

The Planning Committee

Morning Everyone:

I am here today to express my thoughts on the recent development proposed at 449 Stone Church Road West.

I have been at 445 Stone Church Road West since 2010, and bought my unit based on the layout as well as the secluded like rear yard. The tall pine trees, taller than our three story condo units, made it feel like a wooded area that you could relax by lounging or BBQ with friends.

The proposed development that might be built will make it, no longer seem that way due to all the tall pine trees will be cut down to make way for a brick wall and tall windows. This development will be higher than the condo unit I reside in now and all the units in the neighborhood.

I did not imagine when I purchase the condo unit I would see a tall building in my yard with so much density.

All I will see, is a brick wall and very tall windows for people to look directly inside of my unit and the units on each side of mine!

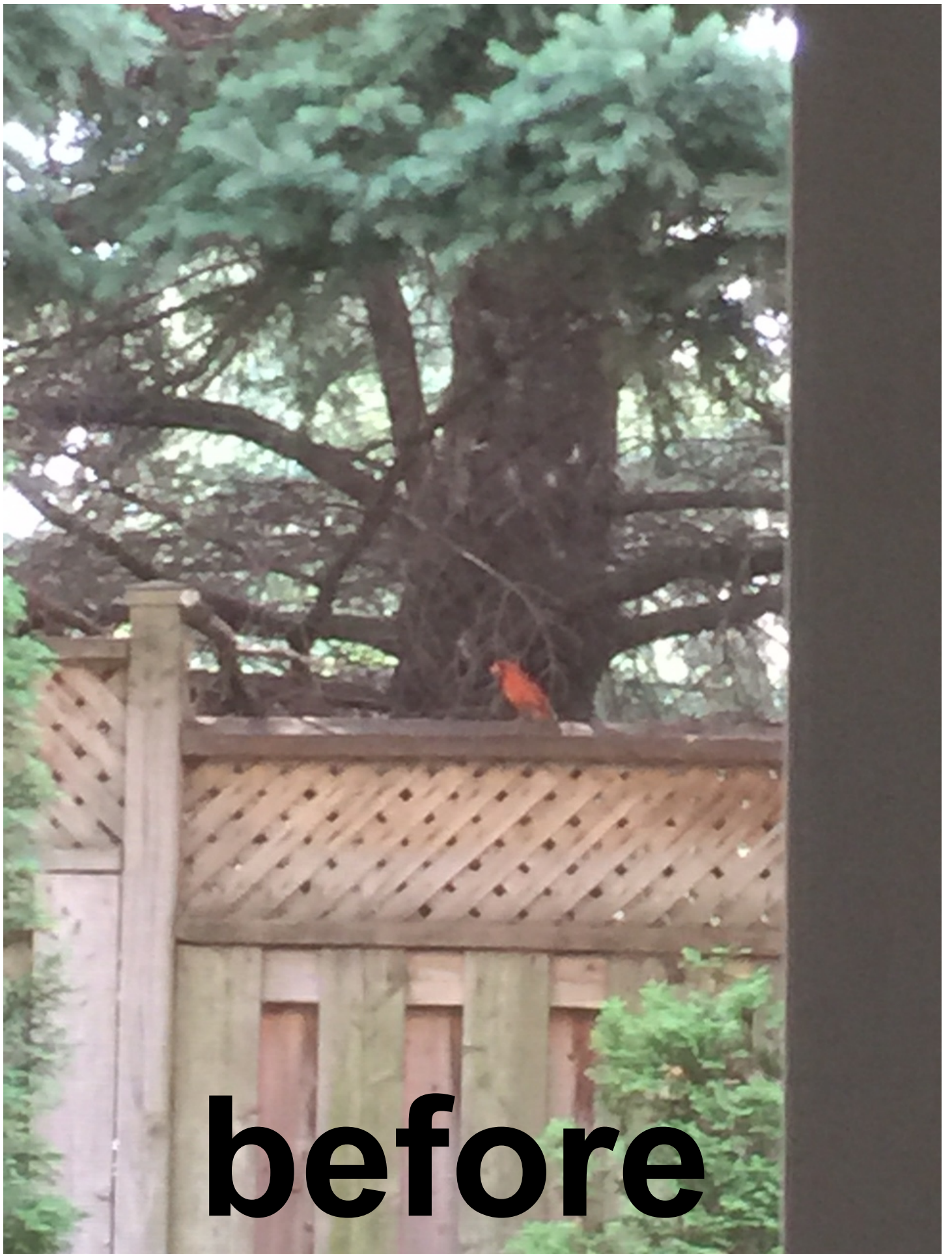
The building is far higher than the condo unit that I live in now adding the roof top patio, which will overlook my backyard and invade my privacy.

In Conclusion, I bought my home based on the zoning Bylaw Regulations that restricted the height and density of this neighborhood.

I feel that this development would directly affect my lifestyle.

I am not opposed to progress and/or development, but, I feel this is beyond acceptable.

Perhaps a scaled down version would be more appropriate for this site in our neighborhood.



before



after



What we will see and this allows them to look right into the living room in our units



before



What we will see and this allows them to look right into the bedroom in our units



after



E.3.5.9

A) Development shall be integrated with other lands in the Neighborhoods designation with respect to density, design and physical and functional? I do not see that here? It looks like someone drop a square around a bunch of circles!

B) Development shall be comprised of sites of suitable size and provide adequate landscaping, amenity features, on-site parking and buffering if required. The height, massing, and arrangement of buildings and structures shall be compatible with existing and future uses in the surrounding area? High then any other property around,

B.2.4.1.4

d) The compatible integration of the development with the surrounding area in terms of use, form and character.

Failed all the above

I did not imagine when I purchase the condo unit I would see a tall building in my yard with so much density, (B.2.4.2.2) but a house or two townhouses with a backyard and family, at most behind me, so if this development needs to be built I like to see it knock down TEN FEET and they can accomplish this by reducing the 12 units to 8 units and enlarging the SQFT of each unit.

Flooding in yards now



Disputed Tree

I would also point out that one of the trees you will try to take down is on the condo property and we will not agree to taken down.

ROOTS



The trees will be replaced but I am sure they will not be as high or have lots of density on them. It would be nice to have the tall pine trees remain where they are, since so close to property line, but if that can not be accomplished, then we will ask to have all roots removed from the yards that are sticking above the ground and regrading of the pulled up roots on the condo corporation property, that have been made by

the trees they will cut down and paid by the builder/owner of 449 Stone Church Road West.

Also I understand the fence is coming down in our yards, If this happens we will require that the new fence will have to be built the same, but be more private, not semi private as is now and paid also by the builder/owner 449 Stone Church Road West.

With the fence down, we need to also know how they plan to protect all the BBQ and patio furniture that are in the yards of the condo units from being stolen and/or damage.