," he said.

Tsukino-Con has existed in some iteration for about two decades and Van Herwaarden credits that longevity to the fact it's volunteer run.

The 2024 convention's local experts on Japanese culture are Hitomi Harama, a specialist in the kimono who is deeply passionate about preserving traditional customs, traditions, and craftsmanship, and Chris Tooley who has been practising Iaido for around 25 years and teaches several classes in Greater Victoria.

Kyle McCarley and Ben Diskin – American voice actors famed for work in video games, anime and cartoons – are also set to appear. The actors are at times a draw that brings in



Tsukino-Con draws thousands to UVic each year to celebrate Japanese anime and culture. (@therealraeuber/ Courtesy Tsukino-Con)

guests from across North America and overseas because the local convention doesn't charge to meet guests – attendees just have to get in line.

Each year Tsukino-Con draws about 2,000 people to the University of Victoria from as far afield as Japan.

Volunteers have also organized a cosplay repair station where professionals wield everything from sewing machines to glue guns.

"We get a lot of people who cosplay," Van Herwaarden said.

"We work with a group from Seattle. They

set up a little booth to help people who need a stitch or somebody to fix a wig."

The emergency repairs can be crucial as the convention also hosts a few popular competitions – including a cosplay contest and a late-night swimsuit showdown (age restricted) and a music video contest.

While the showdown is adult only, the rest of the event is family-friendly, and even encouraged, as is immersion into the event.

"We encourage cosplay. It's not just for anime people (though), there's video games, there's Japanese culture," Van Herwaarden said.

The three-day event fills three UVic buildings, including the Elliot Building where artists and vendors will be selling everything from mystery boxes and figures to clothes and manga.

That's where Van Herwaarden's hat comes in. He has a tradition, started about a decade ago, where he peruses the vendors in search of one item.

"I like seeing something that catches my eye and permanently posting it to my hat," he said. "It's a recognizable thing. It's full of pins and buttons and stuff."

Tsukino-Con runs Feb. 23 to 25 at UVic. Find tickets and competition details online at tsukinocon.com.

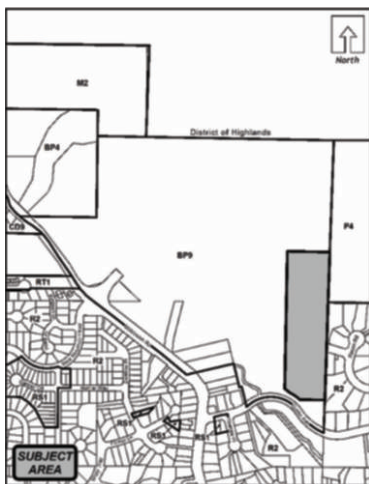


City of Langford

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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
Bylaw Nos.	2149 and 2150
Location	2207 Millstream Road, approximately as shown shaded on the plan below and in the Bylaws
Purpose	The purpose of Bylaw No. 2149 is to amend the Official Community Plan Bylaw No. 1200 by deleting a portion of the subject property from the "Business or Light Industrial" and adding it to the "Neighbourhood" designation. The purpose of Bylaw No. 2150 is to amend the Zoning Bylaw No. 300 by deleting a portion of the subject property from the Business Park 9 – Millstream Road Northeast (BP9) Zone and adding it to the One- and Two-Family Residential (R2) Zone.



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Marie Watmough
Corporate Officer



City of Langford

Notice of Public Hearing

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Meeting Date and Time	20 th February 2024, 7:00 pm
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue
Bylaw No.	2019
Location	982, 984, 986, 988 Bray Avenue, as shown shaded on the plan below
Purpose	To amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the subject properties from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to allow for a 6-storey multi-family residential building.



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.

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Marie Watmough
Corporate Officer

Langford Heights

2207 MILLSTREAM ROAD

Trudie Rezoning

*Prepared for: Sustainable Development and Advisory Committee
December 11, 2023*

TRUDIE REZONING

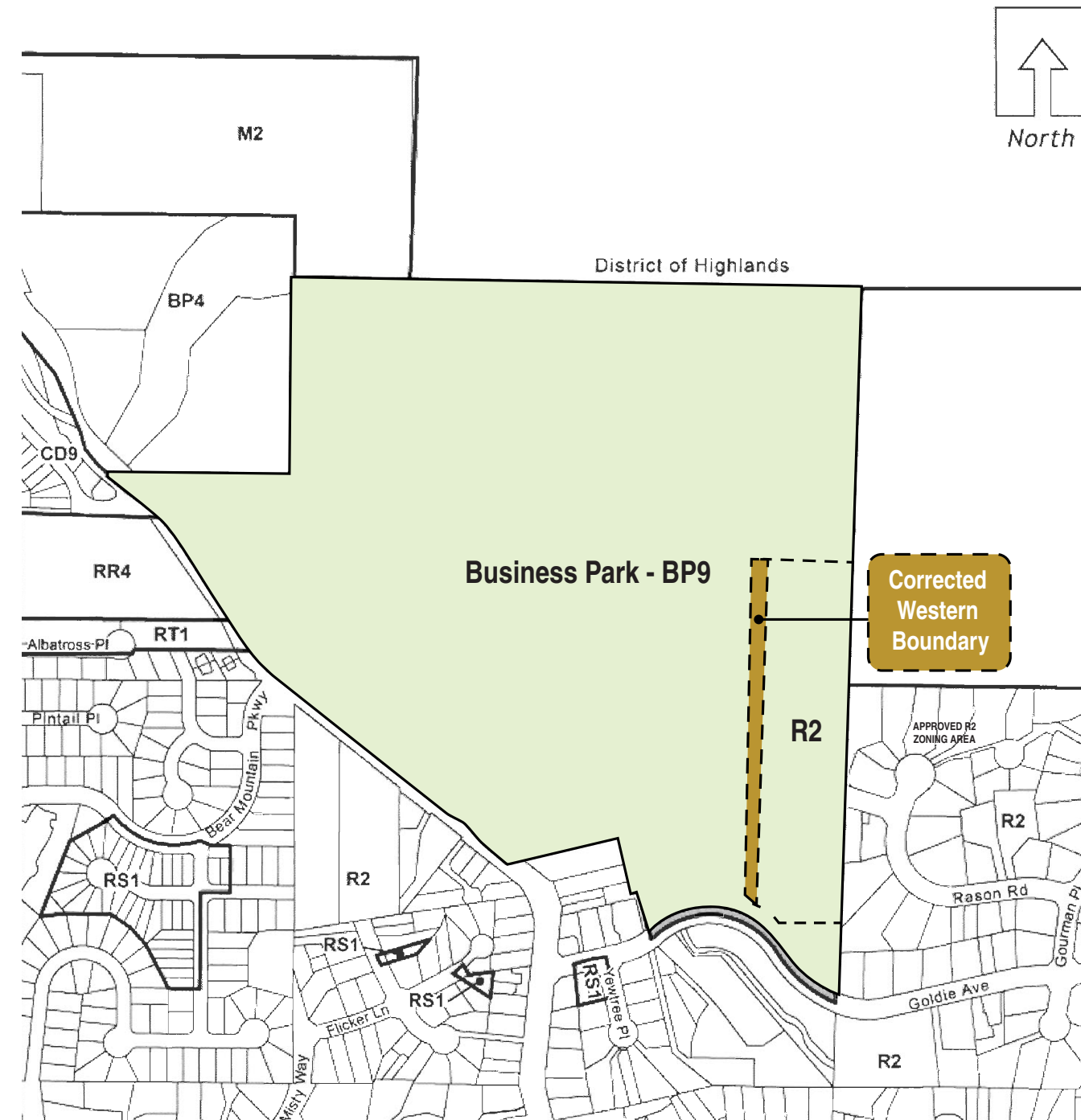
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SITE CONTEXT AND PROPOSAL

Project Overview and Site Map

- Langford Heights is an 82-acre property that was rezoned in 2021. The rezoning allowed for diverse Business Park uses, an 8-acre recreational amenity parcel dedicated to the City of Langford, and an R2 residential subdivision of approximately 60 lots, referred to in this presentation as 'Trudie'.
- While preparing for the initial subdivision, our development team realized that the Western boundary of the R2 zoning area was ~11-m from where it was supposed to be. The zoning line as currently located does not allow for the agreed 10-m "non-disturbance" area on the west side of the community and this zoning seeks to correct this.
- Completion of the approximately 60 RS-2 single family homes was a key component of the 2021 Rezoning and the project's ability to deliver the associated financial contributions, amenity lands and planned employment space, in alignment with the City of Langford's economic goals.



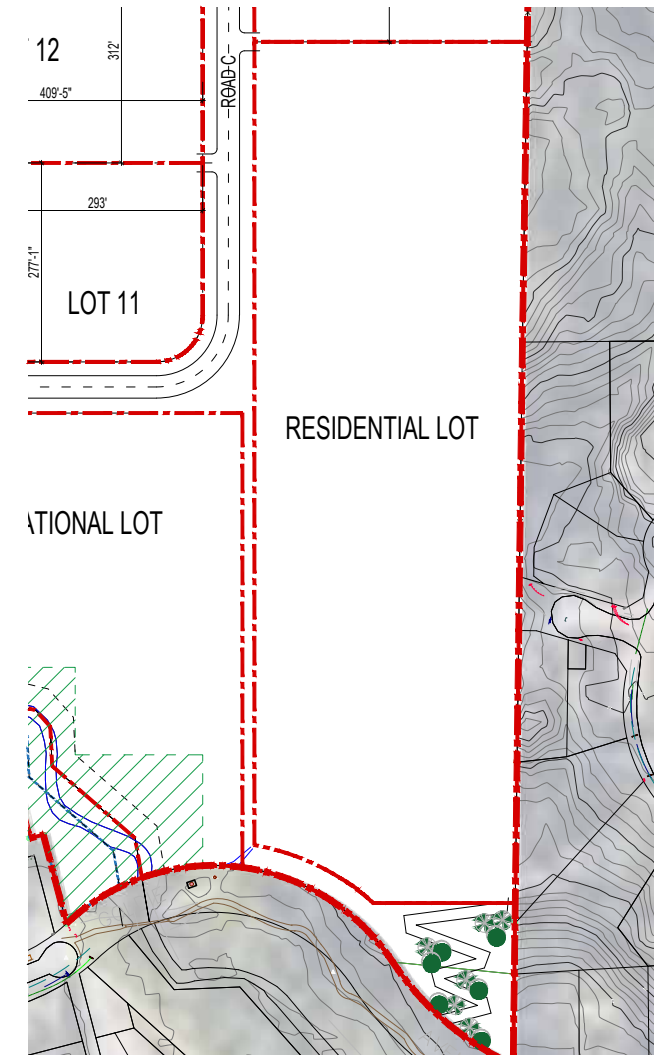
SITE CONTEXT AND PROPOSAL

Mapping Transcription Error

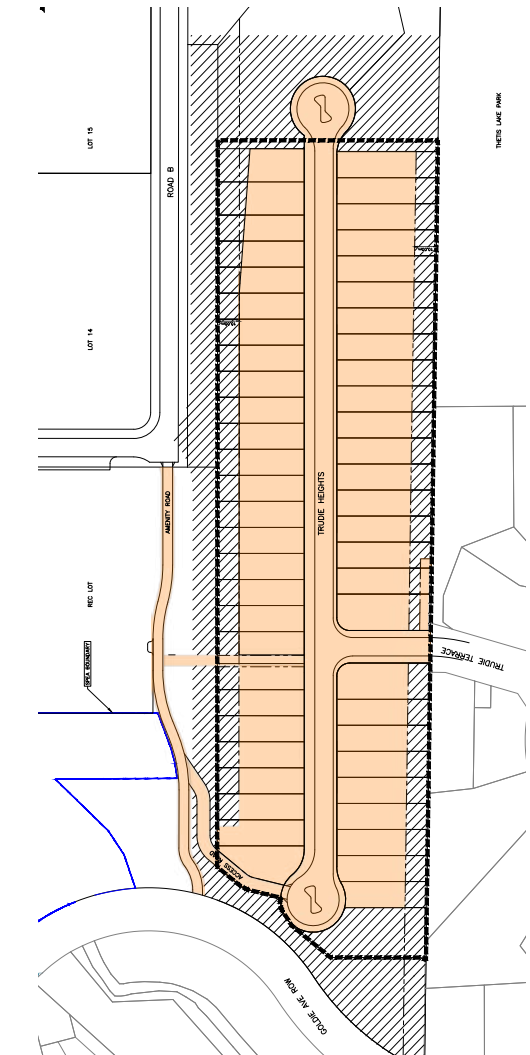
- In early 2023, when preparing Trudie for subdivision, it became clear that the zoning line did not allow for the non-disturbance area on the west side of the community.
- It was determined that a preliminary draft of the Trudie subdivision area was used in the 2021 rezoning and was a version of the plan that was meant to highlight the City of Langford Amenity Land contribution of approximately 8-acres and the architect did not accurately represent the western boundary of Trudie.
- The Trudie subdivision plans discussed with Staff and Council leading up to the 2021 Rezoning have always contemplated the ~10-m non-disturbance area on the west side of the community.
- Staff had advised that the only way to correct this mistake is through the rezoning process.



