

Myers, Jeanie

From: SIM Blair
Sent: 2021/07/29 8:42 AM
To: Myers, Jeanie
Cc: jeffchalmers@rogers.com
Subject: [EXTERNAL]RE: Application #A-2021-0142 Ward #1

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Hi Jeanie

I have the following comment(s) on the

**APPLICATION FOR MINOR VARIANCE
PRITPAL AND SARBJIT MUNDAY
LOT 15, PLAN BR-8
A-2021-00142– 5 ISABELLA STREET
WARD 4**

1. The request for side yard setback relief may infringes on fire code regulation for adjacent (2 story) residential buildings. The house should be designed to conform to setbacks that are safety related.
2. Setback variance due to a “pinch point” is not valid use of the terminology and 1.8m setbacks where established safety reasons. The house can easily be designed to a 1.8m setback. The 2 car garage can be easily be designed to fit the lot with no requirement to obtain a variance.
3. Front yard setback does not conform the neighborhood facade all homes are closer to the 2.04 m setback than to the 6.4 m setback planned. The 6.4 setback would be detrimental to street safety and a home with a setback of 6.4 m has the potential of becoming a huge parking lot as street facade.
4. A garage height variance to simplify construction is not a valid reason to grant the variance and only makes the conversion of the garage to a room or rooms easier. The garage height can be easily designed to conform to the regulations.
5. This site is situated in a heritage area referred to as the Washington block, it appears that the architectural design and the permit does not incorporation any conformance to fit and complement the residents hard work, cultural value or interest in maintaining their neighborhood. The residents of the area have been conforming to the flavor and culture of the area for many years without deviating from the flavour of the area.
6. The new house occupies 45% of the lot as to the rest of the area at 30-35%. This may affect lot drainage and stormwater capacity. A large asphalt driveway may also contribute drainage problems.
7. The Architectural site Plan ASP-1 5 Isabella St. is **totally illegible** and prevents any intelligent review of the site plans.

Thanks for your time

Blair Sim

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