

Trina Cruikshank

From: Brent Sisco [REDACTED]
Sent: September 7, 2021 1:12 PM
To: Langford Planning General Mailbox
Subject: Z21-0006 - Response Required

Hello,

I am resubmitting this email as it was not addressed at the last meeting.

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 548 and 544 Coral Ridge Drive. The house proposed for Lot 3 will be approximately 11 metres (to the top of the roof) above the existing elevation where the lot boundary abuts with 544 and 548 Coral Ridge. Considering my home at 548 Coral Ridge is about 9 metres below the current elevation, this will amount to an elevation difference of approximately 20 meters. There will also be an approximately 10 metre difference in elevation between the parking area and my property. This elevation difference will result in the house on Lot 3 (and likely Lot 2 as well) towering above my home. This elevation difference will have a significantly negative impact on the privacy, enjoyment and property value of my home. 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.

The amount of blasting required is also a significant concern given the proximity of the existing homes at 548 and 544 Coral Ridge Drive. Please advise what will be done if damage is incurred to either of these homes.

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 to those of us who already live 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.

Thank you,

Brent Sisco

548 Coral Ridge Drive

File: Z21-0006

To: City of Langford Council re: Public Hearing Notice

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 Council should reject this application. Our first letter to the Planning, Zoning and Affordable Housing Committee, along with the other letters from the neighbourhood, were neither read nor considered. Rachael Sansom, the Agent for Landcraft Developments was mistaken when she stated all the neighbours were fine with the Proposal. The 3 neighbours bordering on the south are all against the Proposal. Our homes are within 8 meters of the proposed rock wall, up to 7 meters tall, that will be placed along our property lines. This development will negatively impact the neighbourhoods quality of life for the next several years. We will be unable to enjoy our quiet lifestyles on our own properties while the blasting, rock crushing, and excavator work continues with this development. During "Covid Times" our home is our safety zone and sanctuary and this is where we spend 95% of our time. Not only a ridiculous amount of noise and vibration but dust will render our vegetable garden, which is very important in these times also unusable.

- 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 neighbouring 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 high along our back property line of 544 Coral Ridge Dr. This will have a detrimental impact on our quality of life in our backyard outdoor living area, 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 picnic area located on our property only four feet 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, we would have no way of blocking the view into our backyard outdoor living area 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 for our sitting areas. 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 our properties will be affected. It is impossible to suggest that these proposed retaining walls will not be totally intrusive in our backyards.



We are asking that the Council 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.

Robin and France Robinson
 544 Coral Ridge Drive