

From: [Leah Stohmann](#)
To: [Suzette Chapman](#)
Subject: FW: Jan 18/21 Public Hearing Re amend to Zoning Bylaw No. 300, 3016 & 3020 Glen Lk Rd and 1100 Jenkins Ave. Traffic Question 202101189
Date: Monday, January 18, 2021 9:00:37 AM
Attachments: [image001.png](#)
[image002.png](#)

Michelle's response, for the PH package.

Thanks!

Leah Stohmann, MCIP, RPP

Deputy Director of Planning and Subdivision
Approving Officer
250.478.7882

From: Michelle Mahovlich <mmahovlich@langford.ca>
Sent: January 18, 2021 8:41 AM
To: Leah Stohmann <lstohmann@langford.ca>; [REDACTED]
Subject: RE: Jan 18/21 Public Hearing Re amend to Zoning Bylaw No. 300, 3016 & 3020 Glen Lk Rd and 1100 Jenkins Ave. Traffic Question 202101189

Hi [REDACTED],

In relation to your question below.

I don't think we have a base count of traffic from 15-20 years ago that I am aware of.

The City did not tell BC Hydro to send Sooke Road traffic down Glen Lake Road while they install the BC Hydro duct bank project there. In fact we told them the exact opposite and asked that they not advertise that as a traffic diversion. I am not aware that they did any such advertising to divert traffic down Glen Lake Road, however if you have seen any or noted any please let me know and I will call them right away to get it removed.

You are correct to say the very original plan was to not allow Alouette Drive to connect to Glen Lake Road, however in circa 2009 when the economy took a turn for the worse, the developer proposed building some more affordable homes on the cul de sac end of Parkdale Gardens (area circled below) and proposed a direct connection to Glen Lake Road to allow these to be constructed at that time since the remainder of Aloutte had not been constructed. Council of the day permitted this with the intent to provide affordable housing (some have carriage homes, there is a duplex there etc.) at that time.

Regards
Michelle

1. I asked, is there a traffic study you can share? What would be helpful is traffic counts from say 15-20 years ago and say a count from the last year, so numbers could be compared, do you have? Yes, 'drive thru' traffic on Jenkins Ave and Glen Lake Rd has and continues to be an issue (I feel), no idea why anyone would think it is acceptable to push traffic through a residential neighborhood for construction activities happening on a provincial highway (Sooke Rd). Before Hull's Field was developed there could have been a good option to dramatically reduce 'drive thru' traffic, but with the stadium construction I see no good

options. Also, when Westhills started development only ~50-60 homes were to have access via Parkdale Dr/Glen Lake Rd, Aloutte Dr was not going to remain a 'connected/thru-road', that has not happened and many vehicles come down that hill and down my street, day after day, not sporadic and significant. Sometimes I think about that person who was killed on Goldstream Ave a few years ago (by a 'drive-thru' vehicle), wonder if that is what it might take before action happens to actually reduce traffic on my street, hope not.



Michelle Mahovlich, P.Eng., P.Geo.

Director of Engineering and Public Works
t: 250.391.3442 | c:250.812.5768

From: Leah Stohmann <lstohmann@langford.ca>

Sent: January 15, 2021 11:29 AM

To: [REDACTED]

Cc: Michelle Mahovlich <mmahovlich@langford.ca>

Subject: FW: Jan 18/21 Public Hearing Re amend to Zoning Bylaw No. 300, 3016 & 3020 Glen Lk Rd and 1100 Jenkins Ave.

Hello [REDACTED],

My apologies, please see the attached report and bylaw missing from my previous email. I confirm that your email will be provided to Council as a late item for Monday's Public Hearing. Many of your points below are comments for Council's consideration, so I will only address your questions.

1. The *Local Government Act*, as you have noted below, requires that the City either "mail" or "otherwise deliver" a notice of Public Hearing at least 10 days before the public hearing. This is a legislative requirement instituted by the Province and which the City has complied with. In this case, the City mailed the notice more than the 10 days required in advance of the public hearing. If you are not receiving your notice in a timely manner this may be an issue that you wish to address with Canada Post.
4. The notice of public hearing is in compliance with section 466(2) of the *Local Government Act*.
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8. 40+% of the original subject property has been transferred to the City and developed in accordance with the applicable Zoning and operational objectives of the City. You are correct that the original CD2 Zone allocated lands for residential uses, however this was later removed in favour of the development that has occurred.
9. Yes, we anticipate one driveway for the subject site at this time. However, driveways are approved by the Engineering Department in accordance with City Bylaws. If you would like Council to consider restricting the number and location of driveways for this site, you must ask them to do so at the Public Hearing;
11. I have included the Director of Engineering, Michelle Mahovlich, in this reply as she will be better able to address your questions with regards to traffic counts (Michelle, this question is highlighted below).
12. Correct, traffic/speeding enforcement falls under the jurisdiction of the RCMP, and not City Hall staff.