This December 2020 recreational lot plan was provided to staff and used to map the residential zoning line. The placement of the Trudie line was a mistake by our Architect.



All other work from January 2020 forward reflected the accurate boundary lines.



All submissions to Staff for Development Permits, Statement of Conditions, and Civil Permits reflected the accurate boundary lines.

PROJECT VISION

Master-plan Objectives

- Create a complete community with a balanced mix of business park employment space, residential homes, and recreational space.
- Increase the supply of family-focused housing that enables a variety of people to live, work, and play in Langford.
- Use landscape design to ensure a sensitive transition between Commercial, Residential, and Recreation uses.
- Financial contribution and construction of upgraded Millstream roadway condition by adding new round-a-bout, bike lane, sidewalk, bus stop, and landscaped boulevard.



PROJECT VISION

Public Benefits Design Goals



Placemaking: Deliver a balanced, self-contained community with housing, employment and recreational space.



Reduce vehicle dependency by providing active transportation linkages (pedestrian and cycling connectivity) between homes, parkland and workspaces.

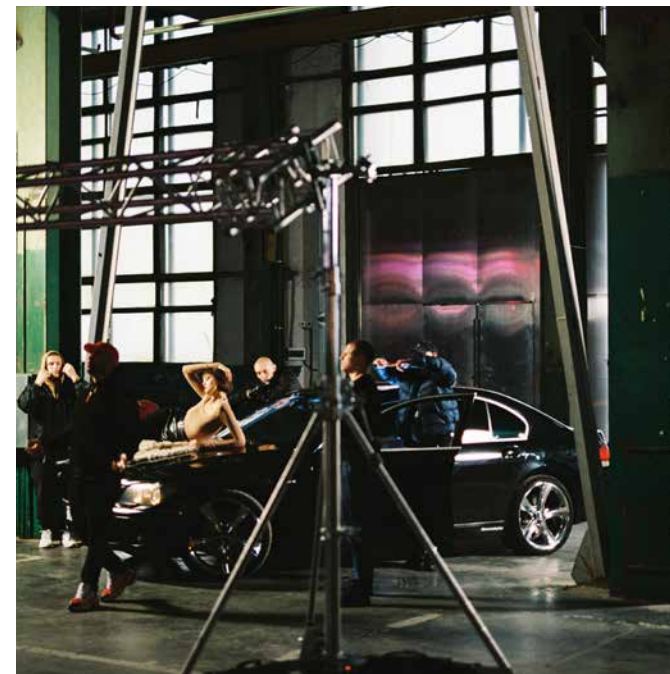
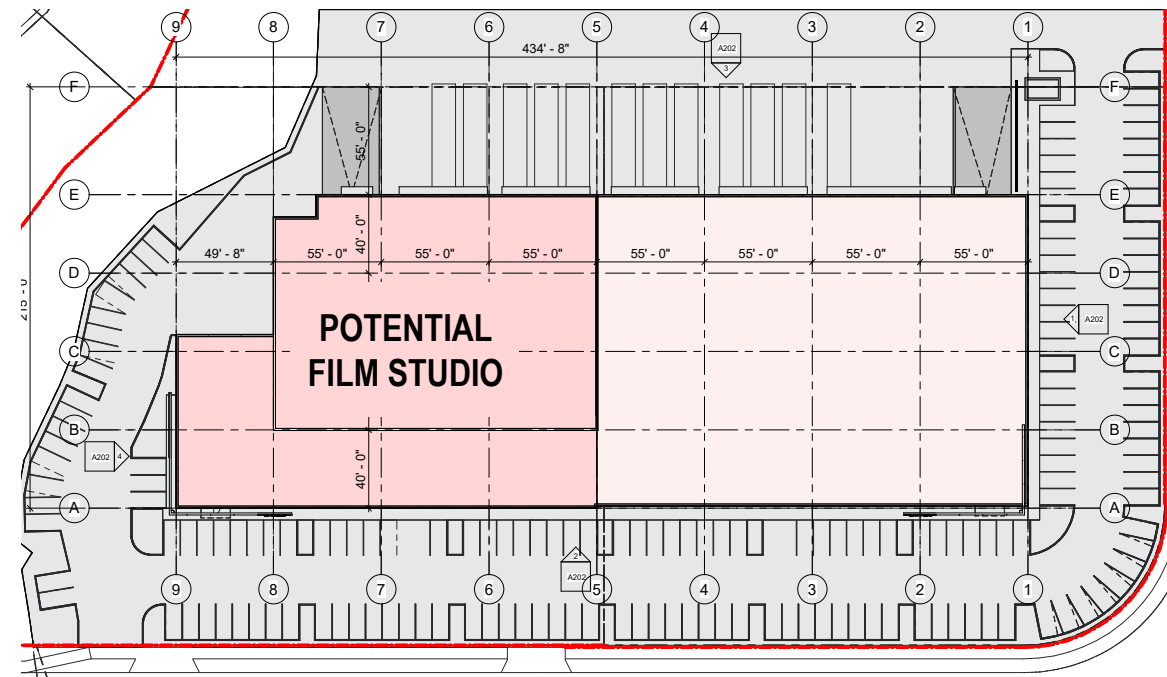


Connection of the recreational amenity lot to Trudie and millstream creek allows for a social gathering hub in the community.

PROJECT VISION

Potential Film Studio

- Design work is in progress for a 40,000sf industrial space that can accommodate a film studio operator.
- This project target aligns with the Council's economic development goals to support the film industry.
- A competitive RFP (Request for Proposal) process is proceeding to search for a film operator partner.
- The project will continue to work with Langford Business Development Staff and the Vancouver Island Film Commission to perform market research and provide an opportunity for a film studio operator.



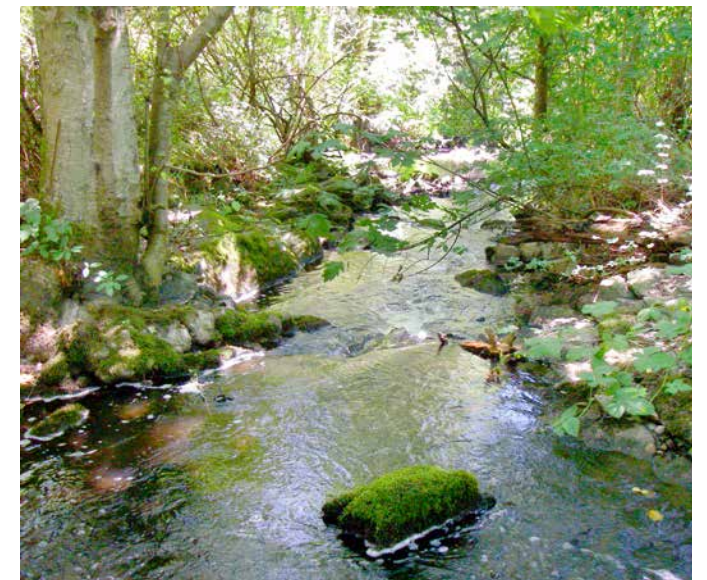
PROJECT VISION

Community Benefits and Recreational Lot

- This project will deliver 3.2-ha (8-acres) of land to the City as an amenity.
- A multi-use trail adjacent to Millstream Creek within the amenity area will be constructed.
- Contributed \$2.5M to the City of Langford in Community Amenity Contribution as part of the original 2021 rezoning.
- Entered into a license agreement regarding the ongoing operation of the racetrack until September 2022.
- Habitat and ecosystem preservation and rehabilitation for Millstream Creek has been proposed and is currently in the approval stages with Langford staff.



Before



After

TRUDIE REZONING DETAILS

Western Boundary Adjustment

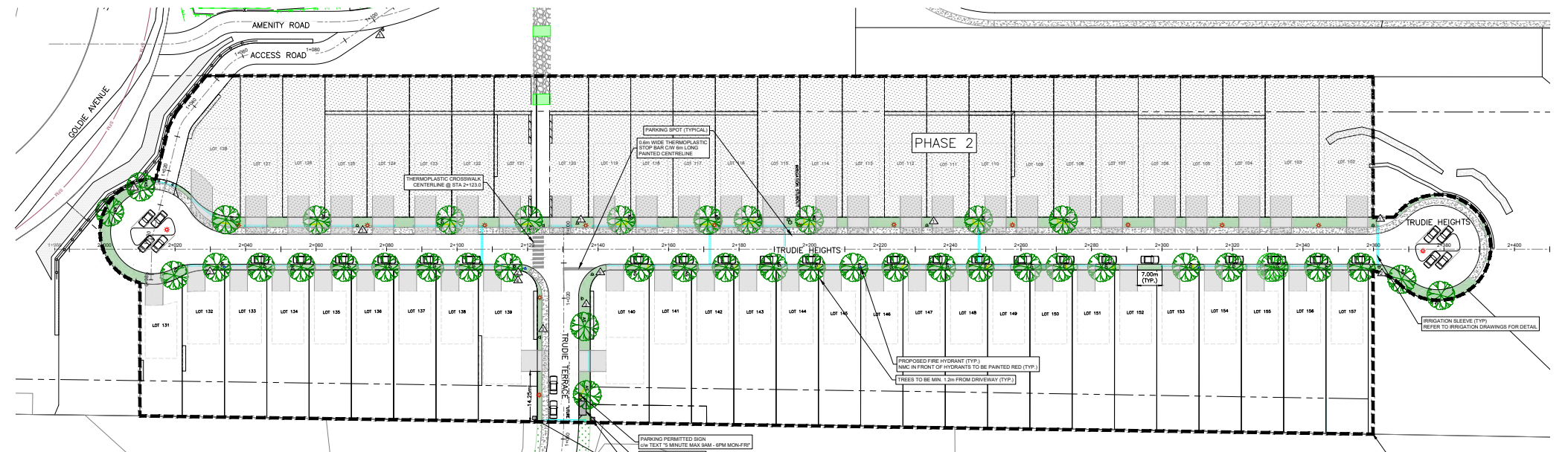
- This Rezoning is seeking ~11-m adjustment of western boundary.
- The adjustment area in question is a steep sloping area and is not usable for any sort of development. It will be protected as a “non-buildable” area and is only needed to satisfy minimum lot size requirements.



TRUDIE REZONING DETAILS

Consistent with Approved Rezoning Intention

- The final residential lot count being proposed is fifty-four (54) and is less than the sixty lots (60) approved in the 2021 rezoning.
- The non-buildable 10-m 'buffer' area on the rear area of residential lots remains unchanged in the current plans.
- No change to traffic loads compared to the original approval.
- No additional tree removal compared to the original approval.
- 50 visitor parking stalls.
- 32 boulevard trees will be planted along the new road.
- Pedestrian and cycling connectivity to future adjacent employment opportunities in the business park and convenient access to the recreational lot.



TRUDIE REZONING DETAILS

Family-focused Housing

- This proposal assists to alleviate the housing crisis by contributing to dwindling supply of new “family sized housing” as detailed in figure 17. Langford residents have noted a preference because new homes are easier to maintain, per the Langford Housing Needs Assessment published in 2020.
- Ground-oriented detached homes and duplexes allow for yard space for families to access their immediate outdoor environment.
- These detached homes will allow for rental suites within which allow for either a mortgage helper to improve affordability or multigenerational households.

