

October 5, 2017

Lisa Helps, Mayor
City Council Members

Re: Development Project at 2695 Capital Heights

I, Robert Tornack, resident property owner on Mt Stephen Avenue, strongly oppose the installation of a sidewalk at 2695 Capital Heights. The proposed sidewalk as required by the City Engineering and City Planning Departments is a sidewalk to nowhere, a piecemeal approach that will destroy the current ambience and interconnectedness of “Our Neighbourhood-Oaklands Rise”. Walkability is not a factor of sidewalks, but of context. Please respect our context.

I and the members of “Our Neighbourhood-Oaklands Rise” do not oppose Mr. Cam Brown’s proposed construction of a second house on the 2695 Capital Heights property. Mr. Brown is a member of “Our Neighbourhood-Oaklands Rise” and has engaged in dialogue with his neighbours, attended two Land Use meetings hosted by the Oakland Community Association, participated in meetings with his neighbours and is working in partnership with his neighbours in designing an ecological alternative to a concrete, non-environmentally friendly sidewalk.

“Our Neighbourhood-Oaklands Rise” have been informed that a member of the City Engineering Department stated the neighbourhood was canvassed and all support the installation of a sidewalk at 2695 Capital Heights. ***THIS is NOT TRUE - I repeat THIS is NOT TRUE.***

To date, 69 propriety owners, residents, taxpayers, and voters in “Our Neighbourhood-Oaklands Rise”, have signed a petition opposing the installation of a concrete sidewalk at 2695 Capital Heights. Not one of these individuals who signed the petition was canvassed by the City Engineering or Planning Departments in living memory. And the no-sidewalk agreement with the City made by this neighbourhood decades ago is ignored.

To add further insult and disrespect, members of “Our Neighbourhood-Oaklands Rise” have been informed, that a representative from the City Engineering Department stated “***we will not be dictated to by a group of residents***”.

It’s “Our Neighbourhood-Oaklands Rise” not the City Engineering or Planning Departments neighbourhood. Surely, Big Brother does not know what is best for “Our Neighbourhood-Oaklands Rise”.

I and members of “Our Neighbourhood-Oaklands Rise” request you the Mayor and City Councillors to:

1. Stop the City’s Engineering Department need to install a concrete sidewalk at 2695 Capital Heights.

2. Permit time for members of “Our Neighbourhood-Oaklands Rise” to develop an ecological people priority alternative to a concrete sidewalk at 2695 Capital Heights.
3. Permit time for members of “Our Neighbourhood-Oaklands Rise” to work with the Oaklands Community Association to embed the City’s 2003 Greenway Plan concepts to ensure the current and future resiliency of “Our Neighbourhood-Oaklands Rise”.
4. Permit time for members of “Our Neighbourhood-Oaklands Rise” to work with the Oaklands Community Association to develop the Oaklands Community Plan which will determine the future needs and requirements to guide planning activities over the next twenty to thirty years.
5. Instruct the City Engineering and Planning Departments to work in a collaborative partnership with the residents in “Our Neighbourhood-Oaklands Rise”.
6. Demonstrate respect for what the members of “Our Neighbourhood-Oaklands Rise” want to ensure our Gary Oak canopy, green spaces, culturally and aged diverse neighbours, the walkability and concrete sidewalk free neighbourhood.

Please do not hesitate to connect with me should have questions or seek further clarification .
I can be contacted by mobile at [REDACTED]

Respectfully submitted,
Robert Tornack
Property Owner, Taxpayer and Voter
Our Neighbourhood - Oaklands Rise Living Streets Group

Lucas De Amaral

From: Barbara Middleton [REDACTED]
Sent: Wednesday, October 04, 2017 6:36 PM
To: Victoria Mayor and Council
Subject: 2695 Capital Heights rezoning requirements

I live at [REDACTED], beside the property (2695 Capital Heights) that is on the October 12th Public Hearing agenda. I am opposed to the sidewalk which the City has declared to be requisite for this development to proceed. Kings Road is a quiet rural-feeling neighbourhood, and putting a section of concrete along a small section of the street would serve no useful purpose, while possibly damaging the two large Gary oak trees on the edge of the road. I would prefer that other options be considered, in collaboration with the residents in the area affected.