Best regards, Leah

Leah Stohmann, MCIP, RPP

Deputy Director of Planning and Subdivision
Approving Officer
250.478.7882

From: [REDACTED]
Sent: January 14, 2021 6:10 PM
To: Leah Stohmann <lstohmann@langford.ca>
Subject: Re: Jan 18/21 Public Hearing Re amend to Zoning Bylaw No. 300, 3016 & 3020 Glen Lk Rd and 1100 Jenkins Ave.

Ms Stohmann/Langford Planning Dept, thank you for your response, please review directly below, respond and include as follow-up to my original email.

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8. Please do not add these properties to CD2, please. If they are added to CD2 then any future land use change is no longer 'tied' to the actual neighborhood (mostly Jenkins Ave and Glen Lake Road property owners because these are the two streets that traffic will use to access the site) but will be 'tied' to a large, mostly commercial/business property that has much different priorities than a residential neighborhood. I am having trouble understanding why you/Langford Planning do not see this. Just before Hull's Field was developed Council, developer and staff told us (Jenkins/neighborhood residents) that 40% of the field would remain, 'Very much undeveloped, maybe a few trails, and some storm-water ponds' Is that what has happened? They also said Hull's Field would have a residential component, is there a residential component? If there is, I cannot find it. Please, change to Px zone, leave 'connected and tied' to Jenkins Ave/Glen Lake Rd and the R2 neighborhood.
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13. Please, no parking on subject properties for stadium attendees (or other Hull's Field CD2 recreational/business visits).
14. **Staff report and bylaw not recv'd (not attch'd), please resend.** Also send to my work email, [REDACTED] How large are files, do we need to send via a file share (Dropbox or other)?
15. Please, do not want the following uses allowed, Parking facility, Restaurant.

My desired outcome remains, if zoning cannot remain R2, I do not support adding properties to CD2 Hull's Field, would consider supporting if rezoned to Px (where x is to be determined) and more neighborhood consultation has been completed.

In addition to my original submission (Jan 13/21 17:02 email, below), please save and include this email as a written submission in response to Council and the City of Langford to the application to amend Zoning Bylaw No. 300 by means of proposed Bylaw no. 1948, File Z20-0031.

After receiving answers to the above questions and requested information has been forwarded to me I may send another follow-up reply.

Thank you [REDACTED], resident [REDACTED], Langford BC, [REDACTED]

From: "Istohmann" <lstohmann@langford.ca>

To: [REDACTED]

Sent: Thursday, January 14, 2021 12:35:54 PM

Subject: Re: Jan 18/21 Public Hearing Re amend to Zoning Bylaw No. 300, 3016 & 3020 Glen Lk Rd and 1100 Jenkins Ave.