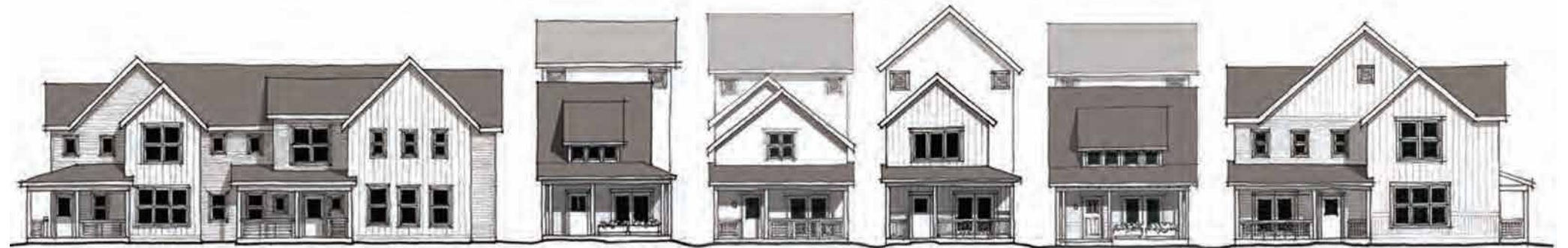
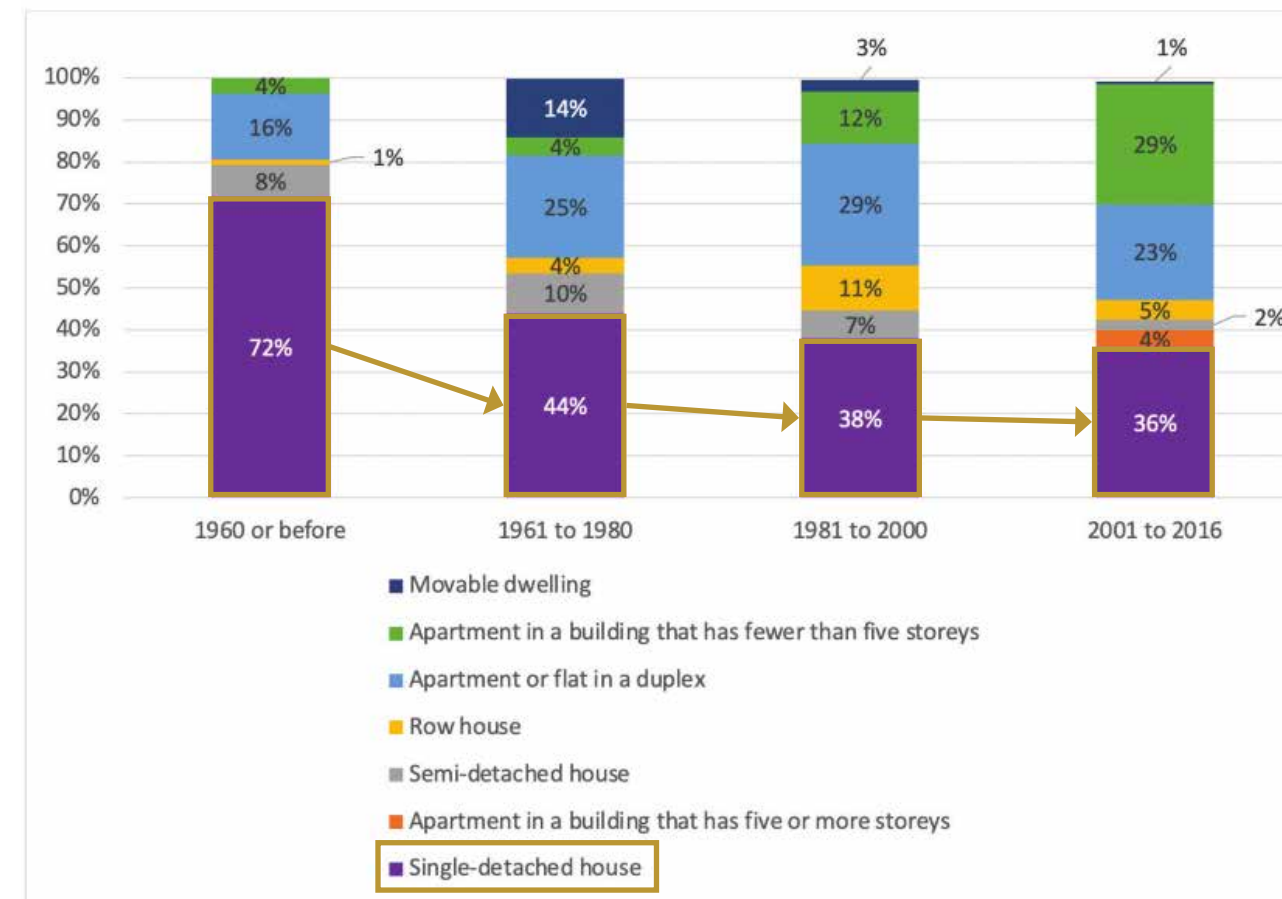


Figure 17 – Dwellings by Period of Construction and Structural Type in Langford, 2016



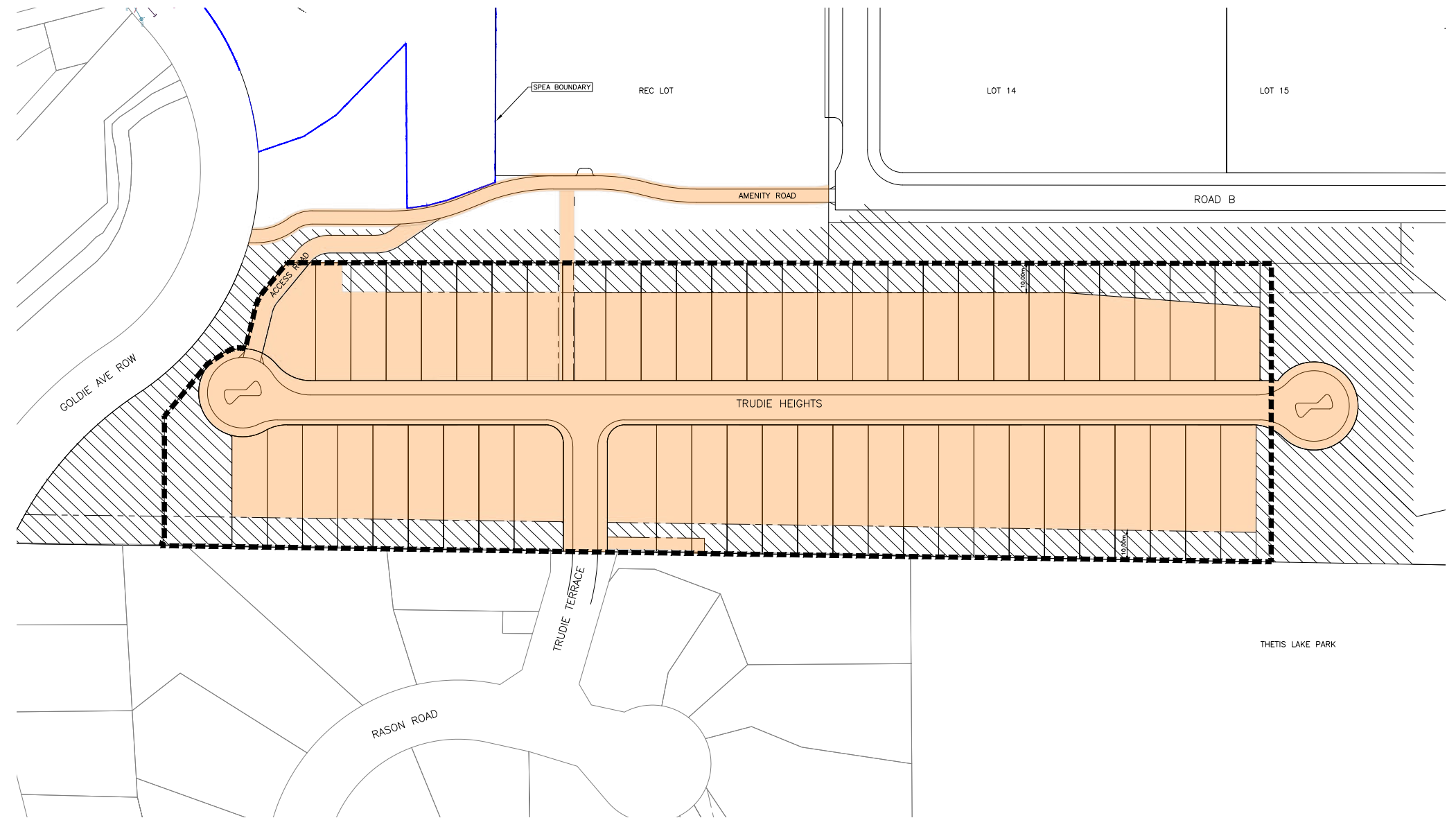
Note: Not shown on this graph are other single-attached homes (~50 units)
 Source: Statistics Canada Census Program, Census Profiles 2016



TRUDIE REZONING DETAILS

Trudie Enhancement Plan

- To ensure compliance with the existing Development Permit approval the project team are working with our Environmental consultant, Biologist, Geotechnical Consultant, Arborist and Landscape Architect.
- We have committed to enhancement of the non-buildable areas surrounding the new subdivision. The replanting plans are to be finalized by our Registered professional biologist, to the satisfaction of the Director of Planning.
- Planting enhancement is proposed in the non-buildable area to remove invasive species and plant new trees.



TRUDIE REZONING DETAILS

Project Location Context

- The project is located in the up-and-coming North Langford area.
- Trudie will also be adjacent to the future Langford Heights Business Park.
- A new roundabout and sidewalks have been completed.
- Millstream Elementary is approximately 1-km away.
- There are multiple bus routes within walking distance; Route 52 along Millstream Avenue, and Route 56 along Treanor Avenue.
- Many core services and amenities, such as groceries, schools, restaurants, and parks, are a short distance away and easily accessible by walking, cycling or public transit.
- The recreational lot, which will be delivered in conjunction with the overall Project, is adjacent to Trudie and will be accessible to its future residents.



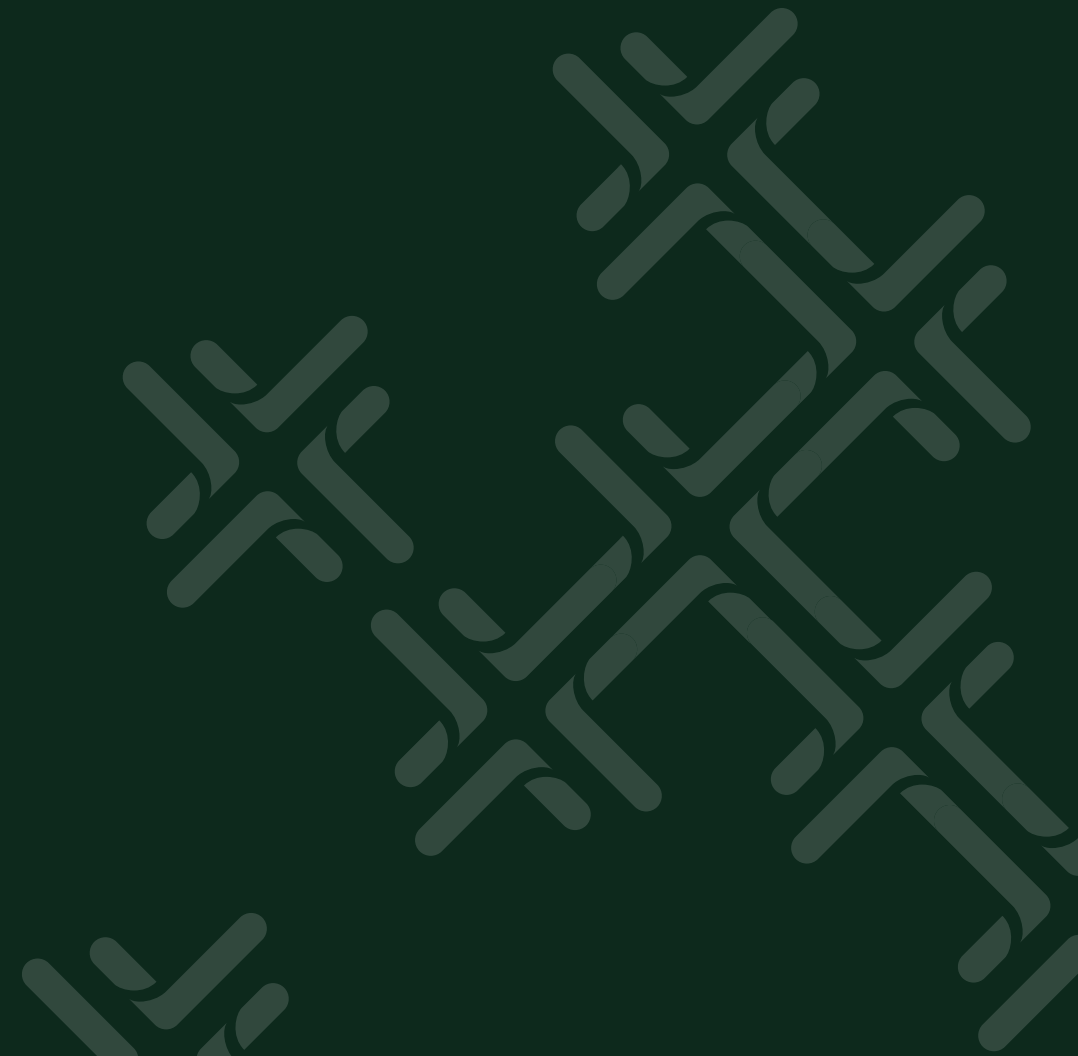
TRUDIE REZONING DETAILS

Public Engagement Strategy

- Pre-app engagement with City Staff.
- City of Langford sends notification to the public (November 24th)
- Ownership Group leads door knocking and provides further notice. (November 30th)
- Launch website.
- Hold Open House on January 12th, 19th or 26th at “Millstream Elementary School”.
- Pending referral to Council, facilitate formal public engagement process in the lead up to Public Hearing expected in February 2024.



On behalf of our team,
Thank You.



Langford Heights

2207 MILLSTREAM ROAD

Trudie Rezoning

*Prepared for: City of Langford Council Meeting and Public Hearing
February 20, 2024*

TRUDIE REZONING

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PROJECT OVERVIEW

Development Team

- Langford Heights is a 50/50 partnership between Bastion and Strand.
- Since acquiring the property in 2021, Langford Heights has been involved with several Langford community initiatives:
 - *Canada Day Celebration Event*
 - *Winterfest Event*
 - *Change Maker Festival*
 - *Rugby Canada*
 - *Courtnall Society for Mental Health*
 - *Members of Westshore Development*
- Langford Heights looks forward to expanding it's long term involvement throughout the greater Langford community.



