

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 24, 2016.

18th August, 2016

To Development Permit Panel
Date: <u>Aug 24, 2016</u>
Item # <u>2</u>
Re: <u>DV 15-718208</u> <u>11400 Kingfisher Dr</u>

Honorable Members of the Development Variance panel,

I am writing to you about DV15-718208 . I live in [REDACTED] [REDACTED] which is to the immediate north side of the lot where a variance has been requested.. I have met with the applicants Sonal and James Leung and also had a chance to look at the plans for the proposed new home on 11400 Kingfisher Drive with Ms Lussier, the city planner in charge of reviewing the application. Overall I am in favor of granting the applicants the variance to increase the lot coverage to 40% in order to built a 2-storey home.

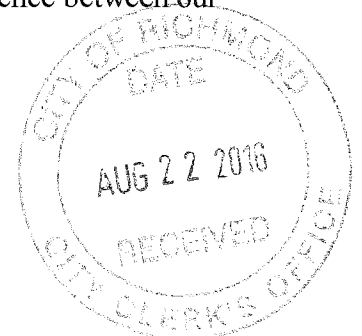
I would like to thank the applicants for considering the neighboring properties (including mine) and choosing not to build a 3-storey home. I know that the city staff as well as the applicants have spent a lot of effort, resources and good will into keeping the maximum height of their home in line with the height of the existing homes around them.

The one aspect of the new construction that I have some lingering concerns about is the removal of the existing Cedar hedge on the north side of 11400 Kingfisher drive (shared as a boundary between my home and the proposed new home). The applicants have proposed to replace the tall cedar hedge with Hicks Yew and let it grow to four feet as four feet is the permitted height of the barrier (fence or hedge) between properties in the front yard . I just want to bring to the notice of the variance panel members that the existing cedar hedge runs 39/40 feet along the boundaries of our homes and hence it runs much deeper than the front yard setback which is 20 feet on our lots.

I am requesting that the last six feet of the existing Cedar hedge (upto my red garden gate from the back of the property), be replaced by a fence panel instead of being re-planted with Hicks Yew (the proposed hedge plant in the applicants' landscaping plan). Currently the last six feet or so of the existing cedar hedge functions as the main barrier between our properties and is part of my side yard/ garden . **Please see the attached picture for details.**

Replacing the entire length of the existing cedar hedge with Hicks yew will negatively impact the level of noise and privacy in my garden as the current length of the hedge runs much beyond the front yard and into my side yard . Hicks Yew is a slow growing material and will likely take a long time to grow even to its maximum four feet height. Kingfisher drive is a busy street with Westwind elementary school right opposite our homes. A shorter and slow growing hedge will allow a lot more unwanted noise and visual access into my side yard and garden.

By extending the length of the backyard fence by one panel, I will still have a privacy barrier between our properties and my side yard and garden will be impacted less during the 4-6 months of construction and demolition. Also I would like that part of my side yard to have a 6 foot barrier rather than a short 4 foot hedge as it is not part of the front yard in my home and is set much further than the 20 foot front yard setback stipulated by city bylaws. I would be willing to pay for this additional cost. I am also willing to share the cost of replacing the fence between our properties as it is a shared fence.



My second request is that the fence that needs to be replaced should be one of the first things to be put up between the properties so that my house and garden can have some separation and privacy during the 4-6 months of demolition and construction.

My last request is that if possible the new plant material for the hedge be fast growing. I went to a local nursery for some advice about a fast growing hedge material and have communicated to the applicants via e-mail some suggestions for a faster growing hedge material.

