

**From:** [REDACTED]  
**To:** [Langford Planning General Mailbox](#)  
**Subject:** Fwd: Ref Meeting Notice, etc  
**Date:** July 10, 2021 6:06:04 PM

---

Meeting Notice for 2165 and 2167 Bellamy Road - File Z21-0006

Braden Hutchiins

Thanks for the meeting notice received recently with regard to 2165 and 2167 Bellamy Road.

I would like my submission to Council to be accepted, please.

Firstl item: The map provided on the verso of the notice is a bit incorrect. The parcel marked alongside the addresses in question that is off Larabie Crt is common property, for Larabie residents, as described on Langford's Planning and Development Map (which is fabulous, many thanks.)

Therefore it seems correct that no road access to the named properties can be made off Larabie Court.

Secondl Item. il has been noted in previous contact with Council that the applicant has not requested a variance, nor is one likely to be granted. Council has been requesting new development to agree, by covenant, to retain garage space for parking, and not use garages for storage. Each home will have 2 parking stalls and being small homes are not permitted suites, so this should be adequate off-street parking. (Quote from a reply received from Ms Mihalovic to [REDACTED], [REDACTED])

Third Iltem: This means, to me that road access to these planned homes can only be via property 2167 Bellamy. This location is exactly just where Bellamy crests a small hill. To me, ths creates a poor sightline for all vehicles coming in both directions along Bellamy Rd. I think this may cause many potential issues, for residents, buses and emergency vehicles who may be halted by someone turning into the planned driveway and I suggest could become a potential site of accidents.

I suspect there are no plans that will flatten the hill to provide safe sightlines for all the traffic.

Fourth Item: With all the new developments being planned in our Thetis Heights subdivision, we will be overwhelmed with construction vehicles, equipment and workers, those trying to use Goldie Avenue to get to work off Trudy, the ones who will work at this site and eventually the ones who will begin work one day on the property at 592 Phelps. This will disrupt our neighbourhood for many months, if not, for a few years.

Last Item. Thetis Heights neighbourhood has only one way in and one way out, using Bellamy Road which definitely could be a problem in any event requiring evacuation of residents and/or access by emergency vehicles.

Thank you for your consideration of my letter,.

[REDACTED]  
[REDACTED]  
C.  
H.  
[REDACTED]

**From:** [REDACTED]  
**To:** [Langford Planning General Mailbox](#)  
**Cc:** [REDACTED]  
**Subject:** Submission re file Z21-0006  
**Date:** July 12, 2021 10:04:09 AM

---

To the Planning, Zoning and Affordable Housing Committee:

Given the revised application received for file Z21-0006 and DVP21-0006 showing the proposed site grading plan for the proposed development, I am deeply concerned about the significant difference in elevation that will result between the proposed development and the existing homes at [REDACTED]. The house proposed for Lot 3 will be approximately 11 metres (to the top of the roof) above the existing elevation where the [REDACTED] is about [REDACTED], this will amount to an elevation difference of approximately 20 metres. There will also be an approximately 10 metre difference in elevation between the parking area [REDACTED]. This elevation difference will result in the house on Lot 3 (and likely Lot 2 as well) [REDACTED]. This elevation difference will have a significantly [REDACTED]. There is also a serious safety concern this issue presents that must be considered and addressed.

The home at 544 Coral Ridge will have a 12 - 15 metre difference in elevation between it and the roof of Lot 4, and will also encounter significant negative impacts regarding privacy, enjoyment and property value.

This proposed development does not fit into the existing lot size and density of the existing neighbourhood. To have these homes towering above the existing homes is not fair [REDACTED] in the community and have invested in our properties.

I would ask the committee, at the very least, to require that a solid fence of at least 2.4 metres be built where this proposed development abuts lot 548 and 544 Coral Ridge. I understand a variance may be required for this fence as it is higher than the 1.83 metre height allowed. Given the negative impacts to privacy, enjoyment, safety, and property value this proposed development will have, I believe this request is more than fair.

Please confirm receipt of this email.

Thank you,

[REDACTED]



**From:** [REDACTED]  
**To:** [Langford Planning General Mailbox](#)  
**Subject:** Re: Meeting Notice Monday July 12, 2021  
**Date:** July 7, 2021 6:22:13 PM

---

Thank you for the reply, didn't know there was a 100m notification radius, it affects us greatly being at the end of an already busy Bellamy Road where cars litter the street sides to park to access the trails, I do understand that but these vehicles are already starting to park past Gourman down Bellamy towards Goldie, they also take away any parking from us home owners, our visiting guests now have to scour for parking to visit us....., if we start to see a bunch of vehicles parking on the street from these 10 proposed houses it will create chaos on an already too narrow road with no sidewalk for kids walking to Millstream Elementary (no sidewalks past Goldie to the end of Bellamy cul-de-sac) and there is already such limited passing ability with bikers / walkers in the bike lane and large buses coming up Bellamy..... Appreciate all the information you can share, with all the new traffic from the proposed subdivision within Western Speedway that will be diverted along Goldie then down Bellamy and through the elementary school zone all these additional cars from 10 houses??? It affects not just those near the proposed 10 houses but all us beyond it as well, with thanks, [REDACTED]