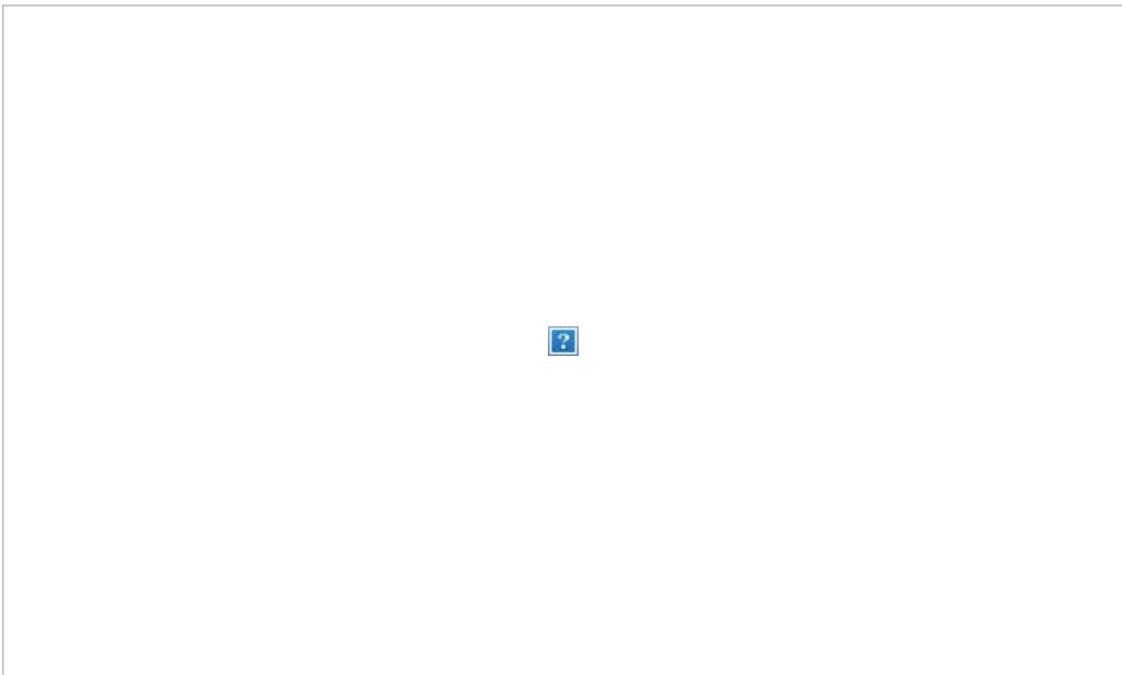
Hello [REDACTED],

Thank you for your email. I can confirm it will be included in the Public Hearing Package for the Jan 18th Council meeting.

1. The Local Government Act stipulates that notices are to be mailed at least 10 days in advance of the Public Hearing. I can confirm that they were mailed on January 5th, and as such meet this requirement. I cannot comment on the efficacy of Canada Post to deliver your mail.
2. The sign was installed on the property on January 4th, 2021
3. The Local Government Act does not specify exact signage content. The purpose of the sign is to notify the public that Council is holding a Public Hearing on a certain date and how to obtain more

information about the proposal.

4. See #1.
5. The City of Langford is proposing this amendment such that community amenity and/or recreation uses can be established. Cory Manton, the City's Parks Manager, will be leading any proposals for the ultimate use of this land.
6. The Langford Official Community Plan can be found on the City's website www.langford.ca, and the Growth Management and Land Use Strategy Map may be found on p. 15 of that document (p. 21 of the pdf).
7. The Neighbourhood OCP designation allows for the uses noted below. No OCP amendment is required:
 - *Schools, community facilities and other institutional uses are permitted throughout the area*
 - *Parks, open spaces and recreational facilities are integrated throughout the area*
8. Staff suggested that Council consider the CD2 Zone, as this zoning applies to adjoining parcels and includes uses that may be considered for future proposals for the properties. The end result will be largely the same as a P Zone, as permitted uses for this area are restricted (see #15).
9. A driveway connecting Glen Lake Rd to other parts of the Stadium or City Centre Park is not planned.
10. There are no approved plans for the property at the present time; however as you will see in the attached staff report, a Boxing BC training facility has been discussed as a possibility. Traffic to this location is anticipated to be similar to the Rugby Canada building, so relatively sporadic and spread out over different times of the day and different days of the week. It is not anticipated to be significant.
11. Traffic on Jenkins and Glen Lake Road is monitored frequently. The City's Engineering Department did recent traffic tube counts in the late Fall of 2020. However residents should keep in mind that last year and likely this year again traffic will vary as construction is ongoing on Sooke Road for both a BC Hydro duct bank project and the City's intersection improvements Glen Lake Road at Sooke Road.
12. This is an RCMP enforcement matter.
13. Parking would be provided on-site for any building constructed on the property. It's possible that the City would allow limited parking for the Stadium, but again this will depend on the ultimate use.
14. Please see the attached staff report and bylaw.
15. This area of the CD2 Zone permits the following uses:



16. See above.

Please feel free to contact me if you have any further questions.