BASTION DEVELOPMENT CORPORATION

Bastion Development Corporation has built a diverse portfolio from high-rises to business parks throughout Metro Vancouver, Vancouver Island, and California. For over 40 years, Bastion has approached every project by identifying the needs of the end-users and surrounding community, seamlessly integrating form, function, and environment.



STRAND

Deeply rooted in Vancouver for nearly five decades, Strand has developed dozens of award-winning communities, while delivering over 43,000 homes across North America. With a strong commitment to timeless design that complements a global sensibility, Strand brings knowledge and experience back to British Columbia, deepening our investment in the future of the region.

PROJECT OVERVIEW

Site Map and Proposal

- Langford Heights is an 82-acre property that was rezoned in 2021. The rezoning allowed for diverse Business Park uses, an 8-acre recreational amenity parcel dedicated to the City of Langford, and an R2 residential subdivision of approximately 60 lots, referred to in this presentation as 'Trudie'.
- While preparing for the initial subdivision, our development team realized that the Western boundary of the R2 zoning area was ~11-m from where it was supposed to be. The zoning line as currently located does not allow for the agreed 10-m "non-disturbance" area on the west side of the community and this zoning seeks to correct this.
- Completion of the approximately 60 RS-2 single family homes was a key component of the 2021 Rezoning and the project's ability to deliver the associated financial contributions, amenity lands and planned employment space, in alignment with the City of Langford's economic goals.



Overlay for discussion purposes only. Please refer to siteplan for accurate boundary line.

PROJECT OVERVIEW

Location Context

- The originally approved Traffic plan has no proposed changes. This subdivision has 54 proposed lots. The zoning allows for 60 lots.
- A new bikelane, roundabout and sidewalks have been completed on Millstream Road.
- There will be an emergency access road leading down to the future recreational lot allowing for easy access to the future and current residents of the community in Thetis Heights.
- There are multiple bus routes within walking distance; Route 52 along Millstream Road, and Route 56 along Treanor Avenue.



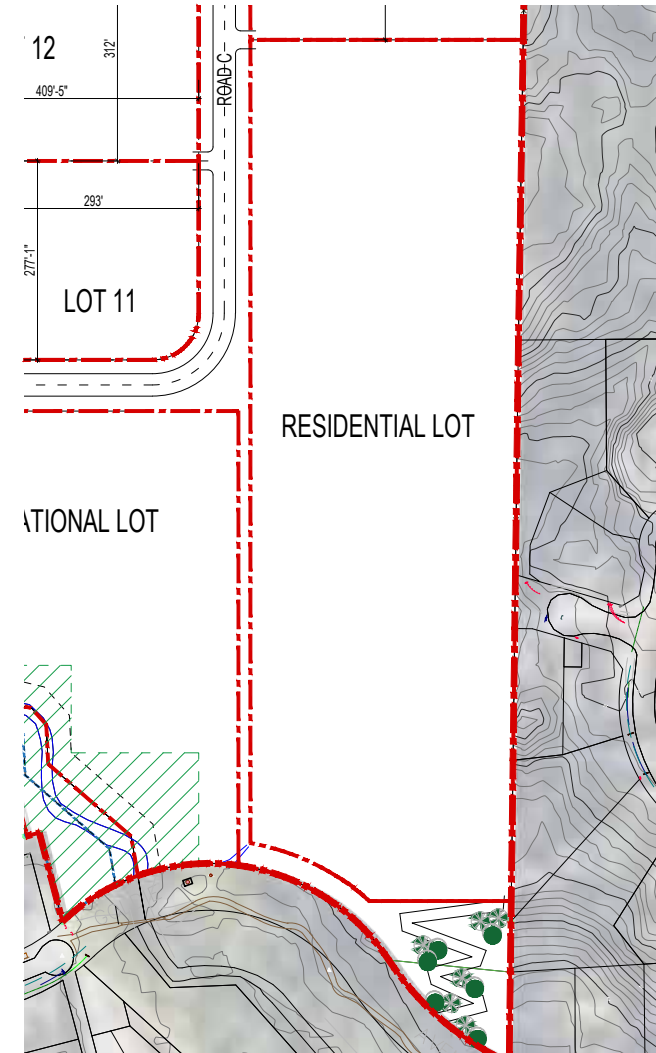
TRUDIE REZONING DETAILS

Mapping Transcription Error

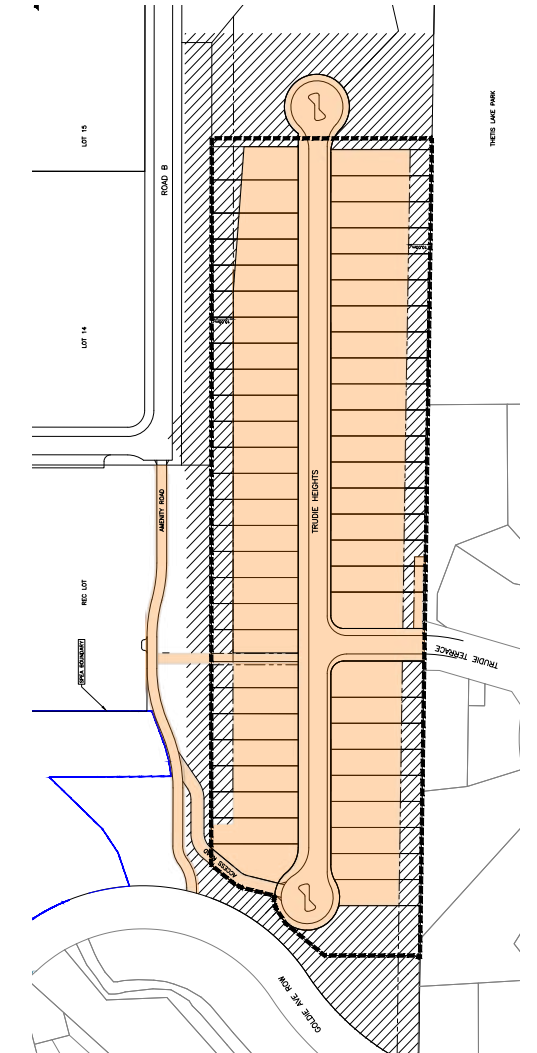
- In early 2023, when preparing Trudie for subdivision, it became clear that the zoning line did not allow for the non-disturbance area on the west side of the community.
- It was determined that a preliminary draft of the Trudie subdivision area was used in the 2021 rezoning and was a version of the plan that was meant to highlight the City of Langford Amenity Land contribution of approximately 8-acres and the architect did not accurately represent the western boundary of Trudie.
- The Trudie subdivision plans discussed with Staff and Council leading up to the 2021 Rezoning have always contemplated the ~10-m non-disturbance area on the west side of the community.
- Staff had advised that the only way to correct this mistake is through the rezoning process.



This December 2020 recreational lot plan was provided to staff and used to map the residential zoning line. The placement of the Trudie line was a mistake by our Architect.



All other work from January 2020 forward reflected the accurate boundary lines.



All submissions to Staff for Development Permits, Statement of Conditions, and Civil Permits reflected the accurate boundary lines.

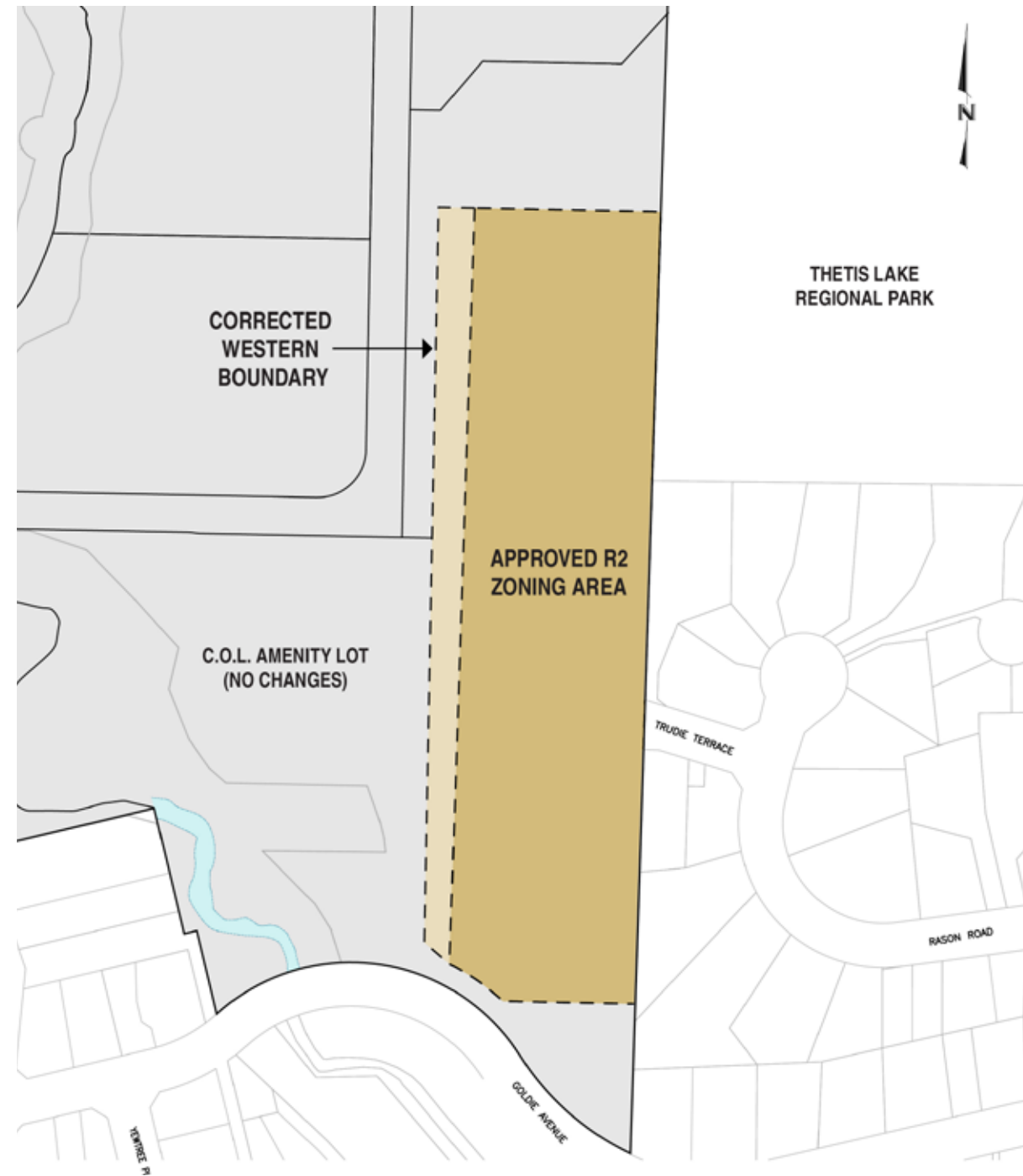
TRUDIE REZONING DETAILS

Western Boundary Adjustment

- This Rezoning is seeking an ~11-m adjustment of the western boundary.
- The adjustment area in question is a steep sloping area and is not usable for any sort of development. It will be protected as a “non-buildable” area and is only needed to satisfy minimum lot size requirements.



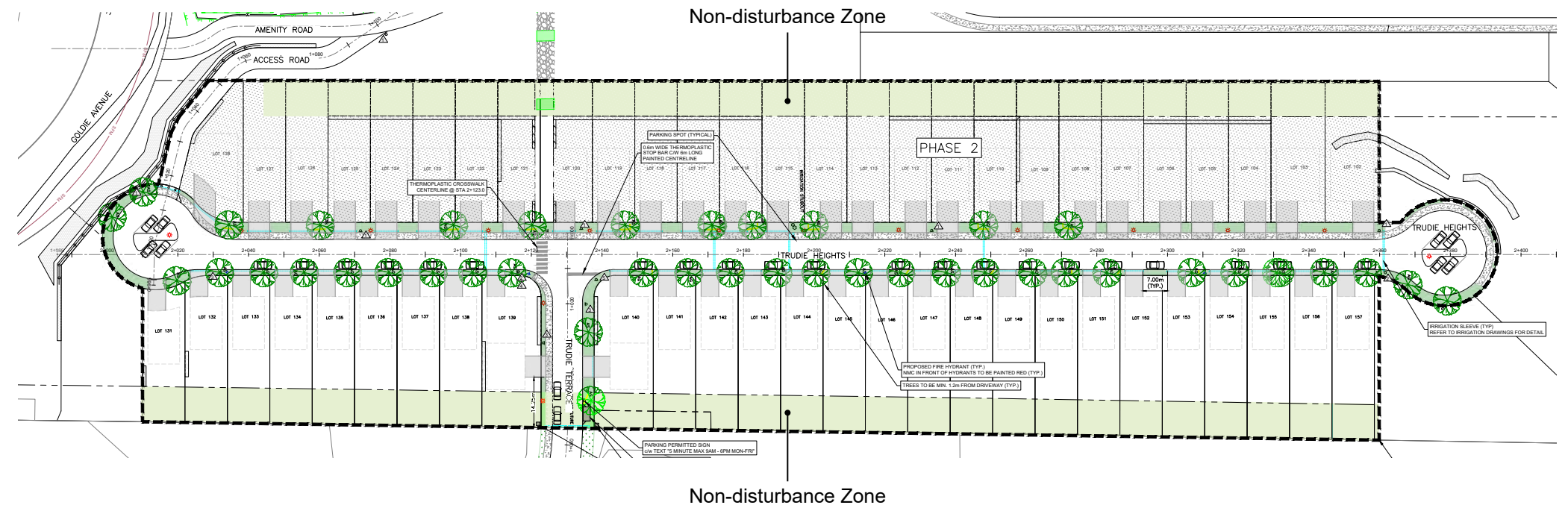
Overlay for discussion purposes only.
Please refer to siteplan for accurate boundary line.



