

October 3, 2024

Re; Committee of adjustment meeting on October 15, 2024 Item A2024-080 - 92 River Rd East

The property in this application presently has a bungalow rented by a family and is apparently in good condition.

We are not opposed to apartments on this portion of River Rd however a 3 story building in this location on a small lot seems excessive. We now have 1, 2, 3 and 6 story houses and apartments on this portion of River Road. All have nice landscaping, green space and adequate parking.

The proposed new apartment building will require as requested a number of zoning bylaws to be adjusted in order to fit the structure on the small lot.

The proposal will require the removal of probably all of the approximately 70 trees, many over 50 feet tall with no room for any to be replaced.

The present property produces almost no stormwater runoff. The proposal will result in a lot of stormwater runoff. There does not seem to be any consideration for snow storage on site.

\* The position of the building results in a huge loss of privacy for us with many of the apartments front windows facing directly towards our home.

We are disappointed that the suggestion of this committee made during the previous submission for this lot was not acted upon by the present applicants. We were unaware that the property changed ownership and were not informed of this application until seeing the agenda published in the newspaper. We have had no contact with the submitters of this proposal.

We own the adjoining half acre property and have indicated in the past a willingness to sell at market price to previous owners of subject property. This would allow for a bigger, more attractive and much less crowded layout similar to the other apartments on the block.

We are an interested party and are not in favour of this application.

Mr & Mrs Ron Heimbel