Best regards, Leah

Leah Stohmann, MCIP, RPP

Deputy Director of Planning and Subdivision
Approving Officer
250.478.7882

From: [REDACTED]
Sent: January 13, 2021 5:02 PM
To: Leah Stohmann <lstohmann@langford.ca>; Langford Planning General Mailbox <planning@langford.ca>
Subject: Jan 18/21 Public Hearing Re amend to Zoning Bylaw No. 300, 3016 & 3020 Glen Lk Rd and 1100 Jenkins Ave.
Importance: High

Langford Planning Dept/Ms Stohmann, good day. Have several questions (listed below) re proposed rezoning of subject line properties (File: Z20-0031, Bylaw No.: 1948), please respond as soon as you can. Below numbered only for easier reference, not in any particular order.

Info: I live and own home [REDACTED] from the 'rezone request properties', at [REDACTED]. Have lived at [REDACTED] for just over [REDACTED].

1. Recv'd 'Notice of Public Hearing' (scanned copy atch'd) yesterday afternoon (Jan 12/21, delivered by Canada Post). What is the minimum time (days) that 'affected-property-owners' are to be notified?
2. Noticed 'rezone request sign' posted on the property. What day was this sign placed/installed?
3. Sign posted on the property does not include same information as in the Notice of Public Hearing, notably the zone change from R2 (residential) to CD2 (comp development). What are 'posted sign' content requirements?
4. The Notice of Public Hearing (atth'd) is not dated. What date was this notice created and what date was it sent?
5. Who exactly is making this application (amend zoning)? What person? If a group or City Of Langford who is lead/manager?
6. Within Langford OCP, is there a map that clearly shows Neighborhood boundaries? If yes, please share/fwd.
7. Thinking CD2 Hull's Field zone is not Neighborhood within the OCP (it is CD2). If Hull's Field is CD2 and if subject properties (and the property I own/live-on) are Neighborhood, why is OCP amendment not part of this process?
8. When I noticed the posted sign a few days ago I assumed properties would be rezoned as Px, like the property across the street (Rugby Canada Center). Why is this property not being zoned Px?
9. When Hull's Field was developed myself and neighbors were told by council and staff, "There will be no vehicle access to the development off-of Glen Lake Rd." In short, no increase in traffic. Will the proposed rezone amend, if 'passed', allow vehicle access to CD2 from either Glen Lake Rd or Jenkins Ave?
10. What use is proposed for the properties? i.e. Will new use 'encourage/result-in' more traffic on Jenkins Ave or Glen Lake Road (eg. Will there be on-site parking?) or discourage/reduce traffic?
11. Traffic on Jenkins Ave continues to increase, can I prove that, no, but I know it has. Is there any recent traffic studies that City of Langford has, 'covering' Jenkins Ave and Glen Lake Rd, that can be shared? If no, possible to ask that a traffic study be included in the rezone request?

12. I sometimes take [REDACTED] to Sarah Beckett Memorial park (part of subject properties) and have seen two 'near misses' involving young children and traffic, one on Glen Lake Rd, another in the parking lot aside the park. Posted speed is 30 km/h, would not surprise me if over half of the vehicles transiting are over 30 km/h, possible to have a 'hidden speed trap' installed as to demonstrate speeding issue?
13. If on-site parking will be or is part of proposed use, will persons parking there be able to park and attend events at the stadium (on CD2)? Can we restrict parking?
14. The Notice of Public Hearing (atrch'd) indicates, "COPIES of the complete Bylaw and other material that the Council may consider...may be made available upon request..." Please forward (email) a copy of complete bylaw and all other material that Council will review regrading this rezone amendment to me.
15. CD2 Hull's Field, what are allowed uses within this property? Please forward copy of.
16. If subject properties are added to the CD2 Hull's Field zone, what uses will be permitted?

Personally I would prefer that the subject properties (and the rugby property across the street that was rezoned a few years ago) remained as residential properties (R2, homes where neighbors lived) but Council and the City of Langford obviously have other plans. The increase in traffic and pollution (air, noise and light) do not increase my property value but more importantly decreases neighborhood 'quality of life'. I know I have little chance (if any) of even slightly affecting Council's decision on this process (zoning amendment) but at least I would like to try.

If zoning cannot remain R2, I do not support adding properties to CD2 Hull's Field, would consider supporting if rezoned to Px (where x is to be determined) and more neighborhood consultation has been completed.

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After receiving answers to the above questions and requested information has been forwarded to me I may send a follow-up reply.