TRUDIE REZONING DETAILS

Consistent with Approved Rezoning Intention

- The final residential lot count being proposed is fifty-four (54) and is within the sixty lots (60) approved in the 2021 rezoning.
- The non-buildable 10-m 'buffer' area on the rear area of residential lots remains unchanged in the current plans.
- No change to traffic loads compared to the original approval.
- No additional tree removal compared to the original approval.
- 50 visitor parking stalls.
- 32 boulevard trees will be planted along the new road.
- Pedestrian and cycling connectivity to future adjacent employment opportunities in the business park and convenient access to the recreational lot.



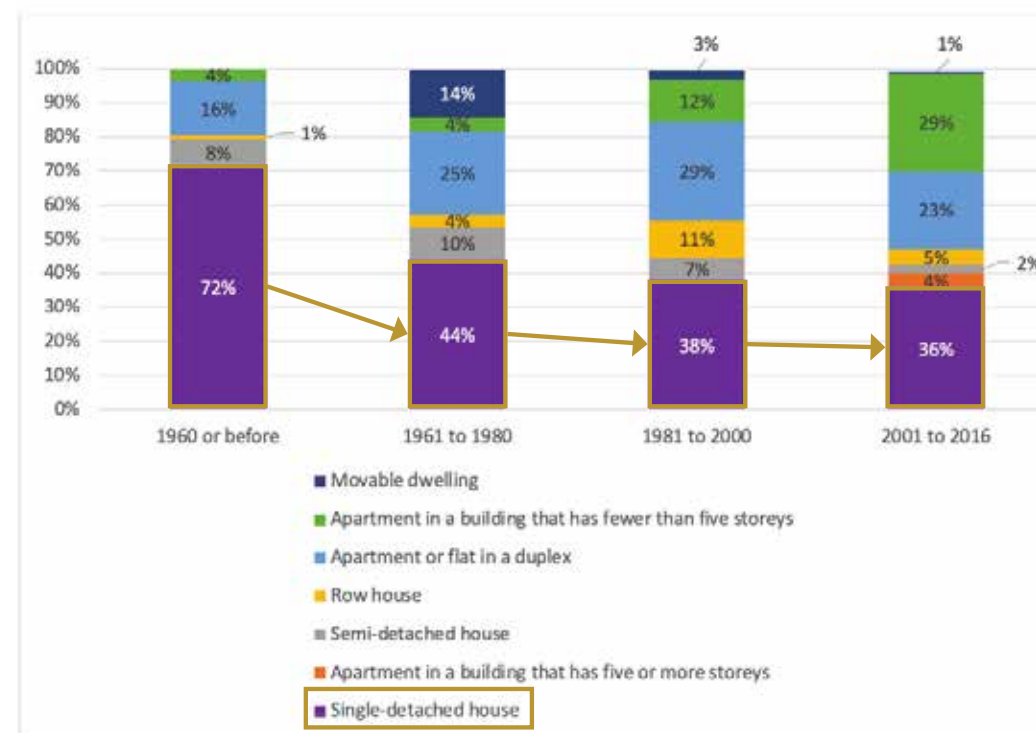
TRUDIE REZONING DETAILS

Family-focused Housing

- This proposal assists to alleviate the housing crisis by contributing to dwindling supply of new “family sized housing” as detailed in figure 17. Langford residents have noted a preference for single family homes because new homes are easier to maintain, per the Langford Housing Needs Assessment published in 2020.
- Ground-oriented detached homes and duplexes allow for yard space for families to access their immediate outdoor environment.
- These detached homes will allow for rental suites within which allow for either a mortgage helper to improve affordability or multigenerational households.



Figure 17 – Dwellings by Period of Construction and Structural Type in Langford, 2016



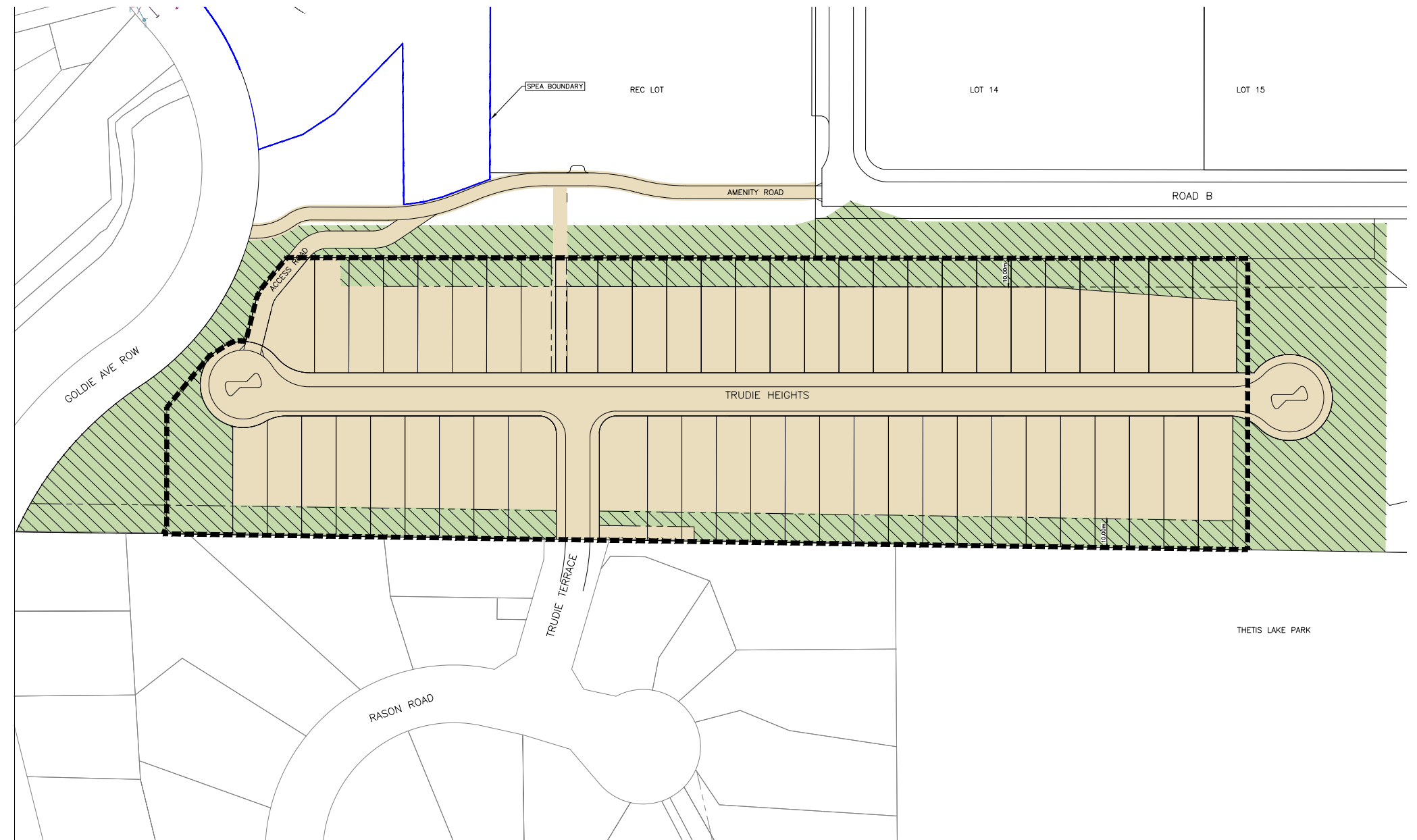
Note: Not shown on this graph are other single-attached homes (~50 units)
Source: Statistics Canada Census Program, Census Profiles 2016



TRUDIE REZONING DETAILS

Trudie Enhancement Plan

- To ensure compliance with the existing Development Permit approval the project team are working with our Environmental consultant, Biologist, Geotechnical Consultant, Arborist and Landscape Architect.
- We are committed to enhancement of the non-buildable areas surrounding the new subdivision. The replanting plans are to be finalized by our Registered professional biologist, to the satisfaction of the Director of Planning.
- Planting enhancement is proposed in the non-buildable area to remove invasive species and plant new trees.



TRUDIE REZONING DETAILS

Public Engagement Strategy

- ✔ Pre-app engagement with City Staff.
- ✔ City of Langford sends notification to the public (November 24th).
- ✔ Ownership Group leads door knocking and provides further notice (November 30th).
- ✔ Launch website (January 10th).
- ✔ Hold Open House at Four Points by Sheraton (January 25th).



Images from the Open House held on January 25th, 2024.

PROJECT VISION

Master-plan Objectives

- Create a complete community with a balanced mix of business park employment space, residential homes, and recreational space.
- Increase the supply of family-focused housing that enables a variety of people to live, work, and play in Langford.
- Use landscape design to ensure a sensitive transition between Commercial, Residential, and Recreation uses.
- Financial contribution and construction of upgraded Millstream roadway condition by adding new round-a-bout, bike lane, sidewalk, bus stop, and landscaped boulevard.



Placemaking: Deliver a balanced, self-contained community with housing, employment and recreational space.



Reduce vehicle dependency by providing active transportation linkages (pedestrian and cycling connectivity) between homes, parkland and workspaces.



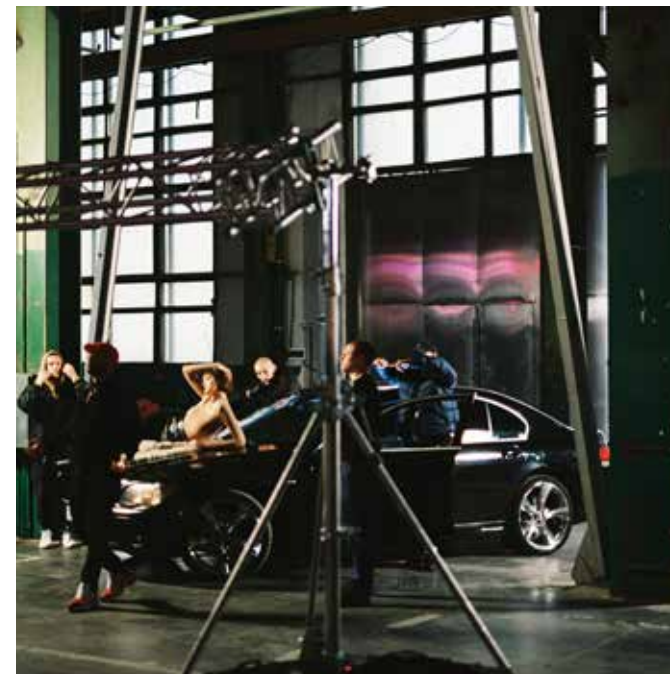
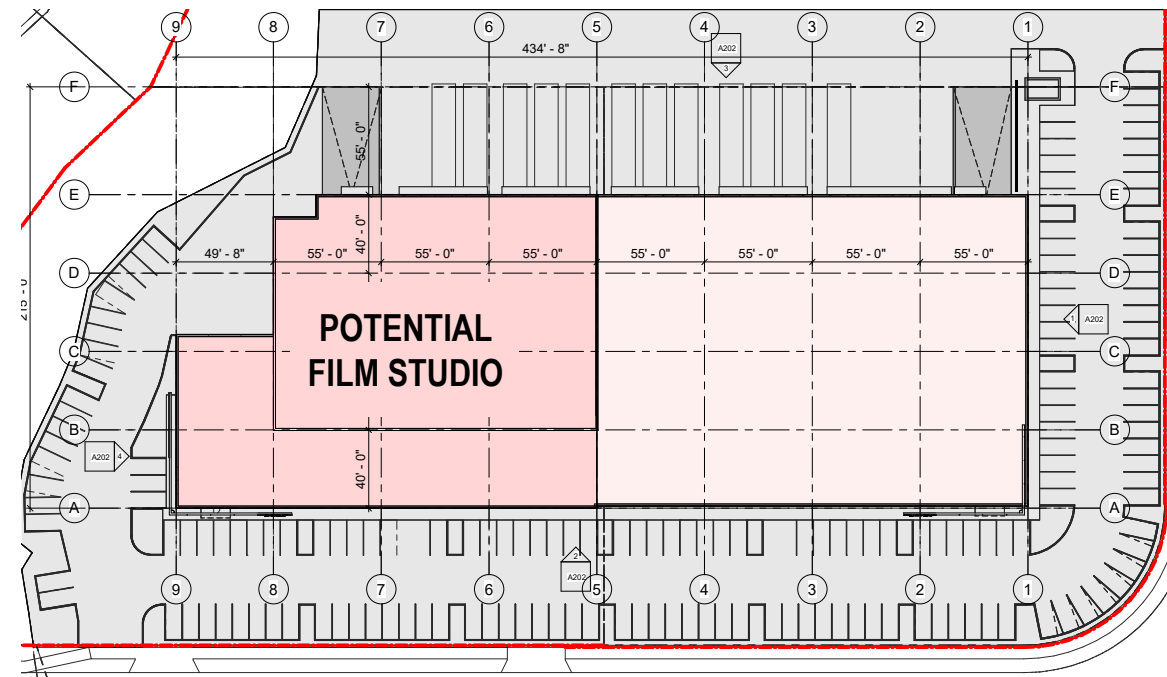
Connection of the recreational amenity lot to Trudie and Millstream Creek allows for a social gathering hub in the community.