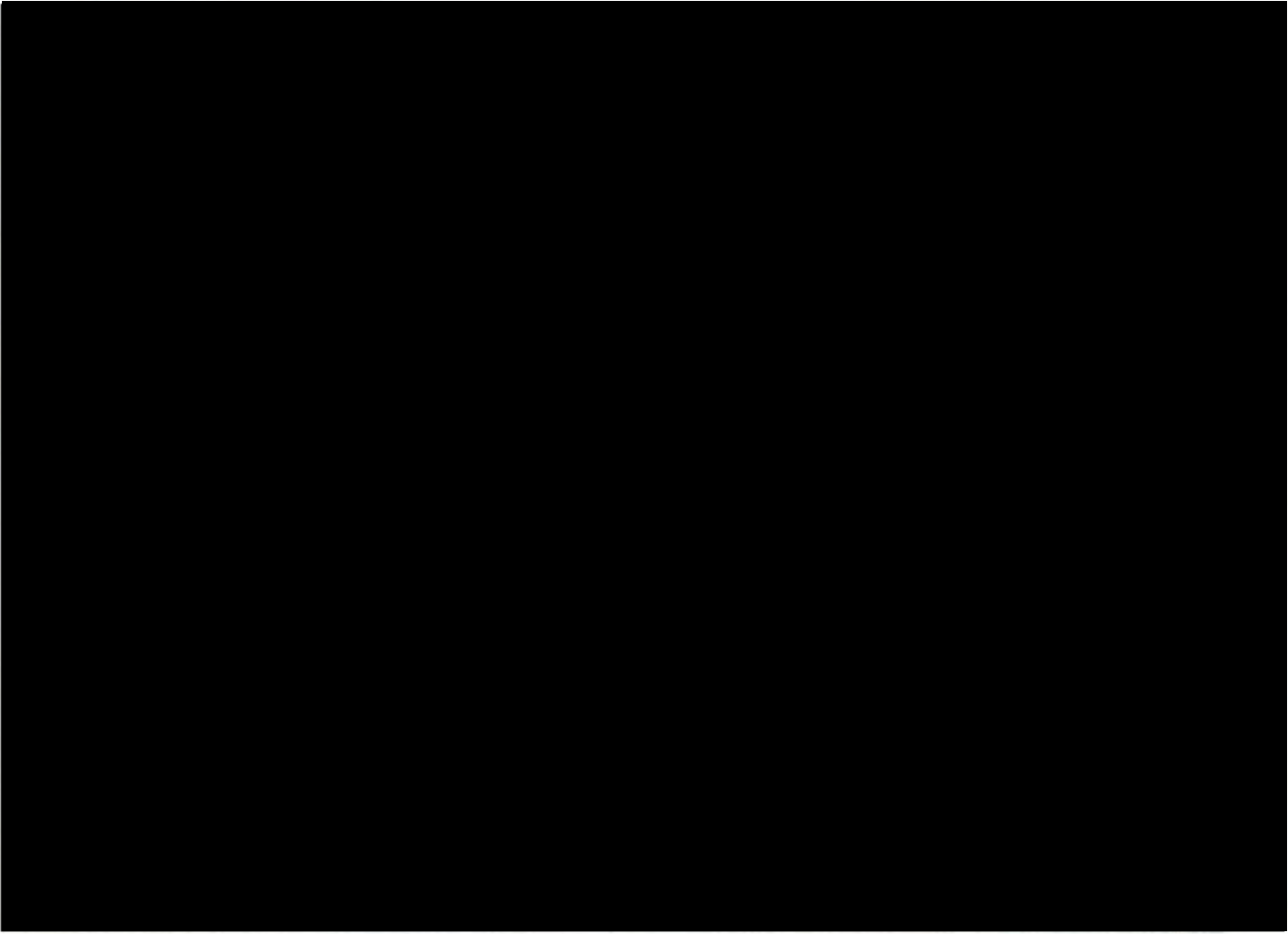
Thank you.

