

From: [REDACTED]
To: [Langford Planning General Mailbox](#); [Langford Administration General Mailbox](#)
Subject: Variance Permit No. DVP20-0014 1995 2000 Hannington Rd
Date: Monday, February 15, 2021 3:15:51 PM

Hello,

I am an owner in the [REDACTED], and am sending this email in response to the variance proposal noted.

I am shocked to hear that a developer in this area would even consider submitting this. If the developer has any community interest they would know that both Hanninton and Troon crt, are small roads with parking along the sides that are full every evening. Adding more cars to the streets takes away from our small quite community. There should be enough parking in the buildings for all residents in the area. Making Langford residents simply park outside to accommodate more condos for the developers profit doesn't sit well with me.

Not to mention that those who live up in Bear Mountain all have cars. Since the free trolley has disappeared it isn't as easy to commute from this area. The need for parking is critical in this area.

Thank you for your consideration.

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Hannington Road Zoning Bylaw Variance
Date: Monday, February 15, 2021 10:16:25 AM

As owners on [REDACTED], we oppose any parking variances to allow over flow parking along Hannington Road or Troon Court as a result of the Ecoasis Elevate development. Ecoasis needs to factor into the building envelope and build appropriate parking for this high density, mult residential project.

Snow removal & plowing hazards and access were clearly evident this past weekend along both Troon & Hannington.

As taxpayers and voters the decision the city decides on this matter will be reflected in our voting choices.

[REDACTED], Victoria, BC [REDACTED]

From: [Langford Administration General Mailbox](#)
To: [Langford Planning General Mailbox](#); [Langford Enforcement General Mailbox](#)
Subject: FW: Department Directory - Planning - Reduction to preconfirmed parking spaces for the Highlander Condo project, now being rejuvenated as the Elevate building by Cambell Construction
Date: Tuesday, February 16, 2021 11:23:01 AM
Attachments: [langford-instagram_6b46b211-9602-461e-bfd0-dd081187edcd.png](#)
[Langford-Email-GIF_91bda5fe-b02b-4206-85ac-c51af4292ad7.gif](#)

Administration Department

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

[Langford.ca](#) 



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

From: langford@atomic-crayon.com <langford@atomic-crayon.com> **On Behalf Of** [REDACTED]
Sent: February 16, 2021 11:13 AM
To: Langford Administration General Mailbox <administration@langford.ca>
Subject: Department Directory - Planning - Reduction to preconfirmed parking spaces for the Highlander Condo project, now being rejuvenated as the Elevate building by Cambell Construction

You have received an email from [REDACTED] via the Langford website:

Department: Planning

Name: [REDACTED]

Phone: [REDACTED]

Address: [REDACTED]

Topic: Reduction to preconfirmed parking spaces for the Highlander Condo project, now being rejuvenated as the Elevate building by Cambell Construction

Message:

It has been brought to my attention that Ecoasis is seeking to reduce the mandated number of required parking stalls by 77 spaces. As a resident of [REDACTED] where the elevation between The [REDACTED] is considerably lower, We find that most residents chose to park at the front of their homes on Troon rather around back via the lane way. If observed during the evening hours, it is very obvious that there already is a parking deficit where many times we arrive home to not be able to find a spot in front of our own home. When the Stonehaven condo building was constructed the empty lot beside and to the south of the Stonehaven condo was left vacant to confirm sufficient parking until the highlander project was completed, thereby providing sufficient parking for the residents of the Stonehaven Condo building.

I have witnessed illegal parking in the culdesac restricting larger vehicles (fire trucks, moving trucks etc.) from accessing or navigating through the culdesac, creating unsafe situations where the larger vehicles now have to back up in reverse. I am strongly opposed to Troon Court being used as an access road to this project, let alone encouraging reducing the available parking by 77 spaces.....Totally creating a traffic/Parking bottleneck.

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Fwd: Hannington Road Zoning Bylaw Variance
Date: Monday, February 15, 2021 1:55:20 PM

As owners on [REDACTED], we oppose any parking variances to allow over flow parking along Hannington Road or Troon Court as a result of the Ecoasis Elevate development. Ecoasis needs to factor into the building envelope and build appropriate parking for this high density, mult residential project.