PROJECT VISION

Potential Film Studio

- Design work is in progress for a 40,000-sf industrial space that can accommodate a film studio operator.
- This project target aligns with the Council's economic development goals to support the film industry.
- A competitive RFP (Request for Proposal) process is proceeding to search for a film operator partner.
- The project will continue to work with Langford Business Development Staff and the Vancouver Island Film Commission to perform market research and provide an opportunity for a film studio operator.



PROJECT VISION

Community Benefits and Recreational Lot

- As part of the overall Rezoning of the entire 82-acre project, which included 60 homes at Trudie Heights, this project will deliver 3.2-ha (8-acres) of land to the City as an amenity.
- A multi-use trail adjacent to Millstream Creek within the amenity area will be constructed.
- The project has contributed \$2.5M to the City of Langford in Community Amenity Contribution as part of the original 2021 rezoning, which included 60 homes at Trudie Heights.
- Habitat and ecosystem preservation and rehabilitation for Millstream Creek has been proposed and is currently in the approval stages with Langford staff.

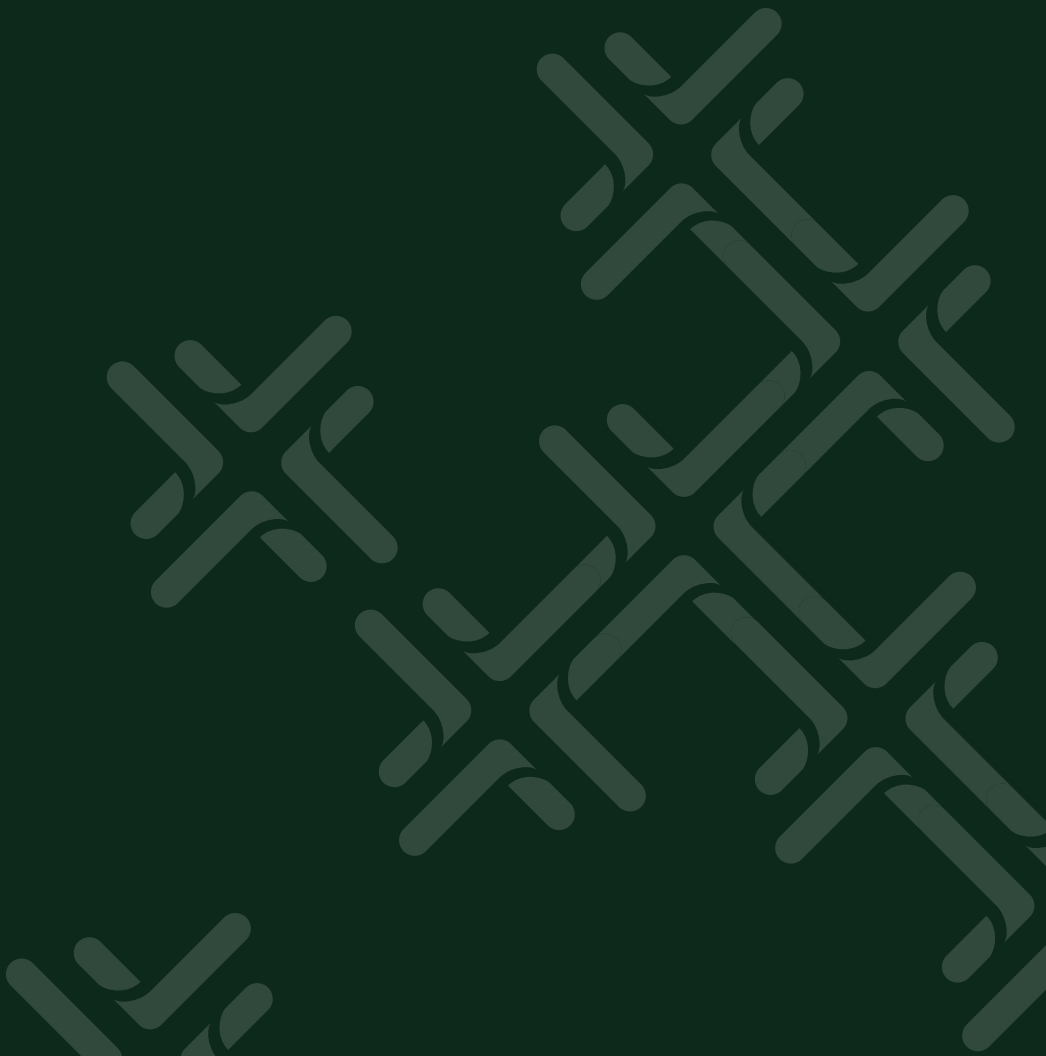


Before



After

On behalf of our team,
Thank You.



From: [Ammo Baines](#)
To: [Langford Planning General Mailbox](#)
Subject: 2207 Millstream Road
Date: December 4, 2023 7:24:10 PM

Hi,

Just wanted to put my support behind this proposal. I live in Langford and operate a business here.

We need more housing to support our community and any growth. My business is hiring and housing is a big factor for us in how well we can attract talent here.

I also had [REDACTED] move here from [REDACTED] and love it, but lack of housing was then soon also a factor in her leaving.

Please reach out to me if you have any questions about my opinions on these matters. I am happy to discuss.

Thanks,

Ammo Baines
1160 Natures Gate

[REDACTED]

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

Trina Cruikshank

From: Lillian Szpak
Sent: January 15, 2024 7:05 AM
To: Matthew Baldwin; Katelyn Balzer
Subject: Fwd: Proposed Residential Area in the former Western Speedway property

fyi

Lillian Szpak

Councillor

City of Langford

† [250.478.7882](tel:250.478.7882) x4702

Please review our email privacy policy at [Langford.ca/privacypolicy](https://langford.ca/privacypolicy).
Sent from my mobile device.

From: Anne Pokocky [REDACTED]
Sent: Monday, January 15, 2024 7:01 AM
To: Mayor Goodmanson <mayor@langford.ca>; Kimberley Guiry <kguiry@langford.ca>; Colby Harder <charder@langford.ca>; Mark Morley <mmorley@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Mary Wagner <mwagner@langford.ca>; Keith Yacucha <kyacucha@langford.ca>
Subject: Proposed Residential Area in the former Western Speedway property

Good morning,

In advance of tonight's council meeting where the application for a zoning adjustment on the above mentioned property will be discussed, I have several questions/comments.

1. I live on Phelps Ave and use the roadways, as a pedestrian, between our home and Millstream Elementary School on a daily basis. I walk [REDACTED] between 8 and 8:25 am every weekday. Traffic is at one of its busiest times of the day during these hours as folks leave home in their cars for work/school. The intersections at Phelps and Bellamy and at Treanor and Bellamy are of particular concern to me. [REDACTED] tend to avoid the first intersection due to the number of vehicles who at best are doing rolling stops and at worst are driving through without slowing down much at all. However, [REDACTED] have no choice about using the crosswalk at Treanor and Bellamy to get to the school. There are 'always' lineups of vehicles at this intersection at this time of the morning. Many children, caregivers, and other walkers are already interacting with traffic here. Adding 60 homes and their accompanying vehicles WILL have an affect. How much? I do not know but I think we can all agree that the busy times at these intersections are bound to get busier.

So, when we're talking about adding even more vehicular traffic through this area on a daily basis, my questions are these: **Specifically, how will traffic volume and driver behaviour be monitored to ensure that [REDACTED] can maintain a safe environment for everyone, [REDACTED]? Who would gather that data and how would it be shared with the residents?**

2. I understand that the development permit was issued in 2021 and that significant clearing has been completed. Residents are still upset that this development went ahead despite the strong objections made to previous council. They have endured YEARS (no joke) of noise and dust from blasting. After three years, they still have questions regarding the rationale for routing the traffic from these homes through the neighbourhood as opposed to via Millstream Road. People have been told the grade is too steep, that emergency vehicles would not be able to access the area, that residential vehicles can't drive through a commercial area....the list goes on. It seems that everyone has a different story.

Comment #1: Even if the explanations provided are sound, **the reasoning has obviously not broken through with the residents.** People need more clarity and it would probably be best put in writing, in plain language, so that everyone is receiving consistent messaging.

Comment #2: Council needs to be very clear with the residents about what kinds of solutions are realistic, which are not and what are the real impacts of making changes at this point.

Comment #3: It's really beyond me that this proposal was approved despite the overwhelming opposition from the residents, but here we are. At this point you have a group of dissatisfied and distrustful residents who are still waiting for answers that make sense to them. It's not a sore spot caused by you, but it still a sore spot and it's not going to go away. I suggest an in person meeting with the community be offered, if at all possible.

3. Before the last election, one of the biggest complaints I heard was about new development commencing without consideration being made for additional infrastructure in the adjacent neighbourhood. This appears to be a classic example. There are currently no sidewalks or even separated walkways on Rason Road and Goldie Ave (between Gourman and Bellamy). Both of these areas will be directly impacted by additional traffic.

Question: **What specifically can be done to monitor traffic through these areas once the subdivision is occupied?**

Can residents feel reassured that the City is 'on this'? What are the plans for response to concerns?

Thank you for listening and for your patience with this very long email. I am unfortunately booked for another meeting this evening and will not be able to attend the council meeting. I hope that you receive additional feedback from other Thetis Heights residents and I look forward to hearing from you. I have included my contact information below but would appreciate if it is not shared without prior notification.

Sincerely,

Anne Pokocky
539 Phelps Ave.,
Langford, ON V9B 3H9
[REDACTED]

From: [Arjin Dosanjh](#)
To: [Langford Planning General Mailbox](#)
Subject: 2207 Millstream Road - Rezoning Application
Date: December 5, 2023 7:28:16 AM

To whom it may concern,

My name is Arjin and [REDACTED] I live at 973 Isabell Avenue, Langford BC. We've noticed the development happening at 2207 Millstream Road and we are in full support for the rezoning of 54 additional homes. As we are all aware, there is an extreme housing shortage across the province as well as throughout parts of the country. New homes are needed for young families and new residents. We find any sensible and feasible housing opportunities brought forward should be seriously considered and pursued.

Thank you for your time.

Arjin Dosanjh

Trina Cruikshank

From: Matthew Baldwin
Sent: January 15, 2024 8:46 AM
To: Trina Cruikshank
Cc: Robert Dykstra
Subject: FW: Rezoning application Millstream Rd.

Matthew Baldwin, MCIP, RPP

Director of Planning and Subdivision

250.474.6919

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

From: Lillian Szpak <lszpak@langford.ca>
Sent: Monday, January 15, 2024 8:36 AM
To: Matthew Baldwin <mbaldwin@langford.ca>; Katelyn Balzer <kbalzer@langford.ca>
Subject: Fwd: Rezoning application Millstream Rd.

fyi

Lillian Szpak

Councillor

City of Langford

† [250.478.7882](tel:250.478.7882) x4702

Please review our email privacy policy at [Langford.ca/privacypolicy](https://langford.ca/privacypolicy)
Sent from my mobile device.

From: Celia Mills [REDACTED]
Sent: Monday, January 15, 2024 7:58 AM
To: Mayor Goodmanson <mayor@langford.ca>; Kimberley Guiry <kguiry@langford.ca>; Colby Harder <charder@langford.ca>; Mark Morley <mmorley@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Mary Wagner <mwagner@langford.ca>; Keith Yacucha <kyacucha@langford.ca>
Subject: Rezoning application Millstream Rd.