Thank you,
Barbara Middleton
[REDACTED]

Lucas De Amaral

From: [REDACTED]
Sent: Thursday, October 05, 2017 8:59 PM
To: Victoria Mayor and Council
Subject: 2695 Capital Heights & Kin Street Greenway

Dear Mayor Helps and Councillors,

I write as a concerned citizen, living in the "upper Oaklands" area. In particular, my concern is that you are about to mandate the construction of a sidewalk in front of the proposed development at 2695 Capital Heights. A one-block sidewalk would be unsafe and unsightly, especially in light of the broader vision for a greenway.

Wouldn't it be better to give us time to form a greenway plan that takes into consideration the "bigger picture"? As a dog owner, child-minder, senior caregiver, runner, biker and daily after-dinner walker with my husband, I can tell you that drivers on our streets without sidewalks (especially on "upper" Kings, between Fernwood and Cook) seem to drive slower and more mindfully than they do when we're walking on streets with sidewalks. It's as if they seem know they have to keep an eye out for us. In fact, my husband and I bought on Mt. Stephen because it didn't have sidewalks--and that, according to longtime residents, there never would be as a result of the vote they participated in years ago.

It seems to me that the construction of a "piecemeal sidewalk" in front of 2695 Capital Heights will effectively deny us the opportunity to create something more, something of vision, something lasting, in our very special neighbourhood. Please don't proceed with the construction of this sidewalk until a more comprehensive plan can be put into place.

Sincerely,

Connie Mitchell

Hon. Lisa Helps, Mayor
Council Members, City of Victoria
#1 Centennial Square, Victoria, B.C.

2017 October 7

Dear Mayor and Council:

I write in support of the development project at 2695 Capital Heights *and in strong opposition to the requirement for a sidewalk to be imposed on the Kings Road frontage of that property.*

Further, I write to ask Council to instruct staff to:

1. amend the City of Victoria Greenway Plan to extend the Kings Road Greenway to Cook Street so that a greenway is defined from from Cook Street to Oaklands Park along Kings Road;
2. amend the 2008 Master Pedestrian Plan to remove priority status for imposition of sidewalks within the locally termed Oaklands Rise area (see point #3) and recognize the models in place world-wide for alternative, shared street spaces;
3. establish a moratorium on sidewalks in the currently sidewalk-free zone bounded by Capital Heights along Kings Road to Oaklands Park; Mt. Stephen Avenue from Haultain to Mt. Stephen Park; Acton Street; and the west side of Cedar Hill Road from Acton Street to Kings Road (locally designated as the Oaklands Rise area) including the topic property;
4. engage sensitivity training so that taxpayers are never again told they will not be dictated to by the people who pay their salaries.

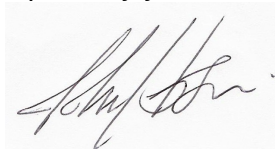
Council has shown leadership in some aspects of building Victoria's lived environment, particularly downtown. But City Hall clearly has difficulty in recognizing needs and rights of residents and owners who exemplify facets of Victoria's diverse neighbourhoods. Your plans already recognize the underlying concepts, but the language is limiting, and limits staff who might otherwise be invigorated by citizen engagement, instead of trying to work around it.

I ask you, one and all, to stay true to your espoused value of citizen engagement and beyond mere "outreach" to actual collaboration. *Worry less about compliance and more about whether the policies you enforce deliver the outcomes you say you want. Amend as needed.*

Sidewalks are not the only route to walkable neighbourhoods. Our own stands as proof.

Please give time to the neighbourhood to create a gift to future generations as Victoria faces inevitable growth. Stop the imposition of a sidewalk at the 2695 Capital Heights development.

Respectfully yours,



John James O'Brien
Resident/owner, Oaklands Rise

Pamela Martin

From: Robert Tornack <rtornack@oakdenoaks.ca>
Sent: Saturday, October 07, 2017 10:31 PM
To: Victoria Mayor and Council; Public Hearings
Cc: oaklandsrise@gmail.com
Subject: Opposition to Sidewalk Installation at 2695 Capital Heights
Attachments: Letter-petition-submission-v4.pdf; Oaklands Rise Heritage Preserve-v4.pdf

Hon. Lisa Helps, Mayor City of Victoria
City Councillors
Steve Hutchinson, Engineering Department
Michael Angrove, Planning Department
Victoria BC V8W 1P6

RE: Opposition to Sidewalk Installation at 2695 Capital Heights

I, Robert Tornack, resident on Mt. Stephen Avenue, strongly oppose the installation of a sidewalk at 2695 Capital Heights. The proposed sidewalk as required by the City Engineering and City Planning Departments is a sidewalk to nowhere, a piecemeal approach that will destroy the current ambience and walkability of "Our Neighbourhood-Oaklands Rise".