Snow removal & plowing hazards and access were clearly evident this past weekend along both Troon & Hannington.

As taxpayers and voters the decision the city decides on this matter will be reflected in our voting choices.

[REDACTED] Victoria, BC [REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: DVP 20-0014 Feedback
Date: Monday, February 15, 2021 2:57:00 PM

Hello,

I am writing this in hopes that my concerns will be part of the overall consideration at the Council meeting on February 16th regarding Ecoasis. Reducing the number of parking stalls required by the Ecoasis/Campbell construction creates an increased burden on the residents of Troon Court and Hannington to lose street parking in front of their homes as a result of the loss of those 77 parking spaces. Increased congestion due to limited street parking to share between homeowners and the residents of the Ecoasis build will strain access for emergency vehicular traffic.

Also, at this altitude on Bear Mountain, the streets of Troon Court and Hannington receive more snow than lower parts of the mountain, leaving clear roadways during snow times down to a single lane.

As a resident of [REDACTED] I have already seen a dog injured by speeding traffic from the condos at the end of Troon. The increased traffic is already a concern for the many kids who ride their bikes.

I implore council to hold Ecoasis accountable to the community they are a part of and not reduce the number of parking spaces by 77.

Thank you for your consideration,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [REDACTED] [Leah Stohmann](#)
Subject: Development Variance Permit No.DVP20-0014
Date: Monday, February 15, 2021 4:37:22 PM

To: Council for the City of Langford

From: [REDACTED]
Owner/Resident [REDACTED]
Langford,BC

With respect to Council's review of the noted development variance permit I would like to offer the following points for consideration.

My residence is located at the corner of [REDACTED] 1995/2001 Hannington st. I have resided here for the past [REDACTED] and have observed the resident usage of the neighbourhood and the parking requirements of residents and their visitors alike. Throughout this timeline, the neighbourhood usage has remained relatively constant and falls at an acceptable level of street parking usage when taking into account the visitors frequenting our neighbourhood. On average, there are approximately 7-9 parking spots left available for visitors within 150 meters of the applicants property, keeping in mind that all properties in this neighbourhood already have double driveways and attached garages which are used exclusively for resident parking and not recreational vehicles, due to covenant restrictions registered on this entire development, which restrict parking and storing of recreational vehicles/equipment. Owners within this neighbourhood purchased these properties on this premise, with great consideration being given to this concept of maintaining an upscale neighborhood environment which would not be diminished by bumper to bumper parking. Our residents have maintained this quality of neighbourhood and cannot fathom how one property would be allowed to gain approval to deviate from the standard that we have all agreed to in terms of the restrictions of our usage of property. If the developer cannot maintain the required parking spaces required, then they must amend the living units for development in order to comply.

It should be further noted that the existing staggered "no parking zones" on Hannington st. leading up to the applicants property are required to maintain adequate lane space for vehicular traffic navigating this roadway, in other words, parking on both sides of the street would result in insufficient road allowance due to the curvature and design of the roadway. I have already observed multiple instances, since the applicant has commenced construction, where large loads and equipment being delivered have not been able to successfully navigate the roadway in order to reach the site, without vehicles being moved. It should be noted that these were not "oversized loads" requiring pilot vehicles or oversized permits. This neighborhood, as well as the future occupants of the applicants property would be well advised to be extremely concerned as to the access available to emergency vehicles and equipment. This is a single access, dead end street which would have an 11 storey building situated at the end of the street. In the event of an emergency requiring aerial firefighting or rescue, the largest aerial rescue vehicles would be required on the north end of the structure to access that side of the property. The current "no parking zones" and volume of street parking, are such that the minimum clearance would be maintained. Any deviation from this configuration or non compliance with the parking restrictions would, unequivocally, create chaos in any emergency situation which rescue personnel may be required to attend to.

Thank you for your serious consideration of my submissions.

Best Regards,



Langford BC

Leah: please confirm receipt of this submission to be forwarded for councils consideration, I just want to confirm that I have routed it properly.

Thanks in advance

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: DVP 20-0014 Feedback
Date: Monday, February 15, 2021 10:59:48 PM

As resident, I am concerned that City Council is considering reducing the parking stalls required by Ecoasis/Campbell construction. This means additional cars will be parking on Troon-Hannington. This could be dangerous for an emergency vehicular traffic trying to assist residents.