I am writing concerning the rezoning application for the former speedway lands. I have lived at 642 Rason Rd for 31 years. [REDACTED]

When the proposed development was approved I attended all meetings. I also had a lengthy phone conversation with Mathew Baldwin. My concerns about the huge increase in traffic along Rason Rd included a safe walking area to Millstream school [REDACTED]. As you know Rason Rd. has no sidewalks and very poor lighting. Also the sharp almost 90 degree curve on Rason between Gourman and Trudie create a very dangerous blind corner for drivers. Mathew Baldwin told me at the time the developer is not responsible for sidewalks or lighting on Rason Rd since it is not within the new land being developed and basically there is nothing we can do. I was assured that the developer would leave a green space and path along the east side of the new Road [REDACTED] connect with the Goldie Trail

and get safely to [REDACTED].

Every single tree and shrub has been removed from this "trail" and the connection to Goldie trail has been obstructed by a massive rock wall put up by the developer.
We were lied to by this developer.

Also we were told the only access to the new street had to be via Trudie because the climb would be too steep for emergency vehicles from Millstream.

Another lie. I walked up that hill yesterday. It is a gentle slope far less steep than the Bellamy hill which emergency vehicles will now have to use.

This developer has proven completely dishonest and untrustworthy. I can see no good reason to grant this developer rezoning to allow him/her/they more or bigger homes which will only increase traffic and danger to the residents.

Celia Mills
642 Rason Rd

Trina Cruikshank

From: Cody Vanderheyde [REDACTED]
Sent: December 7, 2023 3:24 PM
To: Langford Planning General Mailbox
Subject: 2207 Millstream Build

Dear Langford,

Afternoon, my name is Cody Vanderheyde, and I reside at 2745 Veterans Memorial Parkway, and as a long-time resident in the city of Langford, I wholeheartedly support the imperative for more homes in our area. Particularly, homes that offer diverse options for families, first-time homebuyers, or renters like myself.

The more homes featuring secondary suites, duplexes, or triplexes, the better. Upon reviewing the subdivision, it is evident that careful consideration has been given, providing numerous excellent choices for both homeowners and renters. I am particularly fond of the new recreational park and appreciate the proximity to transit bus routes along Millstream Road.

Lastly, being just steps away from outdoor spaces like Thetis Lake adds to the appeal.

I kindly urge the approval of this subdivision to enhance our charming community with more homes.

Kindest Regards,
Cody Vanderheyde

From: [Courtney O](#)
To: [Langford Planning General Mailbox](#)
Subject: 2207 Millstream Road
Date: December 7, 2023 7:50:28 PM

Hello,

I live at 776 Treanor Ave and we are long term owners and Buisness owners in the City Of Langford . We support the need for more homes in Langford especially this area. There is a massive need for more Homes and more options for owners, renters, and first time Home buyers.

This master plan is well thought of with many great options for home owners and renters. I personally love how it's steps from outdoor spaces like Thetis Lake and close proximity to future Business parks.

Please approve this well needed subdivision in our lovely community

Kindest Regards,

Courtney Ohs

Trina Cruikshank

From: Dale Mackie [REDACTED]
Sent: February 13, 2024 1:21 PM
To: Langford Planning General Mailbox
Subject: By law 2149 and 2150

Follow Up Flag: Follow up
Flag Status: Flagged

Good day

I would like to provide my opposition for the rezoning of portion of land noted in the bylaw for following reasons;

- 1) this land was previously rezoned in 2021 against the wish of the majority of respondents not allow for the Millstream Heights Business park and small lot housing on top of the hill on the eastern edge. I do not believe the city should be "lining the pockets" of the developers;
- 2) Millstream road is already one of the busiest roads in the city with probably the highest accident rate
- 3) the additional traffic would only add to the traffic jams that is seen on a daily basis which causes more green house gases
- 4) without sidewalks on both sides of Millstream which staff have already stated are not a priority makes or even more dangerous for the increasing number of pedestrians;
- 5) with the majority of the cities amenities in the downtown core these additional houses will not only cause an increase in traffic during business hours, but also after hours as parents are taking their kids to sports, movies, meals etc
- 5) no protected bike lanes cyclists are been put at risk

Regards
Dale Mackie
2263 yewtree pl

Trina Cruikshank

From: Matthew Baldwin
Sent: January 15, 2024 8:09 AM
To: Trina Cruikshank; Robert Dykstra
Subject: FW: Agenda item 13.3, Monday, Jan 15

Here's another one.

Matthew Baldwin, MCIP, RPP

Director of Planning and Subdivision

250.474.6919

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

From: Lillian Szpak <lszapk@langford.ca>
Sent: Sunday, January 14, 2024 9:36 PM
To: Matthew Baldwin <mbaldwin@langford.ca>
Subject: Fwd: Agenda item 13.3, Monday, Jan 15

FYI

From: Grant and Rebecca McClure [REDACTED]
Sent: Sunday, January 14, 2024 6:22 PM
To: Mayor Goodmanson <mayor@langford.ca>; Mary Wagner <mwagner@langford.ca>; Kimberley Guiry <kguiry@langford.ca>; Keith Yacucha <kyacucha@langford.ca>; Mark Morley <mmorley@langford.ca>; Lillian Szpak <lszapk@langford.ca>; Colby Harder <charder@langford.ca>
Subject: Agenda item 13.3, Monday, Jan 15

Dear Mayor and Council:

We are writing to express our continued concerns about the development which is outlined under agenda item 13.3, 2207 Millstream Road, and the proposed expansion of the residential zoning to the west to allow for 60 small R2 lots. We are also very concerned by the deforestation that has happened during site preparation, even in the non-disturbance areas. We are primarily concerned, however, by the safety issues this development poses throughout Thetis Heights as outlined below:

- Phelps Subdivision, known to residents as Thetis Heights, has one exit via Treanor Avenue to Millstream Road. Prior to this exit is the road to Millstream Elementary, Hoylake Avenue. At certain times of the day, traffic is backed up to Millstream and Bellamy Roads as parents in vehicles try to get onto Hoylake to drop off or pick up their children from school. We recently had an incident of road rage as a parent chose to park in a no-parking zone on Treanor Avenue while waiting for their child.
- Thetis Heights, as an older subdivision in Langford, has very few protected walking areas or bike paths on the side roads. The area is heavily treed and landscaped, which is wonderful but can affect the sight-lines of drivers in vehicles who are turning corners. The small length of protective curb on the corner of Bellamy Road and

Goldie Avenue, which runs along an ungroomed, overgrown walking trail beside a ditch, is broken up presumably from vehicles hitting it.

- The 60 additional homes off of Trudie Terrace means that up to 120 extra vehicles will be travelling along residential streets (Trudie Terrace, Rason Road, Gourman Place, Goldie Avenue) that have no infrastructure to safeguard pedestrians and cyclists. Goldie Avenue is home to the neighbourhood playground, which is accessed by Gourman Place (as well as the trail system along Millstream Creek). A bus route runs along Gourman Place and Goldie Avenue. There is no reduced speed limit or traffic calming measures along the route these additional vehicles will be taking on a daily basis. We believe this places people's lives at risk.

If council goes with option 1 and this application goes back to a public hearing, you will hear from Thetis Heights residents that we would like an alternate exit for the 2207 Millstream Road development — you can see from the image in the staff report that the heavy equipment used in cutting down trees, blasting, and earth moving is using a different route to access the site. A solution for the safety/traffic issues that this development will compound in Thetis Heights is to simply close off these 60 homes from Thetis Heights and require the developers of 2207 Millstream Road to use the existing construction routes as roads for the residents of this community. The developers may indicate that grade is an issue; however, Thetis Heights is full of steep hills, including Bellamy Road. The buses won't run the Bellamy/Gourman loop when it's snowing and residents have to walk down to Phelps Avenue or make their way to Millstream Road. If the developer's concerns about grade are proven to be legitimate, then perhaps they can be responsible for ensuring that there are continuous, full sidewalks running from Trudie Terrace to the corner of Goldie Avenue and Bellamy Road.

This development is one of the main reasons that we voted for change in the last election. It's a prime example of the previous council's lack of consideration for residents' concerns and is still a source of frustration for many Thetis Heights residents.

Thank you for your time and attention.

G. and R. McClure
Bellamy Road, Langford

For reference, this is our original letter expressing our concerns in 2021.

On Mar 15, 2021, at 2:52 PM, Grant and Rebecca McClure [REDACTED] wrote:

NOTE: Below is our corrected letter from March 6 re: the development off of Trudie Terrace as well as other future developments in the Thetis Heights neighbourhood. - GM & RM

Attention: Honourable Mayor, Langford Council, Langford Planning Department

We are writing to express our extreme concern with recent and proposed zoning changes to higher density RS1 housing in Thetis Heights. We have lived in the neighbourhood for 17 years and feel that council's current willingness to approve new development permits puts the lives of residents in real danger in two ways.

As you are aware, Thetis Heights has ONE 2 lane access in and out of the neighbourhood. We have lived here for 17 years and there have been a few occasions that this artery has been blocked due to an accident or an emergency at the intersection of Treanor and Selwyn. There is no way to get past the school (and out of the neighbourhood) if this happens. As you should also be aware, our neighbourhood

is nestled into a corner of Thetis Lake Park where there are a number of fires each summer due to human carelessness. If one of these fires were to get out of hand and the area had to be evacuated in a short amount of time, it will already be difficult for all families to leave the neighbourhood in a safe and timely manner.

We admire the goal of higher density housing in urban centres. Although many of the houses in the Thetis Heights neighbourhood are zoned as single family dwellings, our home is the only one on our street that does not have an additional rental suite. This already increases density (and traffic) in the neighbourhood.

Which brings us to our second point. The developments on the corner of Larabie Ct. and Bellamy Road, as well as the new 60 lot development on Western Speedway property (access off of Trudie Terrace) are going to bring an additional 120+ vehicles into the neighbourhood. In a neighbourhood without proper sidewalks, several “hidden” driveways, and no official speed reduction, the likelihood of lives being lost due to traffic/pedestrian accidents will significantly increase.

Several years ago, when the development of Bellamy Lane went in, we called the RCMP because the walking path on that side of the Bellamy Rd hill was no longer accessible. This meant that people had to walk on the cliff side of the road where there is a ditch and very little shoulder. It was clearly unsafe and since [REDACTED] frequently walk (or ride bikes) unaccompanied up and down the hill, we expressed our concern that [REDACTED] easily be killed. Shortly after our conversation with a constable, a proper sidewalk was installed.

The rest of the neighbourhood, however, continues to have unsafe walking areas for pedestrians [REDACTED]. Although the stretch of Bellamy between Treanor and Phelps has recently had some sort of curb installed on the west side, it is still a substandard safety measure on a busy and narrow stretch of road that has a bike lane and parking on the other side and no speed restriction.

All of the new development traffic will have to pass through this stretch of road (as well as drive through a school zone that does not have a sidewalk on the north side of Treanor). And since the only proposed access to this area is through the existing neighbourhood, it means that large logging trucks, wide load trucks carrying heavy equipment for blasting and digging, cement mixers, and other large vehicles carrying building materials, will be regularly driving the route by the school, through that the narrow stretch of Bellamy Road, up Bellamy Road hill, down Goldie Avenue (where there is a playground without clear speed limit signage) and through other areas of the neighbourhood that lack proper sidewalks.

This neighbourhood (according to the OCP) was not initially planned for this level of traffic and development, and the City of Langford has not built in the appropriate infrastructure that would allow it to increase density in this area. In addition, the OCP allows for a buffer of green space around the neighbourhood and the CRD park, a provision which has most recently been glaringly disregarded in the development along HWY 1 in the Thetis Heights community.

We ask that Council refrain from approving any further RS1 development in the area until such a time as the lives and safety of Thetis Heights residents are given priority via proper infrastructure upgrades designed to increase vehicle and pedestrian safety.

Sincerely,

Grant and Rebecca McClure
2149 Bellamy Road

Trina Cruikshank

From: Lillian Szpak
Sent: January 15, 2024 7:44 AM
To: Matthew Baldwin; Katelyn Balzer
Subject: Fwd: Residential development at 2207 Millstream Rd - Old Western Speedway

good morning, 😊
fyi

Lillian Szpak

Councillor

City of Langford

☎ [250.478.7882](tel:250.478.7882) x4702

Please review our email privacy policy at [Langford.ca/privacypolicy](https://langford.ca/privacypolicy).
Sent from my mobile device.

From: Hugh Dinsdale-Young [REDACTED]
Sent: Monday, January 15, 2024 7:42 AM
To: Mayor Goodmanson <mayor@langford.ca>; Kimberley Guiry <kguiry@langford.ca>; Colby Harder <charder@langford.ca>; Mark Morley <mmorley@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Mary Wagner <mwagner@langford.ca>; Keith Yacucha <kyacucha@langford.ca>
Subject: Residential development at 2207 Millstream Rd - Old Western Speedway

Dear Mayor and Council,

I am writing to protest against the proposed expansion of this residential development and its' access route via Rason Rd and Trudie Terrace.

During the initial rezoning hearings we were informed by Langford's engineering department that Rason Rd and Trudie Terrace would be the only possible way to access this development because the hill on which it would be built was too steep for Fire and Emergency vehicles to climb using a new road through the industrial park from Millstream Rd. That rationale has become laughably untrue as most of the hill has been blasted away and the temporary road being used for construction is only a gentle incline, far less steep in fact than the hill on Bellamy Rd, or the roads on Bear and Triangle Mountains for that matter.