Thank you, [REDACTED], resident [REDACTED], Langford BC, [REDACTED]

From: [Leah Stohmann](#)
To: [REDACTED]
Cc: [Michelle Mahovich](#)
Subject: FW: Jan 18/21 Public Hearing Re amend to Zoning Bylaw No. 300, 3016 & 3020 Glen Lk Rd and 1100 Jenkins Ave.
Date: Friday, January 15, 2021 11:29:31 AM
Attachments: [image001.png](#)
[20201207-Bylaw 1948 - 3020 Glen Lake Rd and 1100 Jenkins Ave Report and Bylaw.pdf](#)
[Bylaw 1948.pdf](#)

Hello [REDACTED],

My apologies, please see the attached report and bylaw missing from my previous email. I confirm that your email will be provided to Council as a late item for Monday's Public Hearing. Many of your points below are comments for Council's consideration, so I will only address your questions.

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To: [REDACTED]

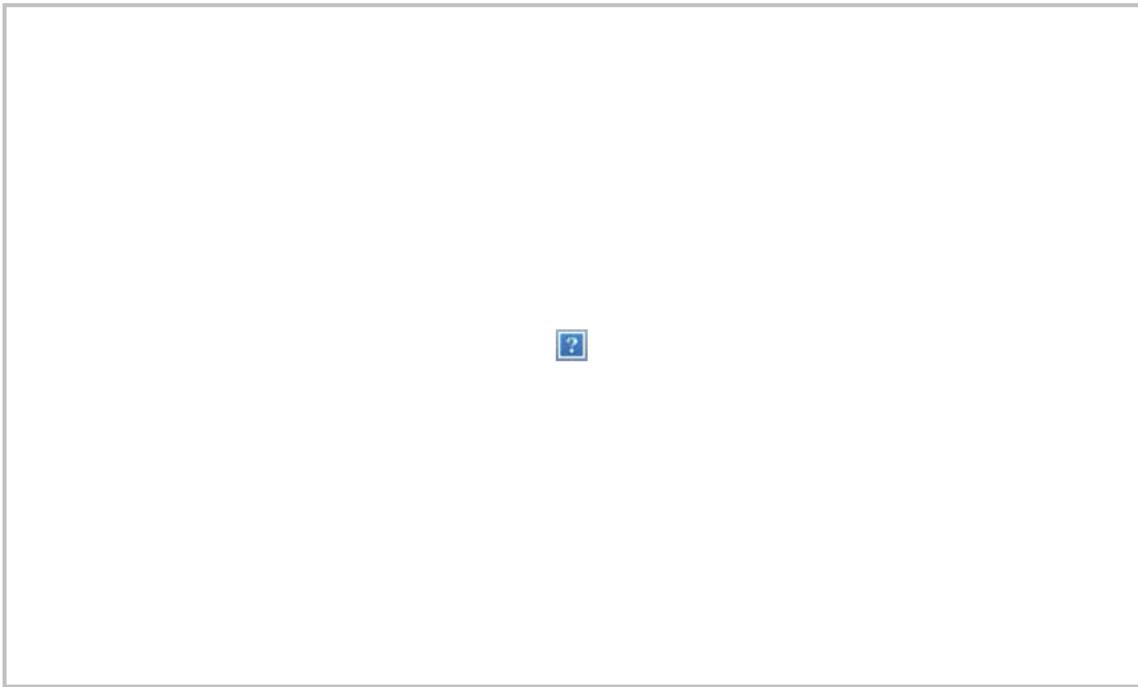
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4. See #1.
5. The City of Langford is proposing this amendment such that community amenity and/or recreation uses can be established. Cory Manton, the City's Parks Manager, will be leading any proposals for the ultimate use of this land.
6. The Langford Official Community Plan can be found on the City's website www.langford.ca, and the Growth Management and Land Use Strategy Map may be found on p. 15 of that document (p. 21 of the pdf).
7. The Neighbourhood OCP designation allows for the uses noted below. No OCP amendment is required:
 - *Schools, community facilities and other institutional uses are permitted throughout the area*
 - *Parks, open spaces and recreational facilities are integrated throughout the area*
8. Staff suggested that Council consider the CD2 Zone, as this zoning applies to adjoining parcels and includes uses that may be considered for future proposals for the properties. The end result will be largely the same as a P Zone, as permitted uses for this area are restricted (see #15).
9. A driveway connecting Glen Lake Rd to other parts of the Stadium or City Centre Park is not planned.
10. There are no approved plans for the property at the present time; however as you will see in the attached staff report, a Boxing BC training facility has been discussed as a possibility. Traffic to this location is anticipated to be similar to the Rugby Canada building, so relatively sporadic and spread out over different times of the day and different days of the week. It is not anticipated to be significant.
11. Traffic on Jenkins and Glen Lake Road is monitored frequently. The City's Engineering Department did recent traffic tube counts in the late Fall of 2020. However residents should keep in mind that last year and likely this year again traffic will vary as construction is ongoing on Sooke Road for both a BC Hydro duct bank project and the City's intersection improvements Glen Lake Road at Sooke Road.
12. This is an RCMP enforcement matter.
13. Parking would be provided on-site for any building constructed on the property. It's possible that the City would allow limited parking for the Stadium, but again this will depend on the ultimate use.
14. Please see the attached staff report and bylaw.
15. This area of the CD2 Zone permits the following uses:



