

April 30, 2015.

CPC2015-036
Attachment 3
Letter 1

To whom it may concern:

This letter is in regards to the redevelopment and rezoning of 2104 Richmond Road Southwest (Plan 8997 GC Block 11, Lot 10). My home of forty-three years is situated to the immediate south of this property.

I strongly oppose the proposed development on this lot. Five years ago, we landscaped our backyard, putting in a patio and a deck. Our yard was to be "our piece of heaven on earth" where we could enjoy our retirement. A building of this size will have several south-facing windows, all of which will look directly into/over my yard. I will have no privacy at all. My entire yard will be clearly visible from numerous windows in several different residences. To me, this seems very unfair and an invasion of my privacy.

There are several other factors that need to be considered as well. They are valid concerns and need to be considered in the decision.

On-street parking is already problematic. Numerous homes in the neighbourhood park "extra" vehicles off their property and there are only limited available spots as it is.

(2)

With a complex as large as the one proposed, the area will lose several on-street parking spots because of driveways and gain the need for more on-street parking at times. With less availability, parking in our area will be more difficult for everyone and cause more congestion.

Our back lane is very narrow, unpaved and well-used. It is often used by residents in the area to cut from 21 Avenue S.W. to 20 Avenue in order to access Richmond Road more easily. As well, it provides access to garages and parking areas of the adjacent homes. It really isn't meant for more traffic than it already has.

Over the years, the infrastructure in our community has had its usage almost doubled. More and more redevelopment has led to two homes instead of one on most of the lots. For the most part over the sixty years, the infrastructure has remained the same and is now expected to handle twice as much as when it was put in.

Lastly, our property has always been designated R-2. When I decide to re-locate a semi-detached dwelling will no doubt replace the present bungalow. This new building will block sunlight/natural light

(3)

from most of the south-facing windows of the proposed development and the people will be looking out at a wall.

I do not oppose the redevelopment of this property but a structure of this magnitude is not suitable for our community. Richmond-Knob Hill is family oriented and a building such as this would be out of place. Could the zoning rules be relaxed on this property to allow a semi-detached dwelling to be built instead? This type of building would be more suitable to our neighbourhood and would be more neighbour friendly to me.

Thank you for your time and I hope you will consider all my concerns and objections on this matter.

Sincerely,

Patricia Andrews

2108 Richmond Road S.W.