

REZONING APPLICATION NO. RA385 – 1615 NORTHFIELD ROAD

My name is Daniel Allen Bourque.

I am the owner and resident of

I am **OPPOSED** to Amendment Bylaw No. 4500.118.

THE PROPOSED 11 UNIT MULTI-FAMILY DEVELOPMENT WOULD BE OUT OF PROPORTION WITH SURROUNDING AND ADJACENT PROPERTIES

SURROUNDING PROPERTIES

The proposed development is within the bounds of Northfield Road, Mallard Drive, Duggan Road and Boundary Avenue, adjacent to the north side of the 1600 block of Mallard Drive.

The BC Assessment Authority describes all eleven of the properties located on the north side of the 1600 block of Mallard Dr., from 1600 Mallard Dr. to 1672 Mallard Dr., as single storey houses, except one house at 1618 Mallard Dr., which is described as one and one half storeys.

The BC Assessment Authority describes two existing multi family properties, located one across from the other, on the west and east sides of Duggan Rd. as follows:

- 2197 Duggan Rd. is a multiple family development consisting of thirteen one story townhouses.
- 2192, 2194 and 2196 is a multiple family development consisting of three two story townhouses.

A staff report prepared by City of Nanaimo Planner Tamera Rogers states “(t)he applicant is proposing the redevelopment of an existing serviced lot to build an 11 – unit townhouse development in a three-storey building form.” Since there are currently no existing three storey buildings in the area bounding the proposed development site, the three storey townhouses proposed for that site would be out of proportion with surrounding properties, particularly those one storey homes adjacent to it on the north side of the 1600 block of Mallard Dr..

The development of 1615 Northfield Rd. will be a template for future development along the south side of the 1600 block of Northfield Rd.. Decisions regarding that development must therefore be very carefully made, bearing in mind the proposed developments' relationship to surrounding properties.

I presume that the City of Nanaimo zoning bylaws are meant to guide the growth of the community in a systematic and orderly way, ensuring that the use of land and structures develop in proper relationship to one another. I further presume that the rear setback of 7.5 meters required by COR1 zoning is fundamental to that purpose and should not be varied merely to satisfy a design element, such as a large courtyard, for this particular project. It would be a wrong and prejudicial action to place six of the eleven, proposed three-storey townhouses, lined up in a row, adjacent to my one storey home and my neighbours' one storey home, with anything less than the legally required 7.5 meter set back.

ADJACENT PROPERTIES

The rear (south) side of the proposed redevelopment is adjacent to the back yard of my home and that of my neighbours home at 1626 Mallard Dr..

REZONING APPLICATION NO. RA385 – 1615 NORTHFIELD ROAD

My home, at . is a roughly 1500 sq. ft. ranch style house on a 6400 sq. ft. lot. The depth of my back yard is approximately 42 feet, from the foundation of my house to the back fence line adjacent to the rear (south) side of the proposed redevelopment.

My neighbours home, at is a roughly 1375 sq. ft. ranch style house on a 6400 sq. ft. lot. The distance, from the foundation of my neighbours house to the back fence line adjacent to the rear (south) side of the proposed redevelopment, appears also to be approximately 42 feet.

The Conceptual Site Plan & Rendering attached to Tamera Rogers staff report depicts, in part:

- a rendering of six, three-storey townhouses, numbered 6 to 11, lined up in a row across the rear (south) side of the proposed redevelopment site, adjacent to the backyards of my home and my neighbours home; and
- a proposed decrease of the COR1 allowed rear setback from 7.5 meters to 3 meters:

<u>SETBACKS</u>	<u>ALLOWED by COR1</u>	<u>PROPOSED</u>
Front 1	3.5 meters	3.0 meters
Front 2	6.0 meters	3.0 meters
Side 1	1.5 meters	1.5 meters
Side 2	3.0 meters	1.5 meters
Rear	7.5 meters	3.0 meters

In their height, width and population density, the six proposed three-storey townhouses would be out of proportion with my and my neighbours single story homes.