Please reconsider and have the builder build as he had originally designed. A reduction of 77 spaces for a 209 unit building is short sighted.

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Development Variance Permit No. DVP20-0014 Feedback
Date: Monday, February 15, 2021 12:05:01 PM

Monday, February 15, 2021

To: City of Langford Mayor and Council

Re: Development Variance Permit No. DVP20-0014 Feedback

I am a City of Langford resident that would be negatively impacted by Development Variance Permit No. DVP20-0014.

I am concerned that City Council is considering reducing the parking stalls required by Ecoasis Development/Campbell Construction.

The reduction in parking stalls would mean that additional vehicles will be parked on Troon Court, Hannington Road and Hillsborough Lane. Any additional vehicles parked on these already congested roads would be dangerous for emergency vehicular traffic trying to assist residents of our neighbourhood.

Next door to the proposed building contained within this Permit, The City of Langford allowed the construction of a similar type of condominium building located at 2006 Troon Court. The 2006 Troon Court building was not constructed with enough parking either. In the evening and weekends, the cul-de-sac at 2006 Troon Court is always congested and over-flowing with vehicular traffic belonging to the residents and visitors of the building. Congestion at this cul-de-sac routinely impacts traffic flow ability of snowplows, emergency vehicles, residential vehicular and pedestrian traffic and usually results in an impassable cul-de-sac.

Due to the reduced amount of parking at the Troon Court building, the City of Langford allowed a vacant lot located at 2018 Troon Court to be used as an overflow parking lot for this building. The overflow parking lot is an eye sore as it was not constructed in any professional manner and have any dedicated stalls, consists of uneven gravel and numerous trips hazards, and detracts from the construction standards that residents were held to when constructing their own Bear Mountain Resort dream homes.

During the construction of the Troon Court building, the construction crews completely congested all the available on-street parking and this left no parking for visitors of the Troon Court residents. As such, parking permit signs had to be installed on Troon Court during the construction of the building. However, the parking permit signs did not help as the City of Langford did not enforce or police the parking permits/signs.

The proposed building on Hannington Road is at a much larger scale and the parking problems this will cause will be much worse than the existing building on Troon Court.

The increase in traffic caused by the Troon Court building has been very problematic. Residents of Troon Court have suffered from traffic problems such as speeding that have seen their pets run over to children no longer able to enjoy the once quiet street and cul-de-sac. I can only image what is going to happen to the quiet street of Hannington Road and Hillsborough Lane.

Please reconsider this application and have the builder build as originally designed. A reduction of 77 spaces for a 209-unit building is unexpected and will only compound the current traffic flow problems presented by the Troon Court building.

I strongly object to the variance requested for the reasons mentioned above.

Sincerely,

[REDACTED]

Victoria, B.C.

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: DVP 20-0014 Feedback
Date: Sunday, February 14, 2021 7:06:48 PM

To Whom it May Concern;

As a resident of the [REDACTED] in Langford, I am concerned that City Council is considering an application, of sorts, whereby Ecoasis/Campbell Construction would have reduced parking stalls for their project. This will result in an unnecessary flood of vehicles parking on Troon/Hannington, which could impede emergency vehicular movement for current residents of the valley.

I am petitioning for you to reconsider and have the contractor build the parking as was originally designed. A reduction of 77 spaces for a 209-unit building is short-sighted, and potentially dangerous for the neighborhood.

Thank you for your consideration,

[REDACTED]
[REDACTED]

Langford, BC

From: [REDACTED]
To: [Leah Stohmann](#)
Cc: [REDACTED]; [REDACTED]
Subject: Development Variance Permit No DVP20-0014
Date: Tuesday, February 16, 2021 7:47:44 AM

Good morning Leah, please confirm receipt and that my comments will be added to council's package for this hearing, by return email

Thanks [REDACTED]

Good evening City of Langford Council,

I am the owner of [REDACTED], [REDACTED]
[REDACTED]. I also the [REDACTED] in Langford; of which [REDACTED] are on Bear Mountain.