Sincerely,

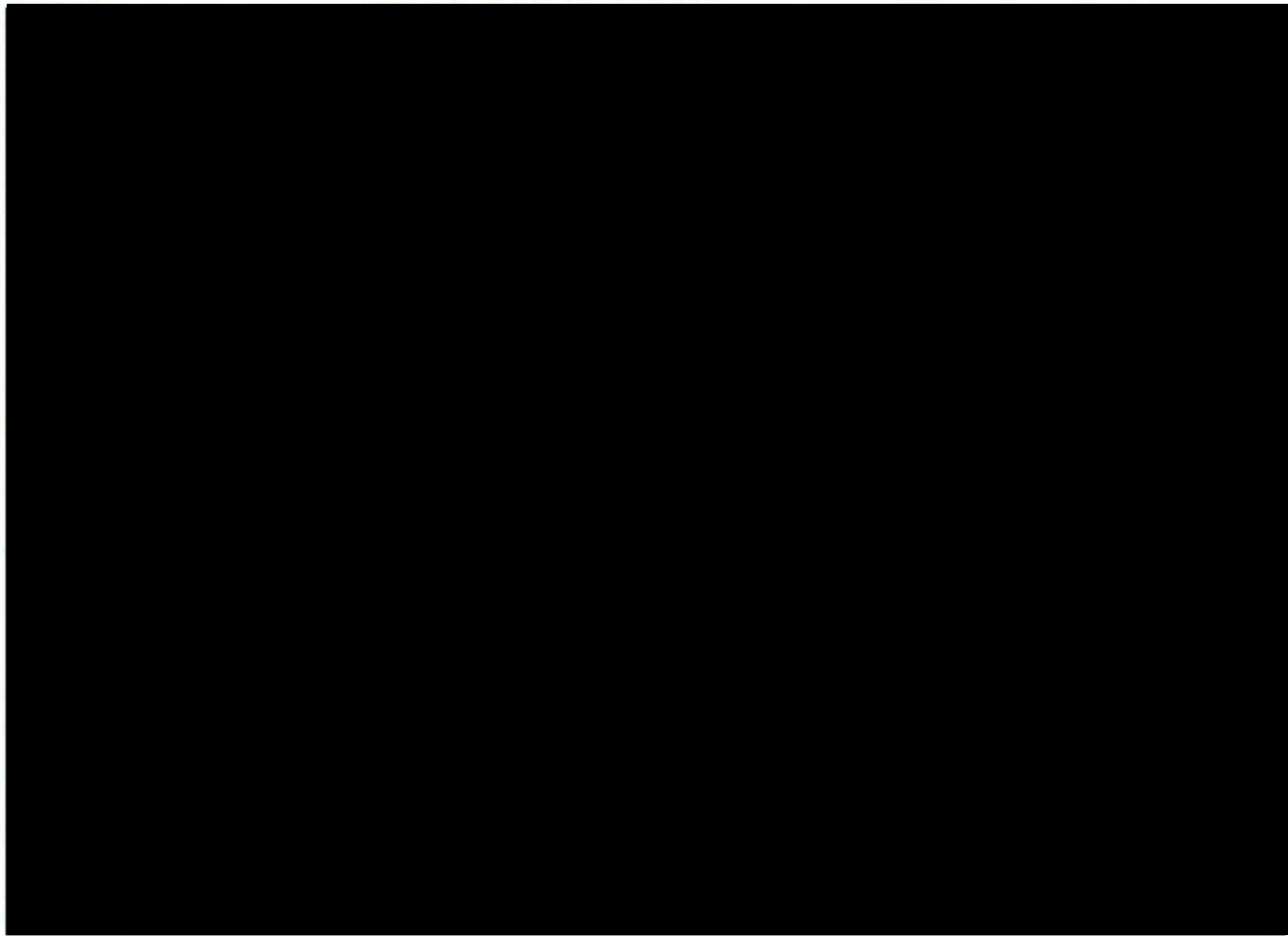
[Redacted signature]

[Redacted line]

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SIDEYARD [REDACTED] [REDACTED] [REDACTED] ; LAST SIX FEET OF THE
CEDAR HEDGE FROM INSIDE THE SIDE-YARD



CEDAR HEDGE FROM THE FRONT YARD :