The six proposed three-storey townhouses would create a 30 foot tall wall towering end to end over my entire back yard and the entire back yard of my neighbour. Furthermore, they would house six families adjacent to our two single-family homes.

THE PROPOSED 11 UNIT THREE-STOREY TOWNHOUSE DEVELOPMENT WOULD SUBSTANTIALLY DIMINISH THE USE AND ENJOYMENT OF MY HOME

Placing six, three-storey townhouses, housing six families, lined up in a row across my entire back yard and the entire back yard of my neighbour, with a rear setback of less than 7.5 meters, adjacent to my and my neighbours single family, single storey homes, as proposed, would:

- create a confined, oppressive, walled-in atmosphere in my back yard;
- diminish the sense of privacy in my back yard, my master bedroom, entertainment room and outdoor patio;
- add unwanted noise and light pollution; and
- eliminate any sight-lines to the north from my property, beyond my own backyard

thereby substantially diminishing my use and enjoyment of those areas of my home and diminish its' resale value.

REZONING APPLICATION NO. RA385 – 1615 NORTHFIELD ROAD

CONCLUSION

I have been advised that, at this stage, the Conceptual Site Plan & Rendering is merely a pro-forma document required of the applicant as part of their rezoning application.

However, I am reminded of Chekhovs' well known dramatic principle that says "If in the first act you have hung a pistol on the wall, then in the following one it should be fired."

According to the staff report, "(t)he subject property is located within the Corridor designation of the Official Community Plan (OCP). The Corridor designation encourages higher intensity land uses such as medium to high density residential ... developments in a two to six storey form."

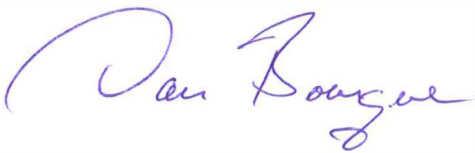
I believe that, if done properly, the rezoning and development of the subject property will be beneficial to the entire area, including my and my neighbours homes.

However, the construction of six, three-storey townhouses, lined up in a row across my entire back yard and the entire back yard of my neighbour, housing six families adjacent to our two single-family, single storey homes is not a development that is in proper relationship to it's closest neighbours.

Certainly, nothing less than a 7.5 meter rear setback should be allowed.

Permission for a decrease in the rear setback of 7.5 meters should **NOT** be given.

Therefore, I respectfully request that Amendment Bylaw No. 4500.118 **NOT** be adopted.



Daniel Allen Bourque

Margaret Simpson

Property owner of:

March 30, 2018 1626 Mallard Drive (LT 3, SEC 17, RGE 8, PLN VIP57545, LD 31)
City of Nanaimo account/folio

Mayor and Council
City of Nanaimo 455
Wallace Street
Nanaimo B. C.
V9R 5J6

cc. -Sheila Gurrie, City Clerk - City of Nanaimo
 -Dale Lindsay, Director of Community Development - City of Nanaimo

Dear Mayor and Council,

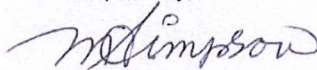
Re: PUBLIC HEARING - REZONING APPLICATION NO. RA385 - 1615 NORTHFIELD ROAD

As owner of the property at **1626 Mallard Drive** and a taxpayer of the City, I have very serious concerns regarding the proposed development on 1615 Northfield Road. I only heard about this application by word of mouth. You have received a letter from Peter R. Simpson informing you of the lack of notification that is contrary to your bylaw No. 3892.

This proposed three storey development does not fit within your existing set back and height guidelines. The negative impact of this proposed building is severe, and it will significantly impact the value of my property.

This development is contrary to your own bylaws and totally unacceptable in this location. Please respect the properties of your taxpayers and the character of the neighbourhood. Deny this application.

Respectfully,



Margaret Simpson

Peter Simpson

Property owner of:

March 30, 2018 1626 Mallard Drive (LT 3, SEC 17, RGE 8, PLN VIP57545, LD 31)
City of Nanaimo account/folio No.