[REDACTED] Home Mail

---

**From:** Suzette Chapman <[schapman@langford.ca](mailto:schapman@langford.ca)> on behalf of Langford Planning General Mailbox <[planning@langford.ca](mailto:planning@langford.ca)>  
**Sent:** Wednesday, July 7, 2021 4:21:07 PM  
**To:** [REDACTED]  
**Subject:** RE: Meeting Notice Monday July 12, 2021

Hi [REDACTED],

Thank you for your email. The reason you did not receive a notice was because you are beyond the 100m notification radius. I will be happy to send you the notice (as attached) and also put your name and email on the list to email you a copy of the report being presented to Committee on the 12<sup>th</sup> July. I can email the report once the Committee has review it on Friday. So my email should go out around 2pm the Friday, 9<sup>th</sup> July.

Regards,

**Suzette Chapman**

Assistant Planning

250.478.7882 x4404

---

**From:** [REDACTED]  
**Sent:** July 7, 2021 4:04 PM  
**To:** Langford Planning General Mailbox <[planning@langford.ca](mailto:planning@langford.ca)>  
**Subject:** Meeting Notice Monday July 12, 2021  
**Importance:** High

I was advised by a neighbor they received a notice of meeting regarding allowing 10 new single family dwellings, retaining the existing duplex at 2165 and 2167 Bellamy Road. I did not receive this notice. Could I kindly request one be sent to my home email address [REDACTED]. I'm concerned this notice is so close to meeting date not allowing a lot of time to review. If you would kindly send me any pertinent information pertaining to this I would appreciate it. Thank you,

[REDACTED]

Owner

[REDACTED]

Langford, BC, [REDACTED]

[REDACTED]

**From:** [Julia Buckingham](#)  
**To:** [REDACTED]  
**Cc:** [Suzette Chapman](#)  
**Subject:** RE: Rezoning  
**Date:** July 9, 2021 9:09:12 AM

---

Hi [REDACTED],

I've been asked to answer your question posed at the end of your email to the Committee . As we discussed on the phone, the applicant has provided a geotechnical report completed by a professional engineer which outlines the necessary interventions required to make building upon this lot possible. The report does acknowledge that there may be organics below the previously brought in fill and this will have to be addressed as part of ensuring the lots are safe to build upon. The geotechnical report is attached as an appendix to the staff report which will be available to you today for your review.

Thank you,

**Julia Buckingham**

Planner II

250.478.7882

---

**From:** Suzette Chapman **On Behalf Of** Langford Planning General Mailbox  
**Sent:** July 8, 2021 9:09 AM  
**To:** [REDACTED]  
**Subject:** RE: Rezoning

Hi [REDACTED],

Thank you for your submission. I already have you on my list to email a copy of the staff report this Friday afternoon, 9<sup>th</sup> July 2021 and you may expect it sometime after 2pm.

I have also added this submission which will be distributed to the Committee prior to the meeting.

**Suzette Chapman**

Assistant Planning

250.478.7882 x4404

---

**From:** [REDACTED]  
**Sent:** July 8, 2021 8:56 AM  
**To:** Langford Planning General Mailbox <[planning@langford.ca](mailto:planning@langford.ca)>

**Subject:** Rezoning

File z21-0006

To The planning, zoning, and affordable housing  
committee

Subject: file Z21-0006 2165&2167 Bellamy.

]I am writing to state my concerns regarding this rezoning application. To save us both time and energy I would like to say I am in favor of all the concerns raised by my neighbour [REDACTED] in his letter to you dated 21/05/03.

In addition I am concerned with the lack of grubbing done on the initial clearing of this site. There were many trees cut down but I never saw any stumps pulled or removed from the site before the initial grading. The pictures we left with you give some evidence of this. Please advise on what basis this can be an approved building site?

[REDACTED], Victoria, b.c. [REDACTED]



**From:** [Suzette Chapman](#)  
**To:** [REDACTED]  
**Subject:** RE: File: Z21-0006 - 2165 and 2167 Bellamy Road  
**Date:** July 8, 2021 8:57:00 AM

---

Hi [REDACTED],

Thank you for your submission. This Friday afternoon, 9<sup>th</sup> July 2021 I will email you a copy of the report that will be presented to Committee on Monday, 12<sup>th</sup> July's meeting. I can send it after Committee has received the agenda so you may expect it sometime after 2pm.

