

From: Jessica Csoborko  
Sent: Sunday, October 14, 2012 9:42 PM  
To: Lysynski, Heather  
Subject: public meeting

Heather,

I am the owner of 130 fairview ave. and you've previously spoken with Tyler Straatman, fiance, regarding our concerns with the development proposal for 770 Whetter Ave. I am opposed to the land use change and have signed a petition created by some neighbours that expresses this. In this email I would like to express other concerns that I feel are important to this upcoming public meeting. I purchased my home two years ago knowing that the land behind my home couldn't be changed to a structure like the one proposed. The loss of green space behind my place will definitely affect my property value and having it changed to a massive apartment building would further affect it. It would also cause the potential for a more difficult resale and/or capital loss on the property, increased street traffic (as it is right now, during shifts changes at the hospital and during train passings, the traffic is backed up around the Thompson curve in one direction and all the way back whetter to the 4way stop), increased noise (construction, service vehicles, occupant vehicles and unit noise), shadows in the mornings and a bright glow at night, decreased privacy with all the tenants in the top floor having a birds eye view into my yard and my east facing windows, and a potential road widening that has been mentioned would take away a parking spot from my lane and it would see the road move to just feet away from my side deck.

A recent article in the london free press regarding the construction of wind turbines and associated effect on surrounding property value seems to be very similar to what is happening here. The neighbourhood fights against it's construction but is unfairly matched against the money of the developers and in turn, incur large losses when they try to escape something they never wanted or stood to benefit from. Clearly this is not the same but it highlights the fact that this could happen after this building is erected in everyones backyard and the green space disappears. Link follows:

<http://www.lfpress.com/2012/10/05/study-by-london-real-estate-appraiser-that-found-wind-turbines-slash-neighbouring-property-values-sparked-an-intense-debate-online>

Is the current setback from the railway currently 45m? Will changing this bylaw to 15m not create a safety issue? The proposed change is not a minor one, it's quite substantial. That's 2/3rds of the distance. What type of horrendous accident happened that the bylaw creators thought that 45m should be the minimal safe distance? What rule or city bylaw does this developer not want to change? And what type of accident must occur after the construction of this complex is complete for everyone to realize changing this setback distance to 15m was a bad idea? Or will they even care?

Regarding the back flow of sewers... do all the homes in the area already have backflow preventers? Or will we need one on our house as well? Could the project to upgrade the sewers be delayed? If so, what problems will this cause?

The vibrations of the construction will greatly affect the foundation of our home. Currently my home leaks and the construction of a large complex that close will most likely further exacerbate that problem.

And since theres a request in with the residents at 4 fairview court regarding using the city's land to get into there backyard.... maybe an exception could be drafted that could help with my parking situation if Whetter Ave. is widened in the future. Currently I have four parking spaces in my drive and if the road is widened by 1.4m I could lose a lot of that. Especially if a sidewalk is placed on my side of the road after it's widened. If I don't have a parking space once this project is complete I will endure a major financial hardship changing my property to accommodate parking again.

Thank you,

Jessica Csoborko

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