Mayor and Council
City of Nanaimo 455
Wallace Street
Nanaimo B. C.
V9R 5J6

cc. -Sheila Gurrie, City Clerk - City of Nanaimo
 -Dale Lindsay, Director of Community Development - City of Nanaimo
 -L. John Alexander, Cox Taylor, 26 Bastion Square, Victoria, BC V8W 1H9

Dear Mayor and Council,

Re: PUBLIC HEARING - REZONING APPLICATION NO. RA385 - 1615 NORTHFIELD ROAD

As owner of the property at **1626 Mallard Drive** I have serious concerns regarding the proposed development on 1615 Northfield Road and the referenced application. You have already received my letter regarding your lack of notification which is contrary to your bylaw No. 3892.

The City of Nanaimo 'General Development Permit Area Guidelines' Part 1 Development Objectives, states:- *"To ensure infill development in existing neighbourhoods contributes to the preservation of neighbourhood character. To preserve and protect existing neighbourhood identity, the design of new construction must compliment and be sensitive to the neighbourhood context."* This project, as it stands, is neither sensitive not complimentary to this neighbourhood.

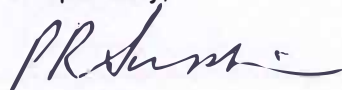
Most residential properties in this area are single storey. Some are two storey but none are the proposed three storey.

This proposed three storey development, the variance required to make it fit within your existing guidelines and the rezoning to put it all together should be reconsidered.

The negative impact on the enjoyment and the value of on my property at 1626 Mallard, as well as that of my neighbours at would at best, be severe. Six, three storey buildings, with any rear setback, let alone 3 meters, is totally unacceptable in this location.

I ask that Council deny this application and ask the developer for a proposal that would not significantly impact the value of the neighbouring properties and the character of the neighbourhood.

Respectfully,



Peter R. Simpson

Peter R. Simpson
1159 Damelart Way
Brentwood Bay, B. C. City of Nanaimo account/folio No. (Property
V8M 1E3 Tax notice attached)

Property owner of: 1626 Mallard Drive (LT 3, SEC 17, RGE 8, PLN VIP57545, LD 31)

March 30, 2018

Mayor and Council
City of Nanaimo
455 Wallace Street
Nanaimo B. C.
V9R 5J6

cc. -Sheila Gurrie, City Clerk - City of Nanaimo
-Dale Lindsay, Director of Community Development - City of Nanaimo
-L. John Alexander, Cox Taylor, 26 Bastion Square, Victoria, BC V8W 1H9

Dear Mayor and Council,

**Re: PUBLIC HEARING - REZONING APPLICATION NO. RA385 - 1615 NORTHFIELD ROAD -
Bylaw 4500.118 BY-LAW - NO. 3892 - DEVELOPMENT APPROVAL PROCEDURES AND
NOTIFICATION (1991)**

I write with great concern regarding the application noted above.

I only became aware of this application last Thursday, March 29, 2018 by word of mouth.
I note that section 8 of your by-law 3892 states, "For the purposes of Section 956 to 958 inclusive of the Act, notices shall be mailed or otherwise delivered to the owner and to any tenants in occupation of all parcels, any part of which is the subject of the Bylaw alteration, and within a distance of ten metres, of the width of an abutting road plus ten metres, that is subject to the Bylaw alteration."

I am the owner of the property at **1626 Mallard Drive**, which is directly south and adjacent to the subject property. I have not received any written from the City of Nanaimo regarding this rezoning application.

I am disappointed and concerned that an application of this significance would be considered by Council when it is clear that the City has failed to follow its own Development Approval Procedures and Notification bylaw No. 3892.

I also have concerns with aspects of this proposal and I will address them in a separate letter.

I would ask Council to postpone the public hearing on this application until Council can ensure its procedures and bylaws have been followed, and that all adjacent property owners have received the required written notice.