Please find two attached documents for your review:

1. Letter addressed to Mr. Steve Hutchison and Mr. Michael Angrove dated September 26, 2017
2. Our Neighbourhood - Oaklands Rise Living Streets Group's conceptual overview

An updated petition with 70 signatories of property owners and residents adjacent to 2695 Capital Heights will be presented at the October 12 Public Forum.

Kind regards

Robert Tornack
Property Owner, Taxpayer and Voter
Our Neighbourhood - Oaklands Rise Living Streets Group
Cell: 750-813-7738

Mr. Steve Hutchinson, Engineering Department
Mr. Michael Angrove, Planning Department
City Hall, #1 Centennial Square
Victoria, BC V8W 1P6

2017 September 26

Dear Sirs:

Please accept the attached petition to oppose installation of a sidewalk at 2695 Capital Heights, Victoria. This submission complements that made to Councillor Alto, Council Representative to Oaklands, last week.

The now 63 signatories are owners and residents adjacent, opposite and in proximity to the topic development. We support the small lot project in general, and petition that the installation of a sidewalk, typical of such developments, not be required in consideration of and to avoid conflict with a neighbourhood plan under development. We understand that a sidewalk right-of-way may be required of the developer pending acceptance of the broader neighbour-led initiative now underway.

In effect, the petition serves as notice of neighbourhood intent to contribute a proposal for incorporation into the upcoming Oaklands Neighbourhood Community Plan (ONCP, 2019). The now evolving concept protects the currently "less urban" streets of Oaklands, generally Oaklands Rise and the Kings Road Greenway, and establishes a "green heart" in the centre of Victoria, a concept strongly supported by developer Cam Brown.

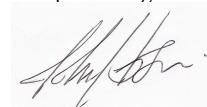
Conceptually, we seek to shift perceived ownership of the street from vehicles to pedestrians in a shared space model that is established internationally and well suited to our specific residential area.

Arising specific to the topic property, conscious that the installation of a sidewalk is part of the incremental imposition of urban markers within our "less urban" area, the petition indicates popular support for a moratorium on sidewalk construction on currently sidewalk-free streets in Oaklands while the community works to define the proposal for inclusion in the ONCP through collaboration with community members, Oaklands Neighbourhood Association, City of Victoria, Butterflyway Project and similar initiatives that inform, promote and ultimately improve quality of life in the Capital City.

Thank you for receiving this petition. We request a moratorium on all new sidewalk installation in the area. We ask that you amend your recommendation at the coming public hearing on the topic development accordingly.

We look forward to collaboration in the development of the Oaklands Rise - Living Streets concept.

Respectfully,



John James O'Brien, MA(LT), CRM
for Listed Petitioners of the Oaklands Rise - Living Streets group
PO Box 5418, Victoria, B.C. V8R 6S4

encl. Petition; introduction to the living streets/shared space concept
cc Marianne Alto, Councillor, City of Victoria
Petitioners, Owners & Residents, Oaklands and Mr. Cam Brown, neighbour
Dave Driedger, President, Oaklands Community Association Board of Directors
David Angus, Chair, Oaklands Community Association Land Use Committee
Petitioners, Owners & Residents, Oaklands

OAKLANDS RISE - LIVING STREETS



Slowing traffic with beauty:
cut-outs, lit from within.

Design themes celebrate
neighbourhood character:
butterfly-ways & gardens,
birds, bees, dragonflies,
butterflies, grasses, more!

Smack in the middle of
intersections...cars MUST
slow down & navigate
shared space: just like we all
do in a passageway.

Variations on this vertical
element continue to evolve:
artefact pillars can hold
historical and botanical
references and other ideas
that are meaningful to the
neighbourhood.

A Community Shared Space Initiative

Prepared for:

September 16, 2017 Version 1: Title page/cover sheet to prompt discussion and exchanging of interests, concerns, action planning

September 26, 2017 Version 2: Concept summary for presentation at the Oaklands Land Use Committee meeting

Oaklands Rise - Living Streets is adapted from a model proven in Europe and now in Winnipeg, Toronto and Halifax in various forms.