16. See above.

Please feel free to contact me if you have any further questions.

Best regards, Leah

Leah Stohmann, MCIP, RPP

Deputy Director of Planning and Subdivision
Approving Officer
250.478.7882

From: [REDACTED]
Sent: January 13, 2021 5:02 PM
To: Leah Stohmann <lstohmann@langford.ca>; Langford Planning General Mailbox <planning@langford.ca>
Subject: Jan 18/21 Public Hearing Re amend to Zoning Bylaw No. 300, 3016 & 3020 Glen Lk Rd and 1100 Jenkins Ave.
Importance: High

Langford Planning Dept/Ms Stohmann, good day. Have several questions (listed below) re proposed rezoning of subject line properties (File: Z20-0031, Bylaw No.: 1948), please respond as soon as you can. Below numbered only for easier reference, not in any particular order.

Info: I live and own home [REDACTED] [REDACTED] 'rezone request properties', at [REDACTED] Have lived at [REDACTED] for just over [REDACTED] years.

1. Recv'd 'Notice of Public Hearing' (scanned copy atch'd) yesterday afternoon (Jan 12/21, delivered by Canada Post). What is the minimum time (days) that 'affected-property-owners' are to be notified?
2. Noticed 'rezone request sign' posted on the property. What day was this sign placed/installed?
3. Sign posted on the property does not include same information as in the Notice of Public Hearing, notably the zone change from R2 (residential) to CD2 (comp development). What are 'posted sign'

content requirements?

4. The Notice of Public Hearing (attch'd) is not dated. What date was this notice created and what date was it sent?
5. Who exactly is making this application (amend zoning)? What person? If a group or City Of Langford who is lead/manager?
6. Within Langford OCP, is there a map that clearly shows Neighborhood boundaries? If yes, please share/fwd.
7. Thinking CD2 Hull's Field zone is not Neighborhood within the OCP (it is CD2). If Hull's Field is CD2 and if subject properties (and the [REDACTED]) are Neighborhood, why is OCP amendment not part of this process?
8. When I noticed the posted sign a few days ago I assumed properties would be rezoned as Px, like the property across the street (Rugby Canada Center). Why is this property not being zoned Px?
9. When Hull's Field was developed myself and neighbors were told by council and staff, "There will be no vehicle access to the development off-of Glen Lake Rd." In short, no increase in traffic. Will the proposed rezone amend, if 'passed', allow vehicle access to CD2 from either Glen Lake Rd or Jenkins Ave?
10. What use is proposed for the properties? i.e. Will new use 'encourage/result-in' more traffic on Jenkins Ave or Glen Lake Road (eg. Will there be on-site parking?) or discourage/reduce traffic?
11. Traffic on Jenkins Ave continues to increase, can I prove that, no, but I know it has. Is there any recent traffic studies that City of Langford has, 'covering' Jenkins Ave and Glen Lake Rd, that can be shared? If no, possible to ask that a traffic study be included in the rezone request?
12. I sometimes take [REDACTED] to Sarah Beckett Memorial park (part of subject properties) and have seen two 'near misses' involving young children and traffic, one on Glen Lake Rd, another in the parking lot aside the park. Posted speed is 30 km/h, would not surprise me if over half of the vehicles transiting are over 30 km/h, possible to have a 'hidden speed trap' installed as to demonstrate speeding issue?
13. If on-site parking will be or is part of proposed use, will persons parking there be able to park and attend events at the stadium (on CD2)? Can we restrict parking?
14. The Notice of Public Hearing (attch'd) indicates, "COPIES of the complete Bylaw and other material that the Council may consider...may be made available upon request..." Please forward (email) a copy of complete bylaw and all other material that Council will review regrading this rezone amendment to me.
15. CD2 Hull's Field, what are allowed uses within this property? Please forward copy of.
16. If subject properties are added to the CD2 Hull's Field zone, what uses will be permitted?