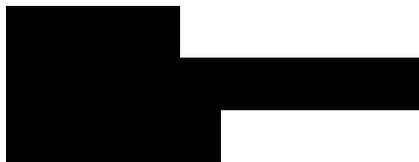
The requirement for 1.75 parking spaces per unit is based on a demographic average, often overlooked by developers at the expense of future owners and the community. Bear Mountain is an "off the beaten path" upscale development, not serviced by accessible bike or walking paths like an average demographic area (most of West Shore or James Bay for example). In the [REDACTED]
[REDACTED], there are 13 adults with 10 vehicles. That's 1.77 vehicles per unit, slightly above the demographic average of 1.75, without considering common electric re-charge parking or visitor parking or handicap parking. The Variance Permit Application to reduce the parking spaces to 1.38 per unit is obviously shy of my experience, the average demographic of Bear Mountain, or even the statistical base of 1.75.

The applicant property is also unique in that it is at the end of a street with no (current) access but for the stub of a street (Hannington) that provides access to Bear Mountain Parkway. I see that Google Maps indicates an extension of Hannington Road but that is obviously speculation at this point and at best is many years in the future. Hannington is a narrow street, with very limited street parking. All the homes on Hannington have double driveways with announced plans to build out the last unclaimed side, further limiting existing street parking.

Given the unique “end of the street” location of this development, it is essential that every possible parking facility required be provided by the developer. I am not suggesting we have priority right to street parking. Quite the opposite problem, there is, for all intent and purposes, no street parking. Where is the development overflow supposed to go?

Ecoasis is also the developer owner of the The Westin and Westin Annex (Fairways). Parking at the Westin has always been a problem. Even currently, with less use due to the pandemic it’s difficult accessing any parking. Patrons are often parking in the field opposite the St Andrews Walk complex, then walking back. There is no similar field to park in at the end of Hannington, unless the golf course is giving up space.

Parking problems will not be a concern of the developer but will be left to the community to suffer with, just as they are for businesses and neighbours adjacent to the Westin. I appreciate this is a project that is being re-started from the brink of crumbling. We should be grateful for the initiative taken to do that, but based on the developments proximity (at the end of a quite narrow street) and it’s upscale target demographic, the variance should be **adjusting** the parking spots per unit **up**, not **down**. If the project has a limited the number of parking stalls available, then perhaps the problem is the number of units in the proposed complex?



From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Development Variance Permit No. DVP20-0014
Date: Monday, February 15, 2021 3:50:32 PM

Re: Proposal 1. That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the off-street parking for a 209- unit apartment from the required 366 spaces to 289 spaces

Dear sirs/madams,

We have recently purchased a condo at [REDACTED]. We received the variance permit notification regarding a decrease in parking to the 1995/2000 Hannington development. While we support the continued growth and development of the area, we are concerned to learn of the possibility of such a major decrease in on-site parking.

While [REDACTED], parking is certainly an issue in the area as we have now seen. A reduction of 77 parking spaces, or 1.38 spaces from the 1.75 requirement, with only a very limited number of visitor parking spaces planned in this development, will have a further negative impact on the area.

Neighbourhood access already requires personal transportation, with limited transit options available. While I must acknowledge that not all units will have multiple vehicles, 209 units ranging from studios to 3 bedroom units, all sharing 289 parking spaces - considering even half the units having multiple vehicles - does not make sense. This does not include visitors to the building, who will also of course require parking in the area.

Approving such a variance, for such a major development, would have a negative impact in the area and one could foresee a potential increased demand for enforcement (bylaw, etc) to help police the area and parking issues for residents.

I ask Langford City Council reject Development Variance Permit No. DVP20-0014 and ensure the development is built with the consideration of the community in mind and it's needs as it continues to grow and develop.