WHERE THE STREET IS COMMUNITY

Overview

- Neighbours are concerned about losing the unique ambiance of the Oaklands Rise neighbourhood as a result of the “urbanisation” of the street scape.
- Conscious of the inevitable increase in Victoria’s density, the neighbourhood seeks to establish an area concept that preserves character, ensures safety, and fosters community engagement—*before the opportunity is lost to incremental development and urbanisation*.
- Community members:
 - see value in drawing upon existing work, such as the City of Victoria Greenway Plan, in our introduction of a model suitable to our unique area;
 - want to save our neighbourhood, retain and build upon elements that make the community so successful;
 - view specific residential streets as a pedestrian owned space, shared with bikes, skateboards and motor vehicles, etc.
- Our streets are integral to neighbourhood engagement, multi-generational socialization, fitness, gardening, play and overall community wellness.
- Our streets connect us to transportation, but their purpose in residential neighbourhoods goes well beyond transportation.

Petition

- The attached petition to oppose installation of a sidewalk at 2695 Capital Heights is signed by (now) 63 owners and residents adjacent and in proximity to the development. It requests a halt to the planned imposition of a sidewalk as part of the topic development and asks the City to require the developer to work with the community on the development of plantings and boulevard enhancement.
- As such, the petition seeks to incorporate the topic development into a larger concept that preserves the special character of the neighbourhood.
- With this in mind, a copy was submitted in person to Councillor Marianne Alto, Council Representative to Oaklands, on September 20, 2017 and to City Staff at the Oaklands Land Use Committee meeting held on September 26, 2017 with request to revise recommendation to Council scheduled for October 12, 2017 on the topic property.
- The petition demonstrates neighbourhood support for the September 26 request to representatives of the Planning and Engineering Departments for a moratorium on sidewalk construction while the community works on development of the larger concept in collaboration with the Oaklands Neighbourhood Association, the City of Victoria, and various initiatives such as the Butterflyway Project¹ to promote and improve quality of life in the Capital City.

¹ David Suzuki Foundation <https://homegrown.projexity.com/>

EARLY VISION OF THE OAKLANDS RISE - LIVING STREETS CONCEPT

Rationale

Densification in Victoria continues at an increasing pace. Aware that the almost rural ambiance of the Oaklands Rise and Kings Road Greenway holds value as urban heritage, a citizen's group has formed with intent to preserve the very special character of the neighbourhood.

The goal is to retain a “less urban” space, a green, community-oriented oxygenating heart in the centre of Victoria. The work is timely in light of the coming Oaklands contribution to the Official Community Plan.

Building upon the City of Victoria Greenway Plan that introduces a form of “shared street”, the Oaklands Rise - Living Streets group will propose a model building upon the concepts of traffic engineer Hans Monderman whose work in the Netherlands has grounded a multi-national expansion of the initial concept. Observable in our own streets and supported in the literature, “a motorist is less likely to collide with a person walking and bicycling if more people walk or bicycle. Policies that increase the numbers of people walking and bicycling appear to be an effective route to improving the safety of people walking and bicycling.”²

Adapted to the unique needs of Oaklands, our concept shifts the paradigm from a car-centric transportation link focus to a person-centric community-connector focus.

Area

- Kings Road from Cook Street to Oaklands Park, a shared space corridor leading to and from the community gardens now in planning
- Mt. Stephen Avenue from Haultain Street to Ryan at Mt. Stephen Park
- Action Street from Mt. Stephen Avenue to Cedar Hill Road
- Cedar Hill Road West between Acton Street and Kings Road



² Jacobsen, 2003. Safety in numbers: more walkers and bicyclists, safer walking and bicycling. Injury Prevention 2003; 9 205-209

Neighbourhood Support

- At the time of writing, 63 owners and residents in the proposed area have signed the petition against installation of a sidewalk on Kings Road frontage at 2695 Capital Heights and have indicated support for development of the living streets/shared space model as a means to achieve our shared goal.
- As the concept evolves, there will be additional outreach to ensure that all households in the topic area have opportunity to express views and give shape to the way forward.
- At a neighbourhood meeting on September 16, participants were asked why the issue has importance and to share perspectives with each other. Key objectives are summarized below.
 - ✓ Preserve the vibrant character of the neighbourhood
 - ✓ Preserve the peacefulness and beauty of the neighbourhood
 - ✓ Preserve the neighbourly-ness
 - ✓ Preserve the Gary oak canopy and green spaces
 - ✓ Preserve the rural like feeling
 - ✓ Ensure safety
 - ✓ Slow vehicle speed
 - ✓ Recognize and honour the history of the neighbourhood and community
 - ✓ Introduce art into the neighbourhood and community
 - ✓ Explore alternatives to car-centric urbanisation of the neighbourhood and community