Personally I would prefer that the subject properties (and the rugby property across the street that was rezoned a few years ago) remained as residential properties (R2, homes where neighbors lived) but Council and the City of Langford obviously have other plans. The increase in traffic and pollution (air, noise and light) do not increase my property value but more importantly decreases neighborhood 'quality of life'. I know I have little chance (if any) of even slightly affecting Council's decision on this process (zoning amendment) but at least I would like to try.

If zoning cannot remain R2, I do not support adding properties to CD2 Hull's Field, would consider supporting if rezoned to Px (where x is to be determined) and more neighborhood consultation has been completed.

Please save and include this email as a written submission in response to Council and the City of Langford to the application to amend Zoning Bylaw No. 300 by means of proposed Bylaw no. 1948, File Z20-0031.

After receiving answers to the above questions and requested information has been forwarded to me I may send a follow-up reply.

Thank you, [REDACTED], resident [REDACTED], Langford BC, [REDACTED]

From: [Leah Stohmann](#)
To: [REDACTED]; [Michelle Mahovlich](#)
Subject: Re: Jan 18/21 Public Hearing Re amend to Zoning Bylaw No. 300, 3016 & 3020 Glen Lk Rd and 1100 Jenkins Ave. Traffic Question 202101189
Date: Monday, January 18, 2021 3:55:10 PM
Attachments: [image002.png](#)
[image001.png](#)

Hello [REDACTED],

We confirm receipt of your email and that it will be forwarded to Council as part of the late items for tonight's Public Hearing.

Best regards,
Leah Stohmann

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Leah Stohmann, MCIP, RPP

Deputy Director of Planning and Subdivision
Approving Officer
250.478.7882

From: [REDACTED]
Sent: Monday, January 18, 2021 3:03 PM
To: Michelle Mahovlich; Leah Stohmann
Subject: Re: Jan 18/21 Public Hearing Re amend to Zoning Bylaw No. 300, 3016 & 3020 Glen Lk Rd and 1100 Jenkins Ave. Traffic Question 202101189

Ms Mahovlich/Langford Engineering (and Ms Stohmann), directly below and attch'd are my comments regarding your below email. Ms Stohmann, further response to you below Eng response.

- Again, is there a traffic study (or studies) that you (City of Langford) can share? Yes ideal (for me) is a study/something from 15-20 years ago and something recent, but any/all will do.
- I did not raise BC Hydro sending traffic down Glen Lake Rd/Jenkins Ave, Ms Stohmann did (...residents should keep in mind...traffic will vary as construction is ongoing on Sooke Road for...BC Hydro...). I'd prefer no 'drive-thru traffic' but know that stopping 100% of is unrealistic. This said, currently there is a large, lighted, temp-sign with a repeating message mid Jacklin between Langford Parkway and Jenkins Ave, displayed message is, "BC Hydro Const Ahead, Nov 30-April 1, Use Alt Route, and then a pH#", I assume someone at the City of Langford okayed install of this sign and that you are aware-of. So traffic heading south on Jacklin crosses (or turns-off of) Langford Parkway planning to head west on Sooke Rd, drivers see sign, and what is the alt route? I guess you could turn left at Jenkins but realistically do people do that, no they turn right on Jenkins, past my property and through the neighborhood. Not sure if this is a 'BC Hydro' issue, pretty sure Langford approves temp sign placements, and if the BC Hydro improvements (ongoing const) are providing new-services/repairs/service-upgrades for Langford property owners/businesses then isn't it a City of Langford issue? Is City policing in any 'way-shape-or form'?
- Re Westhills road connection to Parkdale/Glen Lake Rd, please review attch'd. I attended a few meetings and had discussion with city-staff both in 2006-07 and in 2009, following is what I was told. Originally developer (and city) were 'committed to no Westhills traffic on Parkdale/Glen Lake Rd', there would be an 'emergency-access-only gate' just off either Parkdale or Glen Lake Rd stopping 'regular-traffic'. In 2009 city agrees to let some traffic onto Parkdale/Glen Lake Rd but a gate would still be installed a short distance 'up-Aloutte Dr', I stood on the corner of Parkdale/Glen Lake one day circa 2009-10 and briefly spoke with a 'contractor/developer worker' when they were constructing 'lower-Aloutte Dr' and he showed me roughly where the gate would be, but the gate was never was installed, and the traffic keeps coming.
- No idea why you raise the affordable housing, are the drivers from these homes somehow different/better than any other driver? Will it hurt less if they run me over?

