

My name is Kim Scranton. My husband, Andrew, and I own 2650 30th Ave NE. The property up for rezoning (2710 30th Ave NE) borders our property on our east and south sides. The proposed subdivision will increase the neighbouring residential lots that directly border our property from 1 to 4.25 (3.25 lots on the east side and 1 on the south side). We understand that this public hearing is for the rezoning of the property from R1 to R8 and not the subdivision of the property itself. It is frustrating and disconcerting, for not only us but our neighbours, that the number of lots and design of the subdivision is not up for public hearing/input as it will have a significant impact on our property and the neighbourhood. The concerns we have are as follows:

- 1) **Character of the neighbourhood:** We originally bought in this neighbourhood over 12 years ago because of the larger lots and space/privacy between houses. Though a larger house in one of the newer subdivisions might suit our growing family better than our small house, we have consistently decided to stay in our current location because we value the space and privacy that the larger lots provide. When our neighbours to the west of us rezoned from R1 to R8, we did not bring any concerns to council as adding a carriage house to a 1 acre lot, in our opinion, fits in with the character of the neighbourhood and is of considerable less impact than subdividing 8 lots (with a potential 16 units with rezoning), from a 1.5 acre parcel of land.
- 2) **Privacy:**
 - a) **Number of neighbours:**

As stated above, this development will increase the number of neighbours on the 1.5 acre parcel of land from one household to a possible 16 households. This affects not only the privacy but the noise and traffic levels of the neighbouring properties.
 - b) **Property line**
 - a. **Fencing** – Currently, our east and south property lines have post and wire fencing. We are concerned that with 4.25 new neighbouring lots, we will have neighbours who have varying opinions/styles and we potentially will have 4.25 different types of fencing bordering our property. When we approached the developer about his plans for fencing, a relatively vague answer of ‘working with us in the future’ was provided. Though we understand that there are many unknowns in the early stages of the development process, we are asking that it be a requirement of the development to have consistent fencing around the properties at the developer’s expense.
 - b. **Trees** – There are many trees and brush that appear to be directly on the property lines. These trees/brush offer privacy and shade and we are concerned that much of this will be taken down in the process of the development and in turn, affecting the privacy and shade of our property.
 - c. **Retaining wall** – there is a retaining wall on the east side of our property/driveway that retains the land of the property being discussed. We are unsure if the wall is directly on the property line or on their property. We are concerned that the grading and excavation of the development will affect the integrity of the retaining wall.
- 3) **Traffic**
 - a) **Safety** – increasing the residential units from 1 to a possible 16 will significantly increase the local traffic. There is limited street lighting along 30th Ave and currently, no sidewalks. With

the increased traffic, limited lighting and lack of sidewalks, we are concerned for the safety of the neighbourhood children who are often biking or walking along the sides of 30th Ave.

- b) **Parking** – increasing from one to a potential 16 units would conceivably increase the number of vehicles to 32 vehicles needing parking spaces. We understand that no parking will be allowed on the proposed new roadway on the east side of the development. Even with the requirement of 3 spaces per R8 zoned lot, overflow and visitor parking will end up on 30th Ave. Again, with the limited lighting and lack of sidewalks, overflow parking onto 30th Ave poses a safety risk.
- 4) **Property Value** – The larger lots and rural, peaceful setting is what draws many people to want to buy property in this neighbourhood. By subdividing this 1.5 acre parcel into 8 lots with 16 potential units, it changes the character and desirability of the neighbourhood and will have a negative impact on our property value. Though it may be debatable how much our property value goes down in dollars, it will certainly lose its appeal to what we value most, which is privacy and peacefulness.

In the Conceptual Road Pre-plan (appendix 8 of the online document), the lot under discussion today is subdivided into 3 lots (roughly 0.5 acre each). Even though when this plan was developed it was just conceptual, it at least kept in mind the character of the larger lots in the area. We respectfully ask that this proposed development be reconsidered and redesigned with larger lots to be more in keeping with the general character of the neighbourhood and minimize the impact to surrounding properties for safety, privacy and property values. If the proposed subdivision and rezoning is approved, we are strongly considering listing our property as the area will have lost its appeal to us.

We had approached the developers previously about whether they were interested in our property to develop as part of their subdivision. We thought that perhaps the acquisition of our property by the developers would make for a better design of the subdivision and a better placement of the roadway and in turn, have less of an impact on our neighbours. They were, however, not interested at that time.