Additional considerations

- Potential to reduce speed on Fernwood Hill between Kings Road and Haultain, as well as on Cedar Hill Road between the junction with Fernwood Street to Haultain Street was noted. It is observed that the Living Streets concept traverses both Fernwood Street and Cedar Hill Road, effectively causing a “break” in traffic that can be both effective and less invasive than flashing speed signs and similar propositions.
- Drivers confronting increasing bicycle use on Haultain Street are using sections of Kings Road as an alternative to the frequently clogged Bay Street artery, particularly around shift change at Royal Jubilee Hospital. Some see value in adopting the Living Streets model to reduce the attractiveness of Kings Road as a transportation route while establishing a shared space promenade to/from the Oaklands Community Garden now in planning.
- Next steps involve identifying complementary initiatives, shaping the community team and establishing process for communications and collaboration.

Pamela Martin

From: John James O'Brien <johnnbrien@rimsstrategies.com>
Sent: Sunday, October 08, 2017 10:06 AM
To: Public Hearings; Victoria Mayor and Council
Cc: Rise Oaklands
Subject: Attached correspondence in opposition to a sidewalk at 2695 Capital Heights
Attachments: Oct 7 Letter to Mayor & City Hall.pdf

Dear Mayor and council, and staff:

Kindly include the attached letter in your consideration of citizen input on the topic development. I stress that the developer has been exemplary in conduct and, as a current neighbour, supports the opposition to a sidewalk on the Kings Road frontage as indicated in the 67-signatory petition as submitted to Engineering and Planning departments on September 26 at the Land Use Committee meeting.

For your information, neighbours returning from holidays are continuing to express interest in this issue and our conundrum is whether to continue to add to the petition or simply to engage a group of now 70 and still growing.

Someone from the group, if not I, will keep you posted. A further frustration is that we feel that a wonderful community engagement opportunity may slip between the cracks of policy relative to a single property and a larger concept to be incorporated into a community planning process.

Frequently heard in any number of cities is the wistful, "that's gone now...progress, I guess", when it is not progress that is achieved, but a heritage lost.

Please do not let this happen to Oaklands. Use your discretionary authority.

The ask is simple. Give us time. Please respond positively to what is a unique opportunity for the City.

Kind regards,

John James O'Brien
Resident/owner 2708 Mt. Stephen Ave.
Victoria, BC
V8T 3L8

Hon. Lisa Helps, Mayor
Council Members, City of Victoria
#1 Centennial Square, Victoria, B.C.

2017 October 7

Dear Mayor and Council:

I write in support of the development project at 2695 Capital Heights *and in strong opposition to the requirement for a sidewalk to be imposed on the Kings Road frontage of that property.*

Further, I write to ask Council to instruct staff to:

1. amend the City of Victoria Greenway Plan to extend the Kings Road Greenway to Cook Street so that a greenway is defined from from Cook Street to Oaklands Park along Kings Road;
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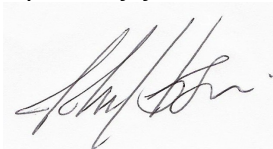
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Sidewalks are not the only route to walkable neighbourhoods. Our own stands as proof.

Please give time to the neighbourhood to create a gift to future generations as Victoria faces inevitable growth. Stop the imposition of a sidewalk at the 2695 Capital Heights development.

Respectfully yours,



John James O'Brien
Resident/owner, Oaklands Rise

Lacey Maxwell

From: MADELINE BAKKER <[REDACTED]>
Sent: October 8, 2017 11:06 AM
To: Victoria Mayor and Council
Cc: Public Hearings
Subject: Sidewalk Installation at 2695 Capital Heights

Dear Mayor Helps and City Councillors,

I am writing to convey my concern about the proposed sidewalk installation at the building site of 2695 Capital Heights in Oaklands. I was told that people in our neighbourhood had been consulted and were "on board" with sidewalks being put in, but I can find no one who was asked. I certainly was not approached by the city to find out my views.

If this plan were to go through it would really change our neighbourhood and I am strongly urging you to stop the plan at this point in order to get all of our input on this issue. We will be coming to the meeting on Oct. 12th to voice our concerns.

Thank you,
Madeline Bakker
2703 Mt. Stephen Avenue

Lacey Maxwell

From: Pat Piotrowicz <[REDACTED]>
Sent: October 9, 2017 5:51 PM
To: Victoria Mayor and Council
Subject: Petition to oppose installation of a sidewalk at 2695 Capital Heights, Victoria.