Ms Stohmann/Langford Planning, first a few comment regarding proposed Bylaw 1948 and related Dec 7/20 Staff Report to Council and then follow-up to original questions, please review all, assume will be filed/saved/added-to previously submitted emails in response to planned Public Hearing later today re request to amend Zoning Bylaw 300.

- Disappointing that only option presented to council was adding to CD2 zone. I continue to not support this. Not sure why no other possible zoning option (eg. P1B, or Px, x to be determined) were not even raised/mentioned, seems odd to me. Without other options even mentioned I think very unlikely council will even consider a Px zone.
 - I am curious if any affected neighboring property owners (like myself) were contacted prior to staff report and Bylaw 1948 creation. Is it not part of the Planning Dept role and responsibilities to discuss proposed rezoning with all parties and submit a bylaw/report based on what existing residents want (willing to accept) and hopefully satisfies developer (in this case Langford/council).
 - Re Fig 1 - Orthophoto, as prev mentioned, do not want 'CD2 parking' on subject properties, in this photo there are 40 or more vehicles parked across street in Rugby Canada lot, how did those cars get there, likely down my street.
 - Re "...intensification of streets...", do what you want in CD2 (or Westhills/other) but please, please no street intensification, prefer street deintensification (on Jenkins/Glen Lake Rd).
 - Financial Implications: None???? Not sure what financial this sub-heading encompasses. There were 3 homes on the two properties, no mention of tax-base loss? No mention of possible future tax-base revenue. No mention of property value, acquiring cost(s), rezoning costs (eg. staff time), possible future/ongoing maintenance-repairs-recapitalization costs, etc. Seems odd to me.
1. Have contacted province, Local Government Legislative Framework group, have asked for clarification, still think intent is recipient (in this case myself and other effected-property-owners) receives meeting notice at least 10 days prior to meeting, awaiting response. Will share response when recv'd. Will act upon if province confirms intent/requirement is that receipt required 10 days prior to mtg (file complaint or other).
 2. No further comment at this time.
 3. As prev mentioned, please include pertinent information at on-site 'zone change' posted signs.
 4. Still not answered. Section 466(2) of the Local Government Act indicates content of document's 'body', but if document has no created-date (or author, author is included), then document is void. These (date, author) are legal document requirements. This is a legal document, this zone change could be in effect the remainder of my life, so yes...legal doc.
 5. Answered but curious as to cost.
 6. As prev mentioned, Hull's Field CD2 out of Neighborhood and into Mixed Use Employment Centre. Not sure why this was not done when the residential component of the Hull's Field development was removed.
 7. As prev mentioned, I would prefer remains R2, if R2 not possible then Px after further neighborhood consultation.
 8. No further comment at this time.
 9. Thank you, the one driveway/access from Glen Lake Rd is acceptable.
 10. As prev mentioned, hope parking not same as allowed for Rugby Canada. Hope much less.
 11. Ms Mahovlich has replied (below) and I have responded (above), will await response.
 12. Post Public Hearing (later today or when/if rescheduled) will follow-up with RCMP.
 13. As prev mentioned, please no 'CD2 parking' on subject properties.
 14. Staff Report and Bylaw 1948 received, comments above.
 15. As prev mentioned, please, do not want the following uses allowed as possible-uses on subject properties, Parking facility, Restaurant.

Please let me know if Public Hearing is completed later today (Jan 18/21), thank you. I will not be speaking at the meeting today, have already submitted response (this and prev emails), and quite certain that council has already made a decision, they (and staff) are not really looking to make a change. In the future, if similar arises, know that you/city-staff can contact me and discuss before 'the plan' is set if you would like a different 'in-the-neighborhood' point of view.

Thank you, [REDACTED], resident [REDACTED], Langford BC, [REDACTED]

From: "Michelle Mahovlich" <mmahovlich@langford.ca>

To: "lstohmann" <lstohmann@langford.ca>, [REDACTED]

Sent: Monday, January 18, 2021 8:40:42 AM