

Lussier, Cynthia

To Public Hearing	
Date:	Jan 18, 2010
Item #	#1
Sent:	Sun 2010-01-17 5:30 PM
Re:	Bylaw 8435

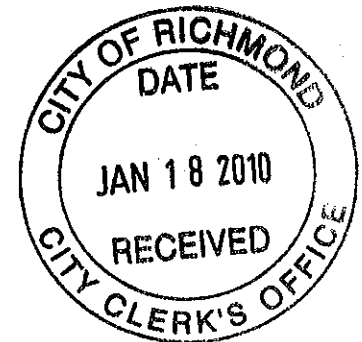
From: steve coventry [stevecoventry@hotmail.com]
To: Lussier, Cynthia
Cc:
Subject: Zoning amendment bylaw (rz 08-438376) part 1.
Attachments:

Sent: Sun 2010-01-17 5:30 PM

Hello Cynthia, Thank you for sending the information concerning the rezoning application for 8571 Heather st (rz08-438376), as stated in our phone conversation I do have several concerns regarding how this proposal affects my property which is on the north side next door 8551 Heather st. It seems the applicant has applied for max floor area ratio, therefore I am assuming (I hope I'm wrong) the intention is for the floor plan to extend the full lot depth to the max distance (6m setback from the back and front of the lot) this would be roughly 50ft past the upper sundeck on the back of my house, about 60 ft past the back of the house itself. This would effectively make a giant shadow across my back yard year round, creating a soggy moss covered lawn and would be like living next to a giant warehouse (the combination of raised land height + the extra height of the building itself would make it much higher than my 2 storey house. This would have a direct impact on the enjoyment of my backyard which is used by my family members.

There have been other lots on this block that have been divided into 2, but none that I am aware of have had homes built that go that far back and forward on the lot pls see enclosed photo, 8591, 8611 & 8613 Heather st do not appear to go anywhere near as deep into the lot as is proposed for the property next to mine, so I do not feel this is in keeping with other homes on the street, if using the full 6m setback is his intention. In the enclosed photo, the white stick is 6m from the back fence, in the background you can see the other new homes that have been built do not extend that far into the rear of the property. I have other photos with issues I would like to present and will e-mail those also. Thank you Steve Coventry.

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Photos 1 & 2 – white stick is positioned 6 m from rear lot line, newer dwellings seen in background



Lussier, Cynthia

From: steve coventry [stevecoventry@hotmail.com]
Sent: January 17, 2010 6:16 PM
To: Lussier, Cynthia
Subject: Zoning 8571 Heather st. part2.
Attachments: P1000695.JPG; P1000694.JPG

Hi Cynthia, Another concern I have is regarding the raised level of the ground and the resulting use of my yard which is lower as a drain for the other yards, I feel proper drainage needs to be in place as once this property is raised all adjacent properties will be higher than mine, my neighbour across the street has higher properties all around him and he has a swamp for a back yard all winter, not nice! I have included a couple of photos of my neighbours property for comparison for water level in the yard and notice the setback from the back fence of the home to the right of the photos, it was built on a subdivided lot and has a longer distance from the home to the fence. Thanks -Steve.

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Photos 3 & 4 – drainage concerns – rear yard of lot across from subject site, which complainant asserts was impacted by recent raises in grade on adjacent sites.



Lussier, Cynthia

From: steve coventry [stevecoventry@hotmail.com]
Sent: January 17, 2010 6:57 PM
To: Lussier, Cynthia
Subject: 8571 heather st rezoning part3.
Attachments: P1000686.JPG

Hi Cynthia, Next I would like to discuss the front of the house, as I also assume it would extend past the front of my house. Currently I can look out my front window and see down the street to Dolphin park, once the house is built next door I'll look straight into the side of their house as it would extend past mine, in the photo I am guessing the front of the house would be somewhere around the back of the silver truck parked in the driveway next door. I would like to see what kind of design is planned for the front & back of the proposed homes, some new homes have the upper level stepped further back than the lower which would help lessen the impact of the extension of the home past

mine.

Also

there is a secondary suite to be added to one of the homes I believe, I suppose adequate parking will be provided for that? In conclusion I have no problem with people subdividing their properties and putting two appropriate sized houses on them but I do have an issue with oversized homes being crammed onto them at the expense of others who currently live in the neighbourhood. I realize that there is a 45% lot coverage limit but as a neighbour to this project I would at least like to have been provided some sort of dimensions of what is planned for next door and at least have some input into it as I am going to be affected by it. I am also guessing that the building is planned for a summer of 2010 build date, and as I have the summer off from work this year it looks as if I'll be listening to sawing, hammering and other annoying noises all summer, not happy if that is the case. I am working 12:30 pm - 23:00pm mon-fri but I will try to be present for the meeting at 19:00 mon 18th but no promises, and as such I would appreciate if some of these concerns could be forwarded to the meeting. thank you -Steve.

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Photo 5 – 2nd storey view looking southeast from complainants dwelling (north of subject site)