Importance: High

Hon. Lisa Helps, Mayor City of Victoria
City Councillors
Steve Hutchinson, Engineering Department
Michael Angrove, Planning Department
Victoria BC V8W 1P6

RE: Opposition to Sidewalk Installation at 2695 Capital Heights

Good day,

(Please remove our email address from any public iteration of this letter)

My husband, Edward Piotrowicz and I, of 1277 Kings Road, strongly oppose the installation of a sidewalk at 2695 Capital Heights. The proposed sidewalk as required by the City Engineering and City Planning Departments is a sidewalk to nowhere, a piecemeal approach that will destroy the current ambience and walkability of our neighbourhood—Oaklands Rise.

Conscious that the installation of a sidewalk is part of the incremental imposition of urban markers within our “less urban” area, we have signed a petition indicating popular support for a moratorium on sidewalk construction on currently sidewalk-free streets in Oaklands while the community works to define the proposal for inclusion in the ONCP through collaboration with community members, Oaklands Neighbourhood Association, City of Victoria, Butterfly-way Project and similar initiatives that inform, promote and ultimately improve quality of life in Victoria.

My husband and I both grew up in the Oaklands vicinity, played in the area and graduated from Victoria High School. In 1993, we bought our home on Kings Road; while we had looked at many other areas in town we were drawn to the Oaklands rise area, the Garry Oaks, the old growth trees and loved how the streets had barely changed since we were kids. In our 24 years of home ownership on Kings Road we have been proud of our neighbourhood’s country feel, created by the dead ends at Cook Street and Oaklands Park and the lack of sidewalks. Many friends and family have commented over the years on how quiet and safe the area feels even though it is only a 20-minute walk to downtown Victoria.

In recent years, we have happily noted the considerable increase in bicycle, pedestrian and dog walking traffic on our street, particularly with the change at the Bishop Cridge property that moved the daycare facility to the Hillside Avenue entrance. Kings Road is not a thoroughfare for vehicle commuters, it is a people and pet-friendly greenway; the traffic going down our road is local and infrequent. We feel strongly that adding sidewalks would be a detriment to the safe and friendly impression of the neighbourhood.

We will be attending the council meeting regarding this issue on October 12, 2017. It is our hope that you will consider our request and abandon the engineering and planning departments requirement of a sidewalk at 2695 Capital Heights, or anywhere along the Kings Road corridor and other similar roads in our beautiful Oaklands community.

Sincerely,

Pat Piotrowicz
1277 Kings Rd
Victoria BC V8T 1X8

Harry Collins

2689 Capital Hts.

Victoria, BC.

V8T 3M1

To The City Of Victoria in response to your letter dated September 29, 2017, **"The City of Victoria is seeking your input on the proposed changes to 2695 Capital Heights:"**

1. In regards to the, "Zoning Regulation Bylaw, Amendment Bylaw (No. 1116) - No. 17-095:"

I, Harry Collins, oppose the rezoning of 2695 Capital Heights from the R-2 Zone, Two Family Dwelling District, to a R1-S2 Zone, Restricted Small Lot (Two Story) District, to permit a new small lot house. I believe that there is not enough space for the proposed dwelling and it would be better for the land to be duplexed as has been done, at present, on twelve other Capital Heights properties.

2. In regards to the, "Development Variance Permit Application"...

I, Harry Collins, oppose the issuing of a Development Variance Permit for 2695 Capital Heights, for the purposes of reducing the rear yard setback from 7.50m to 1.01m for the existing family dwelling. I believe that the proposed dwelling would be too close to the existing dwelling, if this were granted.

3. In regards to the, "Development Permit Application"... I, Harry Collins, oppose the issuing of a Development Variance Permit for 2695 Capital Heights, for the purposes of approving the exterior design and finishes for the small lot house as well as landscaping. The builder has already cut down many existing beautiful trees and shrubs on Capital Heights, including a Eucalyptus which provided a beautiful bouquet and peacefully rustled in soft breezes. He also hacked down a majestic Blue Spruce that had provided shade and beauty for decades.

My experience so far has not been a pleasant one. In regards to the building of a new fence to match his cosmetic changes to the existing dwelling... The fence is inadequate and has in places gaps underneath of one or two feet, or more. My privacy has been compromised as a result. Also, the builder stated that the fence would be

completed in three weeks and it was not completed in months and my property was exposed for a period much longer that the builder had stated.

Yours Sincerely, Harry Collins 2689 Capital Hts.