Respectfully,

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: DVP 20-0014 Feedback
Date: Monday, February 15, 2021 8:21:05 PM

As a resident [REDACTED] I am concerned to learn that City Counsel is considering reducing required by Ecoasis/Campbell construction. The request to reduce the parking spaces by 77 from 366 to 289 would result in additional cars parking on Troon and Hannington from the development and would cause further congestion on the streets. I believe there are probably 2 cars per condo as an average which would really require space for 418 vehicles, the 366 is reasonable. We have witnessed the congestion by the additional cars parking on the street from the condominium at 2006 Troon Crt. The congestion would create difficulty in accessing both single family dwellings and the new condominium development. We also have people parking on Hannington while using the bike and walking trails for recreation, and staying at the Time share units at the top of Hannington. As we have seen this winter when it snows the snowplows have a difficult time plowing properly due to cars parked on the roadway, as well as garbage and recycling trucks trying to get through. Congestion could also slow response by emergency vehicles. I would ask Council to reconsider and have the builder keep his original design and keep the initial 366 spaces for parking. 289 parking spaces is not reasonable and will create people residents vying for parking on the street and change the feeling of the neighbourhood. I haven't minded the building going on around us in Langford but it is now at the point where it is becoming too much.

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Subject: DVP 20-0014 Feedback
Date: Sunday, February 14, 2021 5:13:17 PM

To whom it may concern:

As a resident of [REDACTED], for over [REDACTED], I am concerned that the City Council is considering reducing the parking stalls required by Ecoasis/Campbell construction. This means additional cars will be parking on Troon/Hannington roads. This will be a major inconvenience for homeowners such myself. Please reconsider and have the builder build as he had originally planned. A reduction of 77 spaces for a 209 unit building is short sighted.

Please consider my request.

Regards,

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: DVP 20-0014
Date: Tuesday, February 16, 2021 1:12:44 PM

Good Afternoon,

I would like to provide some feedback on the proposed reduction of parking stalls for the Elevate condominium development by Ecoasis / Campbell Construction in Bear Mountain. I [REDACTED] and work in the [REDACTED], in project marketing where we sell new condominium developments, similar to the ones being built. This area is great for its recreational offerings, but has a poor walk score and very few walkable amenities. It's safe to assume that most, if not all, of the adults residing in this building, as owners or renters, will own a car. Transit from the mountain isn't great and no one is going to walk to amenities like grocery stores, etc. due to our location. Buyers and renters who do not have a car will look for other options that are more suitable to that lifestyle.

The majority of homes in this area have authorized suites and although these homes include garages and/or driveways or other private parking spaces most residents are parking at least some vehicles on the street, so there are limited spaces available for extra vehicles. These should be preserved for visitors, doctors, tradespeople, delivery drivers etc. who are attending the homes of our residents. If these spaces are taken there are no other suitable spots nearby for anyone to park. If this development does not include enough parking stalls for their residents this will mean that additional residents from this new building will be parking on the street and there is not enough street parking to accommodate this. For this reason I don't feel that the City Council should agree to reduce the number of required parking stalls in this development.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: DVP 20-0014 Feedback
Date: Sunday, February 14, 2021 4:41:39 PM

As a homeowner on [REDACTED], I am concerned that city council is considering reducing the parking stalks required by ecoasis-Campbell construction. It will result in additional cars parking on Troon-Hannington. This could be dangerous for emergency vehicle traffic trying to assist residents. Please reconsider and ensure that the builder keeps to the original design and not reduce parking spaces by 77 for a 209 unit building, that would be extremely short sighted. [REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: DVP 20-0014 Feedback - RE: Minutes of the PZAH Committee –December 14, 2020Page 2 of 3 RE: 1995 and 2000 Hannington Rd.
Date: Monday, February 15, 2021 8:22:07 PM

Council,

It has come to my attention that there has been a request by the Developer for an application regarding a DVP to reduce required amount of off-street parking for a 209 unit apartment building at 1995 and 2000 Hannington Rd.

Just a few comments, being **not in favour** of the application for change.

1. Currently we see a lot of parking on Troon due to the lack of parking for the current building and occupied condominium at 2006 Troon Crt. There are many cars parked on the street at the current time as most occupants have two vehicles. There is an empty lot next to the condo that is being used for parking currently and other parking on Troon making it congested.
2. Adding two more apartment complexes just adjacent to the current condo will make parking on Troon and Hannington Rd. an even greater issue.
3. Developers, as we understand, always present a plan for development and then work at changes in order to either “improve the development” or “reduce the cost of their initial proposal” at the expense of the quality of our neighbourhood. We know that parking spaces cost a lot for developers. So be it but why at the expense of neighbour quality and safety.

