

Dear Ward 6 Councillors Mark and Dominique,

Please accept this letter as a written letter of our objection to the proposed zoning bylaw concerning additional dwellings in the Hilldale Crescent/Ironwood Road area of Ward 6. We have lived at 7 Hilldale Crescent for 18 years and have significant concerns with the zoning bylaw you will be discussing in Council on December 14th. I invite you to stop by any of the properties listed below to get a clear picture of the very real issues we are raising.

1. Height. We cannot accept "2 storeys or not more than height of the main dwelling". The multi-unit rental house directly behind us (387 Ironwood) built a 10'x14' "shed" (landlord went to OMB to overrule City some years ago when forced air heating was being installed). I have attached a photograph of this "shed". If this type of structure were allowed to be 2 storeys, it would tower above us because we are at quite a steep grade down hill from that property. (See 387 Ironwood to 7 Hilldale Crescent for example.) Two storeys on that lot would be the height of 3 storeys from our property, and would effectively block sunlight, and cast shade. This landlord WILL build secondary structures because City Inspectors documented that the "shed" was a planned student rental at that time.

Recommendation: that we limit to 1 storey only.

2. Setbacks from Neighbour's Property is proposed at only 1.2m from the property line. See for example the construction of an even larger "shed" at 3 Sagewood Place (photo attached). Since 3 Sagewood is on a corner, the structure is incredibly close to the neighbouring house facing Ironwood Road. (See photographs).

Recommendation: that we increase the setback significantly, e.g., to 3m from neighbouring property lines. Especially at 2 storeys, these structures will have a significant impact on neighbours on either side/back and will significantly alter the nature of this mixed residential neighbourhood.

Question/Concern:

Under this proposal, would it be possible for landlords to erect multiple 2-storey secondary dwellings to exist in one backyard (if total footprint was <30%)? We already have significant noise issues in this neighbourhood from student rentals (at the back of our home is 387, 389, 391 Ironwood Rd -- all of which have given reason to cause police/bylaw/UG every year for noise/safety issues.

Recommendation: we need to limit the total number of renters that can be crammed into these homes -- regardless of number of bedrooms (e.g., LICENSING of rental properties subject to restrictions, with clear penalties to absentee landlords. Much as many cities govern the use of short-term rentals (AirBnb), we need regulations to protect long-term homeowners and residents from ongoing issues with student rentals around us.

The issues with student rentals are increasing in this neighbourhood. We will likely sell our home in 2021 and leave Ward 6 altogether -- for the sole reason that we

can no longer sit outside or have our windows open due to these rental properties behind us.

We appreciate your taking this letter into your consideration as you discuss adding additional dwellings into an already-challenging environment of student rentals and absentee landlords.

If you need any further detail, or wish to view the situation on the ground here, please do contact us.

This issue matters a great deal to this neighbourhood.

Thank you.

Deb Maskens & Ken Dodge











