

**Written submission written by:
Danielle Kraftchick**

**Supported by:
Peter and Ellen Kraftchick**

Marc and Deborah Fernandes

**Regarding site plan: SP24/047/F/AA
Address: 165 Fairway Rd**

My property (Danielle Kraftchick), my parents (Peter & Ellen Kraftchick) and our neighbours (Marc & Deborah Fernandes) properties are directly attached to the property at 165 Fairway Road. Our yards would be directly impacted by the 0 variance on the side yard.

Previously, the owner that owned the Tool and Die shop had the property changed to residential, with no notice to neighbouring properties. Variances were also previously given before this property was zoned as residential to build to the current state. The existing building is on the property line, currently it has no windows to 4 of the properties. We have concerns about allowing 0 variance where will fire exits be, where will windows and our privacy be? What about maintenance of the building or renovations, are we expected to be providing access through our own properties? The rear side variance has little impact on the Region's housing complex as there are no windows on that side of the complex and they are lower grade with a big retaining wall and fence. The complex is also set back from the property line. Our houses are not lower grade to 165 Fairway, they are higher. My house is the highest grade and I can clearly see part of the parking lot over an 8 ft fence from my backyard and bedroom.

The previous variance in 2019 was conditional on plans, and that was based on the building becoming 6 units with the previous owner. The new owner has submitted a site plan for 33 units with each unit having 2 full bathrooms. There is a big difference between 6 to 33. Both the Tool and Die owner and previous owner told us that there would not be a larger complex unit because Fairway Road's infrastructure would not be able to handle the additional units. What has changed? Fairway Road reconstruction was removed from the Regions website, and is no longer listed as a future project. What will happen when the Region widens Fairway to accommodate a multi use trail vs a sidewalk? Will that result in even less parking?

In the previous meeting in 2019 for variances it was noted that 165 Fairway has existed in the neighbourhood for a long period of time, with no impact to the neighbourhood. I will point out, the tool and die business was open at 6am and done at 3pm, most traffic being during business hours. On Friday's the small staff had a BBQ at 11am and were all gone by noon and not back

until Monday AM. After the tool and die closed, the owner lived in the building only occasionally and was gone all winter. There is a big difference between that and 33 units that are not single units.

Regarding the exception for less parking spaces. There is no street parking on Fairway Rd, Fairway and Thaler intersection is higher than average for accidents, and crossing Fairway Rd on foot/bike to get to the bus is not safe. The next closest street is Thaler Ave, which already has restricted street parking. There is already parking from neighbouring complexes that park on Thaler Ave. This is for various reasons, no parking, too many vehicles to a household, not wanting to pay for parking and visitors/overnight guests. How will the owner prevent this from happening? This was brought up with another complex that was being proposed in the neighbourhood, but that street had limited street parking, Fairway does not. That developer had a plan regarding parking and how that would be navigated with tenants and visitors/overnight guests.

Myself and my father have met and have spoken to the owner. When looking at the site plan, it shows that they will be replacing the existing 8ft fence with a new 5'10" fence. We have asked the owner for it to be 8 -10ft. If there is 0 variance to the property line, we (ourselves and the neighbours) would want at least a 10ft fence. For the neighbours property there is no allowance for a fence, the building is basically their back fence. There is a faux fence covering regular cinder blocks, and nicer blocks above the faux fence. I have also asked for the waste receptacle to not be on the property line to our houses, but to be to the parking lot and driveway of the existing apartment building. I also said I was concerned with bicycle storage and how secure it would be being along our fence line. I also asked for any windows to be kept below the fence line, so that strangers were not overlooking our yards.

We are not naive, we know that housing is needed. We are asking that when considering housing, to think about our privacy of our own yards because of variances and exceptions that have been given. We have young families and want to be able to enjoy our backyards or our own bedrooms without strangers overlooking our yards through windows that weren't there, without the smell of waste receptacles, or headlights in our bedroom windows.

I have attached photos of what is existing currently to understand.

Thank you for reading our concerns,
Danielle Kraftchick, Peter & Ellen Kraftchick, Marc & Deborah Fernandes

