

**From:** [REDACTED]  
**To:** [Suzette Chapman](#); [Robert Dykstra](#)  
**Cc:** [REDACTED]  
**Subject:** Public Hearing Package for Bylaw 1937 and 1943 - Feedback to the Council  
**Date:** Monday, December 7, 2020 3:54:11 PM  
**Attachments:** [4194E2155FDF40C082C39A5524EAF718.png](#)

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Thank you for sending the background information on the 2 by-law changes that the Council is discussing. Below is feedback/comments for your consideration.

**Daycare:** From 36 children to 225 children.

- I do not believe that the scale of the change is appropriate. The resulting scale needed to support the increase in children/staff (building, parking, outdoor space, traffic to pick up/drop off) fits the neighbourhood. A smaller facility e.g. 50 children would be better to address all of the above.
- Should a larger facility be needed, perhaps the best answer is to position the building in a suitable area e.g. Zones V-A, V-B (appendix E doesn't define the use of these zones but I'm suggesting them due to location) or zone VI (commercial mixed use).

**Height Restriction:** from a maximum of 6 stories to no height restriction.

- I am not opposed to approval going beyond 6 stories in designated areas (see recommended areas below). However, I don't understand the logic of not retaining some type of height cap. Giving the developers/ builders free range opens the door to unintended consequences of potentially inappropriate sized buildings next to a much smaller one. In my opinion, it could lead to inappropriate scaled buildings within the zone.
- Recommendation: There are several areas within Langford that can handle buildings that exceed the current 6 storey restriction and still fit within their respective neighbourhood e.g. downtown Langford (Goldstream area), Westshore Mall, Westhills YMCA area, McCallum Road near Costco/ Best Buy/ Millstream Mall. By narrowing the zoned areas and adjusting the by-law with a new higher restriction, you could increase density...e.g. 15 stories?

**Additional comments for the council:** I recognize that the following comments won't change what has already been approved so my comments are future oriented.

This council has a once in a generation opportunity to impact future generations in how Langford develops. The clear cut approach (aka scorched earth) being used in virgin lands such as Westhills/ Skirt Mountain developments is something we will never get back. Planting new replacement trees will take decades. I've lived in many cities and other countries. I've seen growth handled well with a respectful balance of the environment. It can be done successfully! I encourage this council to look at the totality of the growth you are approving. Will be have neighbourhoods & a sense of community we can be proud of for generations to come?

Respectfully,

[REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

Sent from [Mail](#) for Windows 10

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**From:** [Suzette Chapman](#)

**Sent:** Friday, December 4, 2020 10:37 AM

**To:** [REDACTED]

**Subject:** Public Hearing Package for Bylaw 1937 and 1943

Hi [REDACTED],

As requested, I have attached the subject public hearing packages that will be presented to Council on the 7<sup>th</sup> December 2020.

Thank you!

**Suzette Chapman**

Assistant Planning

**City of Langford**

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