

To: the Committee of Adjustment,

From: Homeowner name / address

RE: Minor variances for 3368 Carling Avenue.

I am a resident of the Crystal Beach / Lakeview community, and I am concerned with the proposed development at 3368 Carling Avenue, especially regarding the minor variances the developer (Cardel) is applying for.. I am specifically concerned with the variances related to the reduction of setbacks on the property. I believe this proposed three story building , if allowed to be built with such small setbacks, will negatively affect the privacy of my home, my real estate values and the aesthetics of the Crystal Beach/Lakeview community. These setback are in direct opposition to the intent of the Infill II bylaw that the City enacted in 2012. While there is some development along Carling Avenue, Crystal Beach / Lakeview is a mature community consisting of predominantly single story homes, along the greenbelt. A 15 unit development is simply too large for a space that would typically, in this neighbourhood, be occupied by a single family dwelling. I am also concerned that allowing this developer to reduce the setbacks will create a precedent for future development along Carling Avenue.

Sincerely yours.

XXXXXXXXXX