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1610-20-4608

Regarding 6520 & 6540 Marine Drive proposed 3 lots (the following correspondence was received after the public hearing closed and could not be distributed until after bylaw adoption which occurred on July 27).

- July 5, 2009
- July 6, 2009
- July 6, 2009
- July 5, 2009

1610-20-4608

( )  
**From:**  
**Sent:** July 5, 2009 10:35 PM  
**To:** MayorandCouncil  
**Subject:** Proposed lots at Marine Dr. And Nelson Ave.

I am a resident at 6269 Nelson Ave and I am opposed to proposed three lots and would prefer to see two lots. The reasons for my preference are the following:  
1. This area is very family orientated and particullarly so close to the proposed developement. There are many young families moving to the area who will need a full sized home having two lots instead of three will allow the type of home to exist that will draw in a family that wants to make this nieghborhood and that home permanent.  
2. Access on/off Marine Dr/Nelson Ave corner likely to be more dangerous with three driveways than two as the street is very narrow in that spot and close to the busy traffic circle.  
3. Density: Our block and all of Gleneagles are on regular to large lots and putting in three instead of two lots will not fit into the natural feel of the neighborhood

Please feel free to contact me with any questions you have.

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(Sent from my handheld device)

1610-20-4608

**From:** ( )  
**Sent:** Mon 06/07/2009 9:05 AM  
**To:** Michael Evison; Michael Lewis; Trish Panz; Michael Smith; wsbs@shaw.ca; Shannon M. Walker  
**Subject:** Proposed Development on Gleneagles Lot

As a resident on Nelson Avenue these are my concerns for the proposed development.

The houses are a little on the small side for attracting families, or at least those that will stay for long term. Families will easily outgrow these dwellings and there will be a constant real estate sign out front. What will likely end up happening is that they will be rental homes.

Cramming 3 houses on the lot gives little space for any yards, which again is something key for families and kids. Developments these days give no importance to having any green space, yet we are always preaching to get our kids outside more and keeping them active. Tantalus park across the roundabout is another issue to be discussed, but is not a desirable place for kids to go.

The increased traffic on the roundabout with 3 new houses – right on the roundabout. It's amazing how many people have troubles yielding as it is – or even go the correct way around it. Now we are adding more traffic and driveways right near that roundabout.

The desirability of the location. There is currently a house that has been for sale for a very long time, across Nelson that is small, north facing and on Marine Drive. These new houses will be faced with several challenges just based on location, let alone their size and lack of yard space.

I would recommend only developing 2 houses and making them more desirable for long term families to move into and hopefully stay.

Thank you in advance for your attention to this email, and I trust you will make the best decision for our community.

Sincerely,

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1610-20-4608

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**From:** ( )  
**Sent:** July 6, 2009 2:27 PM  
**To:** Pam Goldsmith-Jones; Michael Evison; Michael Lewis; Trish Panz; Michael Smith; wsbs@shaw.ca; Shannon M. Walker  
**Cc:** MayorandCouncil  
**Subject:** Proposal for 3 lots for July 6

Hello,

I am writing to comment on the proposal before council to design and construct 3 small sized green homes with a reduced square footage. I live in the Gleneagles neighborhood.

I would like to ask who are these houses designed for? There needs to be some consideration for the target market and the type of people this neighborhood attracts. Gleneagles is a family neighbourhood – full of children, especially that location – so close to Gleneagles elementary school. Many families today are looking for space... space to grow, space where they can stay in the same house as their kids become teenagers. You should be creating a proposal that appeals to families, not one that might be anti-family.

These houses are smaller than what most of today's families are looking for. Why not build two bigger houses that gives families more room. As well, this is more in keeping with the other houses on the street that have more yard space. The yards of 3 houses will be tiny, which does not fit the character of Gleneagles.

The strict environmental/design standards will only serve to push the developer's costs up, which will be passed onto the buyer, so what is the point of having smaller homes if they are going to be costly and less affordable than they would have been?. Why has the floor area been so restricted? Can the developer not decide this for himself, given a range from city hall, such as 2,000 to 2,500? Especially in this economic climate. Green is a nice idea, but perhaps not the most practical or family oriented in this market

As well, a public consultation should probably be done at the Gleneagles community centre – not in Dundarave. You need to find out what the people who live on that street think by making it easy for them to voice their opinion.

Also, perhaps the adjacent neighbours would like a chance to be offered to purchase some of the land from this lot, necessarily at market prices.

In sum, it just seems that the district is choosing profit over what really is most suitable for our neighborhood.

Kind regards,

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**From:** ( )  
**Sent:** July 5, 2009 10:37 PM  
**To:** MayorandCouncil  
**Subject:** RE HOUSING ON NELSON AVE

THREE SMALL HOMES IS RIDICULOUS .... WE WILL BE THEIR NEIGHBOURS AND WOULD PREFER YOU BUILD TWO LARGER HOMES SO THAT PEOPLE WITH CHILDREN MOVE INTO THEM AND PLANT THEIR ROUTES IN THE NEIGHBOURHOOD... THESE HOUSES WILL BE MOMENTS FROM ONE OF THE BEST ELEMENTARY SCHOOLS IN THE LOWER MAINLAND AND SHOULD ATTRACT PEOPLE WHO WANT TO BUILD A FAMILY AND STAY...1878 SQUARE FEET IS A SMALL HOME FOR A FAMILY OF FOUR ... IT IS SUITABLE ONLY FOR A COUPLE WITH NO KIDS OR A FAMILY WITH ONE SMALL CHILD.. MOST PEOPLE WHO HAVE KIDS HAVE MORE THEN ONE AND WOULD THEN NEED TO MOVE INTO A BIGGER HOME... DO WE AS NEIGHBOURS WANT PEOPLE MOVING IN AND OUT OF THE HOUSES ? NO ! WE WANT PEOPLE WHO WILL BE LIFE LONG NEIGHBOURS , PEOPLE WHO PLAN TO BE HERE A LONG TIME BECAUSE THEN THEY CARE ABOUT OUR NEIGHBOURHOOD AND TAKE PART IN EVERYTHING THAT GOES ON IN OUR NEIGHBOURHOOD... HOUSES THAT SMALL MAY END UP BEING RENTED OUT AND WE REALLY DON'T WANT THAT EITHER... WE ALREADY HAVE THREE HOUSES ON OUR BLOCK THAT HAVE BEEN RENTED OUT ! FOR HEAVEN SAKES BUILD SOMETHING SUITABLE FOR A NICE FAMILY TO MOVE INTO AND GROW IN ...ADD TO THIS FAMILY NEIGHBOURHOOD BY BRINGING MORE LONG TERM FAMILIES IN...BUILD WHAT IS APPEALING TO THEM... THIS REALLY IS COMMON SENSE... HAVE WE NOT LEARNED FROM WHAT WE HAVE BUILT IN HORSESHOE BAY?

THE CONDOS IN THE BAY ARE SITTING EMPTY BECAUSE THEY ARE NOT SUITABLE FOR FAMILIES AND THIS IS A FAMILY NEIGHBOURHOOD... THEY SIMPLY ARE NOT BIG ENOUGH FOR A FAMILY... FAMILIES NEED SPACE.. KIDS NEED A YARD... LETS THINK BEFORE WE BUILD PLEASE...

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