



townhouse must have 3 m yard setback because they have more resident living there). The more important things are those townhouse site plan would not affect the daily life of their neighbors. That is why you did not receive any complains from the neighbors of the 4 townhouse sites along No. 2 Road closing to the site of 8311 No. 2 Road.

When you permit Mr. Yamamoto to build 12 townhouse units, the developer plan to build their townhouses at the average of 1450 sf each. Use 12 multiple by 1450 equal to 16,400 sf floor area in the same piece of land as what you allowed the former developers to build for 14,500 sf. You can see what is the result, the architects can not plan a "not so good" site plan, less amenity areas, narrowed driveway not care of safety, not follow the City bylaw and asking for addition variance, reducing yard setback etc. all because the architect cannot put 16,400 sf floor area in the same land as what the former 4 townhouse unit developers can do. (Note: in fact the #8311 applicant claims for 16,466 sf floor area) This would create lot of problems, the architect refuses to relocate the driveway to the central location because he has used all the allowance given to him. They claims because of amenity, parking, their works load and townhouse height problems etc. They do not count that they have claimed for 2% addition variance up to 42% lot coverage and 41% discount (reduction) on the setback, both yard and front setbacks.

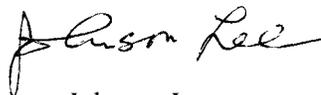
(3) Concerning the intent (content) of the permit:

The applicant claims for lot coverage increase from 40% to 42% and reduce north side yard setback from 3 m to 1.7 m are all the result of allowing 12 townhouse units and consequence planning 16,466 sf floor area. If the City mistaking gave allowance to the developer, please do not give further or continue to give variances and reduction etc. I strongly object the City to give variances and reduction allowance to the applicant.

(4) Conclusion:

I understand the council have approve the applicant to build 12 townhouse units, but I know the council have not approve the development permit. It is my suggestion that you should not allow the applicant to have totally 16,466 sf floor area. Their architect can plan an average townhouse unit of 1200 sf each making the total floor area to 14,400 sf floor area same as the former 4 townhouse developers did. That is in agree with the City Bylaw, safe the public for a good 7.5 m driveway, more amenity area, good to their neighbors. However the developer may not earn good profit on this project, I would say sorry.

Yours faithfully,



Johnson Lee

cc: Mr. Jean Lamontagne, Director of Deveopment