

1302 Finlayson – Amendment Bylaw (no1224) no. 20-051 - Written comment to Council

From Andrew Clough – 1230 Finlayson st. Across Highview st.

I am opposed to this development. The proposed development will take away our significant view of Highview park and the greenspace. The proposed site of the R1-S2 lot has direct effect on Highview park. It changes the sightlines and feel of the park and adjoining the north side of Highview park the shadowing from this structure will affect the park and Gary Oak trees whose limbs overhang where the new development would be located. A noticeable rocky outcropping can be seen in the grass at the proposed development and obvious blasting will have to take place for the intended 3 level structure. The adjoining Highview park has numerous large rocky outcropping beside the property line. I also feel by splitting this currently exclusively business/residential zoned property who's taking advantage of having a business zoned property that can touch right up to Finlayson street it will look very out of place as there are no small lots in the vicinity. As well it will look cramped placed up to a natural space designed to create openness in the neighborhood. I feel it will reduce safety within the park by reducing the openness of it and sight lines from the street. I'm confused in an already small lot setting where buildings are squeezed into small spaces that there would be an allowance for increased site coverage and reducing setbacks in an area where no other lots are like this. I feel it does not fit into the streetscape of set back houses and properties that adjoin it and the surrounding community. I believe this house butted up to an existing park will appear disruptive and visually upsetting.

Pamela Martin

From: Braden Hutchins [REDACTED]
Sent: July 9, 2020 1:25 PM
To: Public Hearings
Subject: Written Submission - 1302 Finlayson Street: Zoning Regulation Bylaw, Amendment Bylaw (No. 1224) No. 20-051 and DVP

Good afternoon -

We are writing to express our support for Paul and Martha's application for a zoning bylaw amendment and development variance permit in order to subdivide and construct a new single family dwelling to the north of the existing building.

We reside a few doors down on Highview Street and were grateful when Paul and Martha purchased 1302 Finlayson Street. Not only have they breathed new life into the commercial storefront with their business (The English Cabinet Maker), they are now taking steps to revitalize and improve their property as well.

The location of the proposed small lot as well as the proposed variances will work well, as there are no other driveways fronting that side/portion of Highview Street and as the rear portion of 1302 Finlayson Street borders the City's Highview Park.

Moreover, and while I know this isn't considered as part of a land use decision, if the single family home that Paul and Martha construct on the new small lot is anything like the furniture that they produce, it will be beautiful and a great addition to the neighbourhood.

On behalf of my family, we fully support this application rezoning application and development variance permit.

Sincerely,
Braden Hutchins
3136 Highview Street