

(10b)

June 9, 2009
526 Ballantree Place
West Vancouver, B.C.
V7S 1W5

To the Mayor and Council of the District of West Vancouver, B.C.

Re: Notice of proposed development Permit No. 08-038

My husband and I are very much opposed to the subdivision requested by Mr. Ali-Rea Kazemi.

Mr. Kazemi came to our home at approx. 5:30 on Sunday May 31/09 and told me that he was subdividing the property which he owns above our house. He also said that the proposal was going to council the next night (June 1). I asked him if he was building a house and if so, where on the property it would be located. He was very vague and said he had no plans and that he didn't know anything about building - that and didn't know about such things. He did say that Mr. Chapman had not given him any plans yet. I said that Mr. Chapman was a surveyor and not an architect. Again Mr. Kazemi said and knew nothing.

The next morning I went to the city hall and saw the plans for the subdivision. It includes a large 2½ storey house and garage - a driveway which would have to be blasted out of the rock, and a stream diversion. This was all planned and submitted to the engineering department many months before. The meeting was not that night but on June 15/09. All of the neighbours received a notice from the municipality on June 1/09. To my way of thinking, Mr. Kazemi

Our concerns are that the stream which now goes into a catch basin at the top of our driveway is going to be diverted part way down the property and go along the upper side of the new driveway. This is a natural watercourse which is supposedly not allowed to be altered. If it is altered, who decides the size and shape of the alteration and the monitoring of it? The present catch basin was installed years ago as recommended by the city, and paid for by us. This was to control serious flooding on our property and the adjoining property. Will the municipality guarantee that we will not experience flooding again from this revised watercourse? If flooding does occur will the city be liable for any damage?

The houses on Ballantree Place are all over 40 year old wood structures. What effect will the rock blasting have on these buildings? I would think there may be cracks form in the walls or

worse. This could show up many months after the initial blasting.
Aside from
that, I do not want any damage to my home.

Ballantree Place is a 1 block long dead-end street. We live at the end. Everyone on the street has a steep driveway, and during the winter snows we all park our cars on the street. It is quite narrow, and the snow plow has only one place to dump the snow - which is on one side of the turn-around. The new house will be on that side of the turn-around with the probable addition of 2-4 more cars, and another driveway. Where will the snow plow put the snow? It is difficult for the garbage trucks to get down the street and turn around, and they sometimes do not come. With the additional cars how will anyone be able to turn around? What if someone needs an ambulance, or a fire truck, etc. It would be almost impossible to get here, and possibly life-threatening. Because of the altitude, we very often have snow when just 2 blocks below us has rain - so it is not a rare thing to have snow here.

This is a quiet peaceful neighbourhood which will be severely altered by having a very large house which will not fit in with the rest of the street, and will also add more traffic. In talking to the neighbours, they are all happy with the uncrowded, quiet and peaceful neighbourhood. We are the ones who would be living next to the new house, and would no longer have the privacy we have enjoyed for 36 years.

During the time when Mr. Humphries was the Mayor, this same proposal was submitted and rejected by council.

Mr. Kazemi does not live here and his properties since he bought them several years ago. There is a pile of old dry branches on one property along with other garbage. On the other the grass is never cut and is at least 2 feet high right now. The frontage on Ballantree Place is overgrown and a complete mess.

Why should Mr. Kazemi benefit to of everyone else in our neighbourhood? Don't the concerns and wishes of the neighbourhood have any bearing on this project?

You as Council have been elected to look after the community - not one particular individual who does not live here. This one neighbourhood is unanimous in not wanting this development. A petition has already been sent to you opposing this subdivision and development. I trust you will consider our wishes and turn this proposal down.

Thank you.

Yours truly.


Mrs. Dorothy MacLeod
Mr. Don MacLeod