Respectfully,



Peter R. Simpson
(encl)

David Manuel

March 31, 2018

Mayor and Council
City of Nanaimo
455 Wallace Street
Nanaimo B. C. V9R
5J6

cc. -Sheila Gurrie, City Clerk - City of Nanaimo
-Dale Lindsay, Director of Community Development - City of Nanaimo

Dear Mayor and Council,

**Re: REZONING APPLICATION NO. RA385 - 1615 NORTHFIELD ROAD - Bylaw 4500.118
BY-LAW - NO. 3892 - DEVELOPMENT APPROVAL PROCEEDURES AND
NOTIFICATION (1991)**

I live at 1626 Mallard Drive and I oppose the eleven unit, three storey townhouse development at the rear of the property where I live.

To allow eleven three storey units into this space is unreasonable. So unreasonable that the developer is asking you to change your own zoning bylaws to accommodate it.

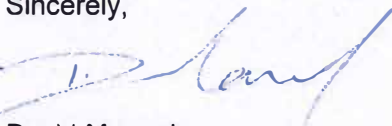
The City of Nanaimo has guidelines to ensure that infill development in existing neighbourhoods contributes to the preservation of the neighbourhood character. This one does not. The design of new construction must compliment and be sensitive to the neighbourhood context. This one does not. Building setbacks, height and building character should respect existing adjacent development forms to create an integrated landscape. This one does not.

The City of Nanaimo has Zoning Guidelines and Development objectives. They are there for a reason; this project in this location is one of those reasons.

There are no other three story townhouses or residential complexes in this neighbourhood. Please do not proceed with this project, in this location, as it is presented. Please follow your guidelines.

I ask that Council deny this application and ask the developer for a proposal that would not significantly impact the value of the neighbouring properties and the character of the neighbourhood.

Sincerely,



David Manuel
1626 Mallard Drive

Laura Simpson

March 31, 2018

Mayor and Council

City of Nanaimo
455 Wallace Street
Nanaimo B. C.
V9R 5J6

cc. -Sheila Gurrie, City Clerk - City of Nanaimo
-Dale Lindsay, Director of Community Development - City of Nanaimo

Re: **REZONING APPLICATION NO. RA385 - 1615 NORTHFIELD ROAD - Bylaw 4500.118
BY-LAW - NO. 3892 - DEVELOPMENT APPROVAL PROCEDURES AND
NOTIFICATION (1991)**

Dear Mayor and Council,

I live at 1626 Mallard Drive and I strongly object to the above proposed three storey, eleven unit townhouse development at the rear of my home.

This townhouse development should not be accepted as requested in the rezoning application and variance request. If built, these six joined structures would produce a ten (10) metre wall 3 metres north of my fence. That, I would consider both claustrophobic and invasive for my family.

Invasive in that the balconies of these six townhouses would look directly onto and into my back yard as well as the back yard of my neighbors. My children play in this yard and any hope of privacy would be gone and would negate any privacy my newly rebuilt 2 metre fence now offers.

Please do not approve this townhouse project as it stands.

It is too high and certainly too close. Please deny this application and ask the developer for a proposal that would not significantly impact my home, the privacy of my children, and the character of the neighbourhood.

Thank you,



Laura Simpson
1626 Mallard Drive

Avinash Singh Minhas

April 3, 2018

Mayor and Council
City of Nanaimo
455 Wallac Street
Nanaimo, BC V9R5J6

CC: - Sheila Gurrie, City Clerk – City of Nanaimo
- Dale Lindsay, Director of Community Development – City of Nanaimo

Dear Mayor and Council

RE: REZONING APPLICATION NO. RA385 – 1615 NORTHFIELD ROAD – BYLAW 4500.118 BYLAW – NO 3892 – DEVELOPMENT APPROVAL PROCEDURES AND NOTIFICATION (1991)

I live at 1619 Mallard Drive and I oppose the eleven unit, three storey townhouse development at 1615 Northfield Road.