I have also added this submission which will be distributed to the Committee prior to the meeting.

Regards,

**Suzette Chapman**

Assistant Planning

250.478.7882 x4404

---

**From:** [REDACTED]  
**Sent:** July 7, 2021 8:56 PM  
**To:** Langford Planning General Mailbox <planning@langford.ca>  
**Cc:** [REDACTED]  
**Subject:** File: Z21-0006 - 2165 and 2167 Bellamy Road  
**Importance:** High

Request for copy of the Complete Notice and other material that the Council may consider in relation to the permit, or questions related thereto.

Regarding Proposal: to allow 10 new single-family dwellings and to retain the existing duplex within the R2 zone.

I wish to make a submission to Council in writing from [REDACTED], taxpayer and homeowner of this address since [REDACTED] before 3 pm Monday July 12, 2021.

This is beyond new homes crammed in an already over-populated area, it is a safety issue and I can speak to the history and issues on the street, the lack of sidewalks for the kids to walk safely to and from school, the parking issues already existing, the width of the road and the issues in the winter already existing, and the lack of enforcement already in the area on multiple suites, which some already had additional Air BnBs in their homes.

**Cheers,**

[REDACTED]  
[REDACTED]

[REDACTED]

Mobile: [REDACTED]

**From:** [Julie Coneybeer](#)  
**To:** [REDACTED]  
**Cc:** [Langford Planning General Mailbox](#)  
**Subject:** RE: 20210709 - [REDACTED] RE Zoning Amendment 2165 and 2167 Bellamy  
**Date:** July 9, 2021 1:12:29 PM

---

Good afternoon, thank you for email addressed to Mayor Young and please be advised it has been received for review and consideration and also copied to the Planning Department staff.

**Julie Coneybeer**

Executive Assistant

250.478.7882 x4204

---

**From:** [REDACTED]  
**Sent:** July 9, 2021 12:56 PM  
**To:** Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Norma Stewart <nstewart@langford.ca>; Roger Wade <rwade@langford.ca>; Marie Watmough <mwatmough@langford.ca>; Braden Hutchins <bhutchins@langford.ca>; Darren Kiedyk <dkiedyk@langford.ca>  
**Subject:** 20210709 - [REDACTED] RE Zoning Amendment 2165 and 2167 Bellamy

Good Morning,

We are writing in regards to the rezoning of the above named properties on Bellamy Road.

In the Thetis Heights neighbourhood, we have an issue with safety on some of our roads. Bellamy Road is one of the worst. The sidewalks are not adequate and there are often cars parked in the bike lane. There is one road in and out of the area, and in case of an emergency, this presents a problem.

With the addition of 10 more homes here, as well as the large development coming to the area off Rason Road, this could bring many more cars on this road (most homes will have at least 2 cars), all funnelling down a windy road, to get out of the area via a road with an elementary school. As well, as it currently stands, riding a bicycle up Bellamy is like playing Russian Roulette. The road is narrow and steep, there is no bike lane for part of it, and when you get near the top, there is a corner that makes it difficult for drivers coming up to see a cyclist.

What is your plan to keep cyclists safe on this stretch of the road?

We think that 2 more homes on that lot is reasonable. Not 10.

Thank you.

[REDACTED]

[REDACTED]

**From:** [Julia Buckingham](#)  
**To:** [REDACTED]  
**Cc:** [Suzette Chapman](#)  
**Subject:** RE: New submission from Topic Contact Form  
**Date:** July 12, 2021 11:38:39 AM  
**Attachments:** [20210712 - 2165 and 2167 Bellamy.pdf](#)

---

Hi [REDACTED],

Thank you for your comments. They will be shared with the Committee and form part of the Public Hearing package should this application proceed.

Regarding your questions posed at the end of your email, I'll do my best to answer them below. I have also attached a copy of the staff report which provides additional information.

1. Yes, this development is proposed as a bare land strata. Bare land strata developments are not required to build sidewalks, but will be asked to install streetlighting to best engineering practices. While the proposed bare land strata may not have sidewalks constructed on the new road, the Director of Engineering has asked that the developer be required to install sidewalk along Bellamy Road along the frontages of 2174 and 2180 Bellamy should this rezoning be approved. More information about the requested sidewalk is outlined in the attached staff report.
2. Please see the attached staff report regarding amenity fees and development cost charges. This is outlined in the "Financial Contributions" section starting on page 6.
3. The decision as to what amount of money is spent in different neighbourhoods and for which projects is determined by Council. You may wish to note that should this application be approved, the applicant will be able to utilize money from their General Amenity Fund Contribution to complete the sidewalk across the street in front of 2174 and 2180 Bellamy Road as that work falls outside the typical scope of frontage improvements. This constitutes a direct re-investment into the neighbourhood instead of the money being added to the General Amenity Fund which could be used in any neighbourhood.