Parking within developments within Langford continues to be somewhat of an issue and I would hope that council would look at the area of this development and the current congestion that exists.

Having a 209 unit apartment in that location, with a reduction of 77 parking off-street parking spaces removed will significantly impact the neighbourhood. I am sure that given the “snow ploughing” issues with vehicles on the streets of Troon and Hannington would be a consideration to **not approve** this application. Having more off-street parking would make not only the residents of the condo happier and safer if they could park more easily in these ‘snow’ conditions.

Finally, As a resident, I have not aired my concerns before, but:

A. I am concerned that City Council and the DVP, etc., is considering reducing the parking stalls required by Ecoasis/Campbel construction.

B. Ecoasis has always prided itself on involving and supporting the betterment of the communities they work and do developments in. They have previously consulted with the Community of Bear Mtn., to gain input and incite into the overall quality and liveability of our community on Bear Mtn.

I am sorry to see that on this issue they have not given that opportunity. They know parking is an issue that is becoming more congested in our community.

C. Other considerations, increased street parking by tenants could be dangerous for any and all emergency vehicular traffic.

I would recommend that the reduction of the off-street parking from 366 spaces to 289 spaces not be approved.

Sincerely,

A large black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: Hannington Parking
Date: Monday, February 15, 2021 3:15:54 PM

Planning Department

We would like voice our opposition to the proposed Variance re: additional parking allowed on Hannington to accommodate the condo construction at 1995 and 2000 Hannington Road. There are already too many cars parking in this area due to the number of existing suites in the area. This weekend with the abundant snowfall, having parking along Hannington is only a nuisance. The snowplows cannot clear the roads sufficiently. It makes it difficult to have two cars pass safely.

There are numerous bike trails and walking trails in the area and having cars on the road reduces visibility.

We have lived in this area for [REDACTED]. We pay very high taxes due to the location of the subdivision. Instead of seeing improvements in the area with this tax money, you are going to cheapen the area further by allowing excess vehicles. The area was sold to us as an exclusive subdivision. Having all this parking is lowering the standards greatly. Cars parking along there will end up driving down Troon Court to exit onto Bear Mountain Parkway. There are children in the area and excess traffic is not wanted.

I hope you will not allow this application to go forward.

Sincerely

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: DVP 20-0014 Feedback
Date: Sunday, February 14, 2021 11:04:25 PM

To whom it may concern,

As a resident / homeowner of [REDACTED], I am extremely concerned that City Council is in discussions to reduce the parking stalls required by Ecoasis & Campbell construction by 77 spaces. How can this be feasible for a 209 unit building?! Where do you anticipate the cars to park? How would emergency vehicles assist residents when side streets are blocked? I strongly suggest that Ecoasis / Campbell construction accommodate the vehicles required for a 209 unit building as originally designed.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: DVP 20-0014 Feedback
Date: Monday, February 15, 2021 8:37:50 PM
Importance: High

I am writing to express my sincere and well founded concerns regarding the request to reduce the parking stalls at Ecoasis Elevate Condo Project.

A reduction of parking stalls by 77 spaces will only add to the limited parking along the Hannington Troon area, that is already filled with residents or tenants parking.

As the snowfall just showed, parking is at a premium – with the present number of doors along Hannington – and I own the home at [REDACTED]. Directly in front of my house, there is no parking presently permitted and this change will result in a constant flow of parking and strangers versus neighbours parking along and across from my home.

In short, I oppose the request by the developer to modify the number of parking spaces for their project. The condo should be built with adequate parking and not be permitted a reduction.

Cordially,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Langford Planning General Mailbox](#)
Subject: DVP 20-0014 Feedback
Date: Monday, February 15, 2021 11:21:20 AM

As a homeowner, resident at [REDACTED], I am strongly opposed to the consideration of reducing parking stalls at the new Ecoasis/ Campbell construction. The idea of Reducing 77 spaces is absolute nonsense. Where do you expect these vehicles to park?? The current Troon and Hannington streets are already being used for parking for the houses that have suites, already making the streets narrow for cars to pass thru.

Please, Let's have some common sense here and have the builder adhere to original plan of providing parking for 209 units.

Sincerely

[REDACTED]

,

Sent from my iPad