To allow eleven three storey units into this space is unreasonable. It is incredibly unreasonable, that the developer is asking you to change your own zoning bylaws to accommodate it.

The City of Nanaimo has guidelines that infill development in existing neighborhoods contributes to the preservation of the neighborhood character. This one does not. The design of the new construction must compliment and be sensitive to the neighborhood context. This one does not. Building setbacks, height, and building character should respect existing adjacent development forms to create an integrated landscape. This one does not.

The City of Nanaimo has Zoning Guidelines and Development objectives. They are there for a reason; this project, in this location, is one of those reasons.

There are no other three storey townhouses or residential complexes in this neighborhood. Please **do not** proceed with this project, in this location, as it is presented. I urge you to follow your guidelines.

I request that council deny this application, and ask the developer for a proposal that would not significantly impact the value of the neighboring properties and the character of the neighborhood.

Sincerely,

Avinash Singh Minhas
1619 Mallard Drive, Nanaimo, BC

Tamera Rogers

From: David Manuel
Sent: Wednesday, April 04, 2018 10:54 AM
To: Mayor&Council; Legislative Services Office; Dale Lindsay; Sheila Gurrie; Public Hearing
Cc: Peter R. Simpson
Subject: "To Mayor and Council re public hearing - 1615 Northfield Rd - RA385"

Please find the attached correspondence to Mayor and Council with regards to the upcoming public hearing for RA385 - 1615 Northfield Road"

We received two visits from the developer/property owner. We feel this intrusive and harassing. The developer stated:

- a. That there would be no balconies on the rear of the building facing into our yard.
- b. That the developer was going to increase the setback from 10' to 20'.
- c. That "we would barely notice" the finished development.

Given the above statements, I have very serious concerns over the accuracy of this Rezoning Application.

I have attached 2 images which were taken facing North from my rear yard at 1626 Mallard Dr. I can clearly see a 2 storey building which houses Wingren Floors. This building is over 100 meters away. I will certainly be able to see an oppressive 3 storey building 3 meters away. I do not see any other 3 storey buildings in this



neighborhood.



I respectfully request Council to deny this application as submitted, in favour of a less obtrusive and oppressive design for this location.

Regards,

Dave Manuel

From: Webmaster
Sent: Wednesday, April 04, 2018 11:57 AM
To: Public Hearing
Subject: New form entry is submitted - Public Hearing Submission

Default

<https://www.nanaimo.ca/Default>

New form submission

[Public Hearing Submission](#)

Submitted on 04 April 2018, via IP 207.81.99.120 by Anonymous

Send a Submission Online

If you believe your interest in property is affected by the proposed bylaw(s) being considered at an upcoming public hearing and wish to send a submission online, please complete the fields below.

Please note: Following the close of a public hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair public hearing process and provide a reasonable opportunity for people to respond.

Your Name	Daniel Allen Bourque
Your Address	1632 Mallard Drive, Nanaimo, BC
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	REZONING APPLICATION NO. RA385 – 1615 NORTHFIELD ROAD
Comments	My name is Daniel Allen Bourque. I am the owner and resident of 1632 Mallard Drive, Nanaimo, BC. I am OPPOSED to Amendment Bylaw No. 4500.118. THE PROPOSED 11 UNIT MULTI-FAMILY DEVELOPMENT WOULD BE OUT OF PROPORTION WITH SURROUNDING AND ADJACENT PROPERTIES SURROUNDING PROPERTIES The proposed development is within the bounds of Northfield Road, Mallard Drive, Duggan Road and Boundary Avenue, adjacent to the north side of the 1600 block of Mallard Drive. The BC Assessment Authority describes all eleven of the properties located on the north side of the 1600 block of Mallard Dr., from 1600 Mallard Dr. to 1672 Mallard Dr., as single storey houses, except one house at

