

Janet Hawkins

From: Frank Kwan [REDACTED]
Sent: Monday, Aug 31, 2015 1:57 PM
To: Public Hearings
Subject: Development Permit Variance Application No. 000388 (80 Saghalie Road)

Hi, we are unable to make the hearing on Thursday September 10, 2015 as we live in Calgary but are OWNERS of 703, 100 Saghalie Road in Victoria.

We are NOT in favour of any of the variances from the Zoning Regulations. This area is primary residential and should remain as such. The increase in commercial space will greatly increase traffic and congestion in the immediate area. This will increase daytime noise levels as well.

When we purchased our property in 2010, there was a master plan that needs to be followed or reduced in building area to create a better residential living area. With the proposed variances, this change the character of the overall development.

As an example, Promontory building height was increased which resulted in a "larger reflective" area for noise to reflect and bounce off resulting in significant increase in noise to our building. We believe that this development should not have been allowed to increase its height. It increase the shadow footprint as well.

Variances Requested

Part 10.42.27 Increase commercial us from 190 sq. meters to 938.4 sq. meters => is unacceptable as its increase is almost 5 fold, this will result in significant increase of traffic, congestion, parking congestion, noise, and make the area more commercial than Residential.

Part 10.42.31 Reduce Open space from 50 % to 45 % => is unacceptable as open space is very desirable for residential area and as development continues in the area, we want to retain the open spaces.

Part 10.42.31 Allow commercial above the first floor => unacceptable as this is a residential area and not commercial.

Part 10.42.34(a) Allow onsite parking rather than enclosed => unacceptable as the building character in the area do not have surface parking on a continuous bases. The surface parking lot will be an eye sore and not be in line with the character of the immediate area.

Schedule C, section C(5) Reducing parking stall => is unacceptable as there is not enough street parking and this will further add to the congestion and create more parking issues.

We believe the rules and bylaws are required to protect existing owners.

Thank you for the opportunity for us to comment. We believe the bylaws and rules should be followed.

Regards,

Frank Kwan

Janet Hawkins

From: john stein [REDACTED]
Sent: Wednesday, Sep 2, 2015 1:41 PM
To: Public Hearings
Subject: Variance for 000388

I am the owner of TH2 at 83 Saghalie rd. This variance change would greatly affect my enjoyment of my residence. I disagree with the variance application for changing the size of the commercial use, reduce the minimum open site , allowing commercial uses on all floors, allow parking to be located on-site rather than being enclosed and reducing the number of parking stalls.

This area is being developed as a residential area. It has two residential towers already and more to be developed. The quietness of the area would be affected by allowing commercial development within a residential area. More traffic would result and the parking that is currently available for limited use out front would be taken up by commercial traffic. I have a large deck that is at street level and the enjoyment of this deck would be adversely affected by more traffic flow and noise.

The reduction of open site would affect the appearance of the area. It currently has a nice park area and the general layout of the future plans should not be allowed to change.

Allowing commercial use on all floors would go against the residential nature of this area, increase traffic to the area and create more noise.

Parking must be sufficient for the residential/commercial use and should be enclosed so it is not unsightly.

As I live next to this variance request area, I strongly disagree with these changes. The development should go ahead as currently planned and that is the basis of why I purchased in this area.

Commercial development is being done in the Roundhouse area and should be limited to that space.

Thank you

John Stein
102-83 Saghalie Rd., Victoria