

Zoning of property Bylaw No. 2303  
Civic Address 2109- 6 ave NE

Issues arising from this development (DUPLEX or single family)

#### Variance

Boulevard according to the sketch is now incorporated as the front yard. Where all other structures had to be placed 20 feet from town property line. Distance from the street to the front of the structure is shown as 16 feet. That is twenty feet closer than any other structure. That structure if the zoning goes through should not be allowed to be any higher than the existing structure on that property.  
FYI. When we built our home we could not get a 5 foot variance!

#### Parking-

Property is close to a corner which makes it dangerous.  
Smaller lot tends to have the persons parking on the street. Families tend to have 2 vehicles or more. Where would they park. Now just imagine if this lot was zoned for a duplex  
At this time there are 4 vehicles in that household and the driveway is quite congested at times. What would happen on a much smaller lot with the structure even closer to the street.

#### Property Value-

Putting in a large structure so close to what would be the new property line would decrease the value of my property. How would I like to make up the difference for that?

#### Other issues

Very poor snow removal at the best of times  
No side walks (many children walk to school)

When 24 street was developed, (zoned with small lots) the city reassured us that it would take the traffic from our area. Just the opposite has occurred,

we still get the traffic as 24<sup>th</sup> street is to congested at times for vehicles to go through safely.

Before any rezoning takes place.

I would like each one to consider this: If this would be happening directly in front of your residence, Block your view ,what would you do?

Evelyn Cook