1618 Mallard Dr., which is described as one and one half storeys. The BC Assessment Authority describes two existing multi family properties, located one across from the other, on the west and east sides of Duggan Rd. as follows: 2197 Duggan Rd. is a multiple family development consisting of thirteen one story townhouses. 2192, 2194 and 2196 is a multiple family development consisting of three two story townhouses. A staff report prepared by City of Nanaimo Planner Tamera Rogers states "(t)he applicant is proposing the redevelopment of an existing serviced lot to build an 11 – unit townhouse development in a three-storey building form.". Since there are currently no existing three storey buildings in the area bounding the proposed development site, the three storey townhouses proposed for that site would be out of proportion with surrounding properties, particularly those one storey homes adjacent to it on the north side of the 1600 block of Mallard Dr.. The development of 1615 Northfield Rd. will be a template for future development along the south side of the 1600 block of Northfield Rd.. Decisions regarding that development must therefore be very carefully made, bearing in mind the proposed developments' relationship to surrounding properties. I presume that the City of Nanaimo zoning bylaws are meant to guide the growth of the community in a systematic and orderly way, ensuring that the use of land and structures develop in proper relationship to one another. I further presume that the rear setback of 7.5 meters required by COR1 zoning is fundamental to that purpose and should not be varied merely to satisfy a design element, such as a large courtyard, for this particular project. It would be a wrong and prejudicial action to place six of the eleven, proposed three-storey townhouses, lined up in a row, adjacent to my one storey home and my neighbours' one storey home, with anything less than the legally required 7.5 meter set back.

ADJACENT PROPERTIES

The rear (south) side of the proposed redevelopment is adjacent to the back yard of my home and that of my neighbours home at 1626 Mallard Dr.. Page 1 of 3 My home, at 1632 Mallard Dr. is a roughly 1500 sq. ft. ranch style house on a 6400 sq. ft. lot. The depth of my back yard is approximately 42 feet, from the foundation of my house to the back fence line adjacent to the rear (south) side of the proposed redevelopment. My neighbours home, at 1626 Mallard Dr. is a roughly 1375 sq. ft. ranch style house on a 6400 sq. ft. lot. The distance, from the foundation of my neighbours house to the back fence line adjacent to the rear (south) side of the proposed redevelopment, appears also to be approximately 42 feet. The Conceptual Site Plan & Rendering attached to Tamera Rogers staff report depicts, in part: a rendering of six, three-storey townhouses, numbered 6 to 11, lined up in a row across the rear (south) side of the proposed redevelopment site, adjacent to the backyards of my home and my neighbours home; and a proposed decrease of the COR1 allowed rear setback from 7.5 meters to 3 meters:

ALLOWED SETBACKS by COR1 PROPOSED

Front 1	3.5 meters	3.0 meters
Front 2	6.0 meters	3.0 meters
Side 1	1.5 meters	1.5 meters
Side 2	3.0 meters	1.5 meters
Rear	7.5 meters	3.0 meters

In their height, width and population density, the six proposed three-storey townhouses would be out of proportion with my and my neighbours single story homes. The six proposed three-storey townhouses would create a 30 foot tall wall towering end to end over my entire back yard and the entire back yard of my neighbour. Furthermore, they would house six families adjacent to our two single-family homes.

THE PROPOSED 11 UNIT THREE-STOREY TOWNHOUSE DEVELOPMENT WOULD SUBSTANTIALLY DIMINISH THE USE AND ENJOYMENT OF MY HOME

Placing six, three-storey townhouses, housing six families, lined up in a row across my entire back yard and the entire back yard of my neighbour, with a rear setback of less than 7.5 meters, adjacent to my and my neighbours single family, single storey homes, as proposed, would: create a