The short and windy roads of Rason, Gourman and Goldie will be inundated with traffic with the potential to endanger [REDACTED] who also live on Rason Rd, as they walk to Millstream School and play with their bicycles on the street. There are no sidewalks on these streets and our little neighbourhood will cease to exist as we become a thoroughfare for the massive new development.

At the hearings we were also informed that green space on the eastern edge of the development would remain for a path to be constructed down to Goldie Ave. In fact that whole area has been clearcut and bulldozed so I can only surmise the promise of a path has been retracted.

So now the Developers want to rezone a larger area to allow for its' desired development This density is completely out of keeping with the Thetis Heights neighbourhood which still has Treanor Rd as the only access road. Our neighbourhood is slowly being infilled and developed by other parties who are limited to only using Treanor Rd,

whereas the Western Speedway development could easily be accessed from Millstream Rd directly.

It appears that no consideration whatsoever has been given to the residents of Thetis Hts regarding the impact of this development.

Yours sincerely,

Hugh Dinsdale-Young

642 Rason Rd.

Trina Cruikshank

From: Jackson Penney [REDACTED]
Sent: December 7, 2023 1:48 PM
To: Langford Planning General Mailbox
Subject: 2207 Millstream Road

Hi I live at 2374 Echo Valley Road in langford and I have been a long term owner in Langford as far as Incan remember. I most certainly support the need for more Homes in our lovely community and this master subdivision is a perfect fit.

I fully support this master plan subdivision as We can really use more homes. House prices are becoming unaffordable for my kids and grandkids and Once thing i like about this subdivision Is the multiple housing options from single family homes, homes with suites, and duplexes.

Please approve this subdivision to bring more Families to the area and provide more homes for renters, families, upsizers, and downsizers.

Kindest Regards,
Jackson Penney

From: [Jake Stolz](#)
To: [Langford Planning General Mailbox](#)
Subject: 2207 Millstream road
Date: December 7, 2023 12:43:09 PM

Hi, I live at 2816 Aster court and we have recently upsized in the city of Langford and moved to a new subdivision.

I believe there is a massive need for more homes and more options for owners, renters, and first time homebuyers in Langford.

My partner and I fully support this subdivision plan and I personally appreciate the amenities it offers being close to future work park and Theits lake.

Please approve this well needed new subdivision in our lovely community of Langford and bring more homes that can be available for home owners like us.

Kind regards,

Jakob Stolz

Jen Beaupre

2258 Trudie
TERRACE
Victoria, British Columbia V9B 6c6
Canada

The residential development next to the speedway needs to have the proposed connection road of Trudie Terrace analyzed again.

There are two major flaws and safety concerns around this. Having 55 additional households using Rason Rd will be dangerous as this is already a narrow road with street parking and blind corners, but there is also only the bridge in and out of Thetis Heights. The neighbours maintain and clear the bridge in bad weather, but the traffic is already overloaded in this bottleneck section. With the school traffic and the only access point in and out, the extra traffic of 55 homes will make this even more dangerous for the community and school children.

Overloading this area even more will only increase the amounts of traffic snarl, accidents, and road usage/bridge wear.

Connecting this new development with Millstream Road makes more sense, is safer, and if the appropriate powers that be actually analyze the situation, will clearly see it is the safer, more long term affordable option for Langford.

Simply put the upcoming density on these roads were not made for this amount of traffic. There are other, safer options available, so why don't we take them.

From: [Kelsey Hutt](#)
To: [Kelsey Hutt](#)
Subject: FW: Langford Heights Business Park - Trudie Heights Emergency Access Use
Date: December 11, 2023 3:10:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

From: John Reid <jreid@stranddev.com>
Sent: Monday, December 11, 2023 11:41 AM
To: Katelyn Balzer <kbalzer@langford.ca>
Cc: Reid Kaufmann <rkaufmann@bastion.ca>
Subject: FW: Langford Heights Business Park - Trudie Heights Emergency Access Use

Hello Katelyn,

As per our conversation on Friday the project team have spoken to our traffic consultant Kristen Machina, regarding a request from neighbours for the Trudie subdivision to switch the primary access through the emergency access road rather than through Thetis heights neighbourhood.

Kristen highlighted major concerns with the request to make the emergency access road a public road. See the email below.

Additionally, the 2021 approval also requires that the owner of the land agree to a Section 219 covenant in favor of the city, blocking access for vehicles in the neighborhood to access the emergency access road. If this comes up in the meeting, I hope the information below is helpful.

Thank you,

John Reid
Director of Development



Suite 2400 – 320 Granville Street,
Vancouver, BC V6C 1S9
Phone: (236) 471-5137
Direct: (647) 882-2660
Email: jreid@stranddev.com

From: Kristen Machina <kmachina@wattconsultinggroup.com>
Sent: Friday, December 8, 2023 1:14 PM
To: Reid Kaufmann <rkaufmann@bastion.ca>; John Reid <jreid@stranddev.com>
Subject: Langford Heights Business Park - Trudie Heights Emergency Access Use

Hi Reid, John,

Per my call with Reid this morning, I've provided some thoughts below on the challenges of using the emergency access road as a primary access route for the Trudie Heights.

Grading: the grade of the emergency access route is approximately 12.5%. Table 3.3.1 of the TAC

Geometric Design Guide for Canadian Roads (2017) provides guidance on maximum gradients in different environments. In mountainous topography (which applies to much of the City of Langford), grades of up to 15% are appropriate for local residential roads in urban environments with a design speed of up to 50 km/h. The City of Langford Development and Servicing Bylaw 1000, however, stipulates a maximum grade of 12% (4.3.1.1). Extension of the emergency access road to flatten out the grade to an acceptable 12% would require further excavation into the back of the lots backing onto the escarpment.

Angle of Intersection: The emergency access road meets the amenity road at an angle of 34 degrees. This is unacceptable for a roadway that is intended to be used by the public. Intersections at an angle of less than 70 degrees have an increased collision risk due to a larger conflict zone on the acute angle, and poor sightlines. The intersection of the emergency access road and the amenity road is unsafe when considered in the context of being a publicly accessible roadway.

Limitations of Adjacent Riparian Area: The close proximity of the amenity road and the emergency access road to the riparian area to the west severely limits the ability to design either road as a publicly accessible road to the City of Langford's standards. Additional width would need to be provided on both roadways to accommodate sidewalks, and the angle of the intersection between the emergency access road and the amenity road would need to be adjusted to a minimum of 70 degrees to mitigate sightline and conflict issues with the current alignment. For reference, both the amenity road and the emergency access road are currently 6m in width; the smallest local road cross section is 14m. The amenity road currently abuts the limit of the riparian area, prohibiting any push of the road to the west that would be necessary to properly realign the emergency access route.

In summary, this is not a feasible connection for the public due to the geometric constraints of the area.

Let me know if you have any further questions or comments.



Kristen Machina, P.Eng. (She/Her)
Senior Transportation Engineer
T 236-464-5265
E kmachina@wattconsultinggroup.com

WATTCONSULTINGGROUP.COM
302-740 Hillside Ave, Victoria BC V8T 1Z4



#WEAREWATT

From: [Karlee Dragos](#)
To: [Langford Planning General Mailbox](#)
Subject: 2207 Millstream Rd
Date: December 4, 2023 6:36:22 PM

Hello,

My name is Karlee Olmer. I live at 1435 Sandstone Lane and I support the rezoning of [2207 Millstream Road](#) to allow for additional residential homes. As a [REDACTED] professional, it is extremely challenging finding affordable housing. I believe this initiative could create more possibilities for young families, including mine, to enter the housing market. This project would serve as a crucial stepping stone for the Langford community, addressing a gap that exists in our housing market as well as contribute to a more vibrant community overall.

Sincerely,
Karlee Olmer

From: [Karnveer Samra](#)
To: [Langford Planning General Mailbox](#)
Subject: 2207 Millstream Road.
Date: December 4, 2023 6:53:32 PM

Hello,

My name is Karnveer Samra. [REDACTED] with an address of 2177 Hawk Place, Langford, BC.

It is my pleasure to send you this email with regard to an issue that many people, both young and old, in the city of Langford, are facing.

This issue is, of course, regarding the cost and availability of housing. As it is no secret, the availability of housing in our city is in no way able to keep up with the rapidly increasing population. With this in mind, when the opportunity arises to have a rezoning that would allow for upwards of 50 homes to be built in our city, it is absolutely crucial to consider the merits of the proposed application.

The housing crisis in our city requires proactive measures to be taken. When proactive measures can be taken, such as the case with 2207 Millstream Road, it is not only irresponsible but a grave injustice to the citizens of Langford to not take steps to pursue the available methods.

In fact, the possibility of these proposed houses having their own rental suites will help not only those who dream of owning a home but will also create an influx of affordable rental units, which our city desperately needs.

It is my hope, and the hope of many in our city, that you will take the time to consider the proposed rezoning and make your decision with the best interests of the citizens of Langford at the forefront of your mind.

For greater clarity, I give my complete support to this rezoning project.

Thank you,

Karnveer Samra.

Trina Cruikshank

From: Kate Flynn [REDACTED]
Sent: December 7, 2023 2:01 PM
To: Langford Planning General Mailbox
Subject: 2207 millstream road

Hello,

I live at 3480 Myles Mansell Rd, Victoria, BC V9C 2P3 and I fully support the need for more homes in our fast growing community and affordability reaching new heights.

We could really use more homes for first time homebuyers, families and those choosing to downsize in Langford. There is a very great need for homes with secondary suites.

kind regards,

-Kate Ward

From: [Kimberly BEARDY](#)
To: [Langford Planning General Mailbox](#)
Subject: Langford Heights Business Park - Site 2207 Millstream Road
Date: December 1, 2023 4:14:16 PM

To head of Langford Planning Department:

We beseech you to designate the proposed road access at the end of **Trudie Terrace** as an emergency access point only. The current proposed use of this road as the only access point for the new development puts an excessive burden on the neighbourhood of Thetis Heights. Thetis Heights is already disadvantaged with Treanor Avenue being the only egress point during an emergency evacuation. The current construction access already connects to Millstream Road and by merely upgrading it to be the only access for the approved R2 zoning area would show the community that you hold their quality of life and safety as a top priority.

Thetis Heights is a quiet established neighbourhood and enjoyed by families of all ages, including many dog walkers. We all live here together with a sense of community spirit as we enjoy the relative solitude with minimal traffic. What would impose the least impact on Thetis Heights would be to limit any increase in vehicular traffic and create an emergency access only at the end of Trudie Terrace.

Regards,

Kimberly [REDACTED] BEARDY
2259 Trudie Terrace
Victoria BC V9B 6C6
[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: 2207 Millstream Road
Date: December 6, 2023 2:07:25 PM

Hello,

I wanted to reach out in support of the rezoning application for 2207 Millstream. As a prospective home buyer who was born and raised in Victoria BC., I believe the introduction of more housing opportunities is vital, as someone who is well aware of the difficulties in finding a home in the current housing climate. I believe the single-family housing project (with possible duplexes and secondary suites) will provide homes for a wide variety of inhabitants including working professionals, renters, and growing families.

Thank you,

Mike Fuailefau

From: [Rajwant Pannu](#)
To: [Langford Planning General Mailbox](#)
Subject: 2207 Millstream Road
Date: December 4, 2023 6:58:21 PM

Hello

To whom It May Concern,

Hope this email finds you well

My name is Rajwant Pannu and I'm the owner of 2370 Echo Valley Drive, Langford. I have lived here for 20 plus years and I approve of this project, due to the lack of housing in Langford [REDACTED] [REDACTED] are currently having a difficult time finding their future homes due to the lack of houses in Langford. This project will be greatly appreciated for us and the future generations.

Thank you,
Rajwant Pannu

From: [Rhonda Grainger](#)
To: [Langford Planning General Mailbox](#)
Subject: 2207 Millstream Rd
Date: December 4, 2023 6:41:08 PM

I hope this message finds you well. My name is Rhonda Grainger, and I am writing to express my support for the rezoning of 2207 Millstream Road (<https://www.google.com/maps/search/2207+Millstream+Road?entry=gmail&source=g>) to accommodate more residential homes. I currently reside at 1395 Bear Mountain Pkwy and I have faced challenges in affording suitable living arrangements - I believe this initiative could significantly impact individuals in similar circumstances. The difficulty of finding affordable housing has been a constant concern for me, and I understand the importance of creating opportunities for people like myself to secure housing that is both accessible and sustainable.

Thank you for considering my perspective on this matter.

Thank you,
Rhonda

Trina Cruikshank

From: Steve Axford [REDACTED]
Sent: December 7, 2023 11:59 AM
To: Langford Planning General Mailbox
Subject: 2207 Millstream Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hello there,

I live at 2049 Country club Way and feel compelled support the need for more Homes in our community as affordability climbs and rental rates are at all time lows. We can really use more homes for families in Langford especially mixed use homes , duplex's, and homes with secondary suites.

Kindest Regards,

Steven