

February 3, 2020

City Clerk

Dear City Clerk:

Re: Rezoning of 301 Clarence Avenue North [File No. CK 4351-020-001 and PL 4350-Z/21/18]

The Municipal Planning Commission, at its meeting held on January 28, 2020, considered a report of the General Manager, Community Services Department dated January 28, 2020, on the above application. The Commission received a presentation from Jack Lacrecque and a letter from Mary Ann and Ron Baliski dated January 28, 2020 regarding the matter.

The Municipal Planning Commission supports the following recommendation of the Community Services Department:

That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, pertaining to 301 Clarence Avenue North, as outlined in the January 28, 2020 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

Attachments

From: [Mary Ann & Ron Baliski](#)
To: [Web E-mail - City Clerks](#)
Cc: [Derworiz, Jonathan](#)
Subject: Fwd: Proposed Rezoning of 301 Clarence Avenue North
Date: Monday, January 27, 2020 10:28:36 PM

Jan. 27, 2020

With respect to the proposed rezoning of 301 Clarence Avenue North, we attended a meeting a while back where the developer and others presented the proposed development.

We then sent in after a letter to Jonathan Derworiz outlining our displeasure of the development and in no way were in favor of it. In our letter to Jonathan, we outlined how we feel that the building is just far to large for the site. It just dominates/towers over everything it's really an eyesore. Not at all in keeping with the area, character and feel. We felt this way even prior to meeting some of the neighbors who will be directly affected by this building towering over their rear yards very unappealing, cuts out sunlight, allows for no privacy ... the list can go on and on.

At the presentation they (the developer) outlined how it's only "so many feet" above what is now allowed, but what they don't touch on, is that currently there is a 2 story home that does not go the whole length of what the new build would be so even if the present 2 story home had the higher elevation which is permitted, it would not shade or take away privacy, as it's footprint is more forward on the lot, whereas the new development would sit facing onto Osler St. and again, would tower over the neighbors yards!!! So this was not something that we had been aware of prior to that meeting/presentation.

So our feelings were based originally on just the appearance of the development itself and how it is just not an added positive to the Street or Area. With how it affects others, we have double the reason for not wanting the rezoning to take place.

We also mentioned that once things are changed, it does open floodgates to others wanting to do the same thing. Even though we were told this is not the case, we know or have serious doubts that that would not happen. We truly want the area to look and have the charm that is in keeping with the area as a whole.

The developer can do a lovely semi detached home or 2 individual infill homes (which he could put legal suites in) ... these homes based on his renderings of the proposed development could be modified to 2 detached infill homes and would be absolutely beautiful. He'd still end up with basically 4 units and could have detached garages as well for parking provision. With 2 detached homes, they would be most attractive and due to the closeness to Campus and the downtown, would still be very appealing to purchasers.

We are out of the country right now, so I have no way to send anything to you other than by

email.

Appreciate your taking time to review and accept this email as our position on not wanting the rezoning of the property.

Respectfully yours,

Mary Ann and Ron Baliski