confined, oppressive, walled-in atmosphere in my back yard; diminish the sense of privacy in my back yard, my master bedroom, entertainment room and outdoor patio; add unwanted noise and light pollution; and eliminate any sight-lines to the north from my property, beyond my own backyard thereby substantially diminishing my use and enjoyment of those areas of my home and diminish its' resale value. Page 2 of 3 CONCLUSION I have been advised that, at this stage, the Conceptual Site Plan & Rendering is merely a pro-forma document required of the applicant as part of their rezoning application. However, I am reminded of Chekhovs' well known dramatic principle that says "If in the first act you have hung a pistol on the wall, then in the following one it should be fired." According to the staff report, "(t)he subject property is located within the Corridor designation of the Official Community Plan (OCP). The Corridor designation encourages higher intensity land uses such as medium to high density residential ... developments in a two to six storey form." I believe that, if done properly, the rezoning and development of the subject property will be beneficial to the entire area, including my and my neighbours homes. However, the construction of six, three-storey townhouses, lined up in a row across my entire back yard and the entire back yard of my neighbour, housing six families adjacent to our two single-family, single storey homes is not a development that is in proper relationship to it's closest neighbours. Certainly, nothing less than a 7.5 meter rear setback should be allowed. Permission for a decrease in the rear setback of 7.5 meters should NOT be given. Therefore, I respectfully request that Amendment Bylaw No. 4500.118 NOT be adopted. Daniel Allen Bourque 1632 Mallard Dr., Nanaimo, BC V9S 2X7

Page 3 of 3

Note: All fields are mandatory and must be completed prior to submitting.

Your submission, including your name and address, will form part of the official record for the public hearing which is available to the public and placed on the City's website. Your name and address are collected so that Council is aware of your residency and your proximity to the subject property to which the proposed bylaw applies and so that Council can better understand why you believe that your interest in property is affected by the proposed bylaw. By clicking on the submit button, you are consenting to this specific use of your personal information.

For further information with regard to the City's privacy policies, please click on the Privacy Policy link at the bottom of the page or contact the Legislative Services Department at 250-755-4405 or by email at legislativeservices.office@nanaimo.ca

[Privacy Policy](#) and [Freedom of Information and Protection of Privacy Act](#)

From: Webmaster
Sent: Wednesday, April 04, 2018 1:53 PM
To: Public Hearing
Subject: New form entry is submitted - Public Hearing Submission

Default

<https://www.nanaimo.ca/Default>

New form submission

[Public Hearing Submission](#)

Submitted on 04 April 2018, via IP 96.54.160.30 by Anonymous

Send a Submission Online

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Your Name	George, Kathy Booker
Your Address	1648 Mallard Drive
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No.45000.118 , file no.rezoning application - RA000385
Comments	We feel the Location - 1615 Northfield Road should not be past. It is going to cause privacy issues as well as noise and parking could become a problem. It will cause alot of our neighbors in the area ,as well as us alot of stress ,if this is passed. Please consider all these things.

Note: All fields are mandatory and must be completed prior to submitting.

Your submission, including your name and address, will form part of the official record for the public hearing which is available to the public and placed on the City's website. Your name and address are

1600 BLOCK MALLARD DR.
NEIGHBOURHOOD PETITION

I am **OPPOSED** to Rezoning Application - RA000385.

THE PROPOSED 11 UNIT MULTI-FAMILY DEVELOPMENT AT 1615 NORTHFIELD RD. IS
OUT OF PROPORTION TO ADJACENT AND SURROUNDING PROPERTIES. IF
APPROVED IT WOULD HAVE A SUBSTANTIAL NEGATIVE AFFECT ON MY USE AND
ENJOYMENT OF MY PROPERTY.

JIM MCKINLEY 1618 MALLARD DR. Jim McKinley

DIANNE NELSON 1640 MALLARD DR. Dianne Nelson

JIM NELSON 1640 MALLARD DR. Jim Nelson

GEORGE BOOKE 1648 MALLARD DR. G. Boone

DAN BOURQUE 1632 MALLARD DR. Dan Bourque

Laura Simpson 1626 MALLARD DR. Laura Simpson

PETER R. SIMPSON 1626 MALLARD DR. Peter R. Simpson

Kendy McKinley 1618 MALLARD DR. Kendy McKinley