

Barb Puddifant

From: Andrew Brydon <[REDACTED]>
Sent: Sunday, August 7, 2022 9:39 PM
To: Barb Puddifant
Subject: [External] Canoe Beach Drive Development DP-444

To whom it may concern,

My name is Andrew Brydon and I am the owner and occupant of [REDACTED] [REDACTED] Ave NE in Canoe. My house is right on the south side of the field that is being proposed for development.

While I understand the need for more housing and generally agree that developing this lot is a good idea, I have some concerns that I would like to bring up.

As someone who is directly affected by the property next door, I am concerned about Unit Type 4 which is proposed to be built along the south side of the field bordering my property.

I feel that Unit Type 4, as a 3-storey building, is very tall and bulky to be right next door. As I can see from the plans, there will be 6 large windows looking south and directly into my backyard, along with everyone else along the south side of the lot. I feel this will significantly reduce the privacy that we currently enjoy, reducing our quality of life. The 3-storey Unit Type 4 is clearly designed to get the most of the view of the lake. It will completely ruin the view for everyone behind them. It's clear from the plans that the developer has the view in mind and has no issues with taking it all for themselves. I find this in particular to be a slap in the face of the current residents and everything they have come to enjoy about our community. I am also concerned about the heat that a wall of houses will create, taking in all that southern exposure sunlight all summer long, reflecting it directly onto our living space. The breeze off the lake will also be compromised, further reducing the quality of life we have been accustomed to.

I understand that developing this lot is a good thing and I am hoping to come to a compromise that works for everyone. I can propose a few ideas to consider.

Firstly, use Unit Type 1 instead of Unit Type 4. I understand this is the least likely outcome but would work the best for the people currently bordering the lot. This will take care of all the issues that are most concerning such as the height / bulk of the building, view blocking, privacy issues, heat reflection and loss of airflow.

Second, if we cannot change the building, I propose to build a new fence between the properties on the south side of the lot. A good quality, tall fence (9ft tall, not chain-link) would certainly help with the privacy issues. Also planting trees along the back fence would reduce the heat reflection and help to solve the privacy issues such a tall building with south facing windows would create. I understand that the breeze would still be affected and the view would be lost to most, but this would be the easiest and most fair compromise to both current residents and the developer in my opinion.

Again, I think the design is good and I am happy to see the lot being developed. I just really need to see some compromise between the bordering lot owners and the developers with regards to the above stated concerns. It would be heart-breaking to have my concerns ignored when I've been living at this location for the last 11 years.

Thank you for the consideration, I hope to hear back from you soon.

Andrew Brydon

Owner and Occupant, [REDACTED] NE, Canoe BC