Please let me know if you have any further questions before tonight's meeting.

Thank you,

**Julia Buckingham**

Planner II

250.478.7882

---

**From:** [REDACTED]  
**Sent:** July 12, 2021 6:52 AM  
**To:** Langford Administration General Mailbox <[administration@langford.ca](mailto:administration@langford.ca)>  
**Subject:** New submission from Topic Contact Form

## Topics

General

## Name

[REDACTED]

## Phone

[REDACTED]

## Address

[REDACTED]

Victoria, British Columbia [REDACTED]

Canada

[Map It](#)

## Email

[REDACTED]

## Message

As residents of the Thetis Heights community and in close proximity to the proposed development at 2165/2167 Bellamy, we have serious concerns regarding the rezoning application from R2 to R1.

These concerns include:

- too many dwellings occupying a very small space which is not in keeping with the generous size of existing lots in the community
- the number of vehicles associated with these small residences;
- the south side of Bellamy is usually bumper to bumper with parked vehicles from neighbouring suites and the expected reduced-width roads in the proposed development will exacerbate the problem for all vehicular traffic in the area: cyclists, pedestrians and children using the asphalt trail.

The residents of Larabie Crt. currently park on Bellamy during inclement weather conditions, (snow and ice) covering the sidewalk/bike path, blocking pedestrian access. The additional twenty to thirty additional vehicles in this proposed development would pose a further safety issue.

Light and noise pollution are further considerations. Such a small densely populated R1 development sets a precedent in the neighbourhood. Extrapolating these lot sizes to future development at the corner of Bellamy and Goldie one can calculate a further 50 to 80 such dwellings.

Is this proposed development a bare land strata and where is the proposed access and additional parking for these residences? Will the proposed development be supplied streetlights and sidewalks? Each developer is assessed a fee for these and other amenities. What is the current fee? How will this be returned to the Thetis Heights neighbourhood or will it be siphoned into the core or other neighbourhoods as has been happening in the last several years?

With the increased future development in the neighborhood it would be prudent and your fiduciary duty to have given consideration to proposed alternate access to and from the community. Currently Treanor Ave. is the only road in or out for several hundred residents. What are these considerations?

File: Z21-0006

To: The Planning, Zoning and Affordable Housing Committee

We are writing to voice our concern regarding the application to rezone 2165 and 2167 Bellamy Road from R2 to RS1 with 10 homes. We feel the Committee should choose Option 2 and reject this application.

- 1) Squeezing 10 Residential Small lots into such a small area is not in keeping with the surrounding homes and neighbourhood.
- 2) The allowed density of homes should be in keeping with the surrounding area (R2) out of respect for the surrounding homes and families. We purchased our home because of the R2 designation in the Official Community Plan.
- 3) Having this many homes adjacent to Lots 417, 544, and 548 will negatively impact property values, enjoyment of yards, privacy, and the existing wildlife corridor that runs behind Lots 548, 544 and 417.
- 4) The Staff Report distributed shows the site grading plan has retaining walls ranging from 10 to as much as 21 feet along [REDACTED]. This will greatly impact [REDACTED], and would greatly lower our property value. The allowed elevation should be as low as possible to minimize the visual impact and maintain the privacy of the surrounding homes.
- 5) The Geotechnical plan has concerns about the cliff adjacent to the existing duplex on the property but has no reference to the cliff next to the house on Lot 548. There is a 20-foot cliff adjacent to where blasting would have to occur in order to facilitate homes on the proposed plan. This is an extreme hazard and safety concern. In previous developments this has caused unstable conditions and property damage.
- 6) There is a significant health and safety concern with the proposed location of the six visitor parking stalls directly abutting the property line of Lot 544. Children will no longer be able to safely play given the exhaust fumes from these vehicles let alone the ability to no longer enjoy the [REDACTED] from the parking stalls. Langford City would never allow this in any other situation so why should it be considered in this instance?

- 7) The fencing running along the entire southern exterior should be solid fencing for privacy, and not chain link as in the proposal. As this proposal stands, [REDACTED] from the common area, which will ultimately end up being a dog defecation site. The sight and smell of which is not at all desirable [REDACTED]. We would request a variance of a minimum 7 foot privacy fence to run the entire length of the rear of Lot 544 and the adjoining lots.
- 8) This overlay map shows directly how negatively [REDACTED] will be affected. It is impossible to suggest that these proposed retaining walls will not be totally intrusive [REDACTED]



We are asking that the Committee consider these concerns and requests in light of the negative impact this proposed development will have on the surrounding homes and families. Please treat this as if it were your homes and loved ones being directly impacted by this proposal.

[REDACTED]  
[REDACTED]