

From: [Julia Kane](#)
To: [Mark Iamarino](#)
Cc: [Blair Harber](#)
Subject: Planning file 26CD-18-22-01
Date: October 13, 2022 10:48:15 AM

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Good morning

I have actively been following this development on York Road since first application. The scope appears to have changed and I am hoping to receive a copy of this application for “vacant land” building of three condominium houses. Does this mean they are going to tear down the existing house? That was not suggested in the tribunal hearing on zoning. My concerns remain re drainage, tree removal, privacy and out of character development. Have the items of access, fire access, distances from slope edge and sizes and heights of homes been addressed? Will the back houses on the lot require a grinder pump for sewage?

I also wish to be kept up to date on any and all communications.

Sincerely

Julia Kane
96 CanneryDr
St Davids L0S 1J1

Sent from my iPhone

From: [Julia](#)
To: [Mark Iamarino](#)
Cc:
Subject: 1490 York Road
Date: October 27, 2022 7:25:14 PM

I have just been sent the proposal for 1490 York Rd by Blair Harber. What a shock! How does it go from the original presentation to this representation of 3 triplexes? These are not single family homes. Every floor with a living and dining room.. where will they put the all the vehicles on this small access? Imagine what will be overlooking my house and my neighbours.

I am overwhelmed to think that this density is possible on York Rd in St Davids on a single lot. This is a far cry from what was asked for with the zoning amendment.

I have all the original correspondence and can only hope that The town will not allow the encroachments, deforestation and increased density beyond anything anticipated.

Surely we have bylaws for a reason.

Please tell me that this cannot happen

Julia and Cal Kane
96 Cannery Dr
St Davids L0S1J1

Sent from my iPad

Victoria Nikoltcheva

From: Julia Kane
Sent: Thursday, October 26, 2023 8:42 AM
To: Victoria Nikoltcheva; Blair Harber
Subject: Re: 1491 York Road Open House Participation

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Good morning Victoria,

Thank you for the opportunity to speak to my concerns about 1491 York Road Tuesday evening.

I see that although the plans presented are different and revised from the application of July 2022, all accompanying required submissions have not been updated in the last year.

Specifically the landscape design, and landscape costs.

Personally the only reason I can see to have the additional 2 story residences without basements is to keep at height restrictions and to gain a view of surrounding area from the second floors balconies and sunrooms, particularly east and south.

These are not affordable houses in this infill housing.

The slope assessment was done in June and was not revised by sight inspection. It is a whole different picture in March when we are subject to the water flow from the escarpment over the lands and into the multiple waterways in the valley. The slope assessment states there is no water on the slope which is simply not true, but a marshy bog most months. It would take tens of years to replace the trees that they are planning to remove that are part of our buffer.

My other concern is the capacity of the St Davids Pumping station. I have heard several reports of issues from residents re back up occurrences reported to the town. I would like to know if this can be confirmed and current recommendations.

I hope you have the opportunity to visually inspect this narrow strip of land in question

And see why we have such great concern.

I would like to be included in any further communications that are applicable and any decisions made.

Again, Thank you for your time and expertise.

Julia and Calvin Kane

Sent from my iPad

From: [Blair Harber](#)
To: [Taran Lennard](#)
Cc: [Norine King](#); [Mark Iamarino](#); [clerk@notl.com](#); [Julia J. Kane](#); [Bruno Criveller](#); [Norma Jane](#)
Subject: 1490 York Rd.
Date: October 24, 2022 4:56:06 PM
Attachments: [8. Tree Inventory Preservation Plan and Report.pdf](#)
[2022 HYDROGEOLOGICAL INVESTIGATION.pdf](#)

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Taran:

As you may remember, I am the landowner of 1500 York Rd. that you visited on site this summer.

I have not heard back from you about my own concerns yet, but there is a new issue that has come up recently that I wanted to contact yourself about.

My next door neighbour at 1490 York Rd is preparing to build a condominium complex and is in the process of finalizing their site plan agreement. One issue that has come up is that I see that they have provided a new slope stability assessment for which they are asking to reduce the setback from top of bank to be 6m rather than the standard 7.5m. Much of what is reported in that assessment is true, but it does not allow for the impact of them removing a total of 47 trees, most of which are located along the eastern side of the property within the Top of Bank setback area.

Because the elimination of these trees will no longer dissipate rainfall and water runoff as well firming against runoff, I strongly suggest that the NPCA reject the notion of reducing the top of bank setback at all.

I have attached the Slope Stability Assessment that was submitted as well as the submission for the tree inventory and it's impact on the property in question.

Please contact me directly if you have any further questions or comments back to myself and others.

Thanking you in advance,
Blair L. Harber, P.Eng
1500 York Rd. St. Davids

From: [Blair Harber](#)
To: [Julia J. Kane](#); [Norine King](#); [Bruno Criveller](#)
Cc: [Norma Jane](#); [Mark Iamarino](#); [Paul F Harber](#); [Andrew Harber](#)
Subject: 1490 York Rd. Proposed Site Plan
Date: October 27, 2022 1:29:16 PM
Attachments: [2022 26CD-18-22-01 Floor Plans, Elevations, Perspectives Building A.pdf](#)
[2022 26CD-18-22-01 Floor Plans, Elevations, Perspectives Building B.pdf](#)
[2022 26CD-18-22-01 Floor Plans, Elevations, Perspectives Building C.pdf](#)
[2022 Site Servicing and Grading SSG-1.pdf](#)

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Hello;

I took a look at what the town had posted for the proposed site plan for the 1490 York Rd. property. I was under the impression that they were allowed to build two additional houses on the property and that they would be single family dwellings.

After taking a look at what has been proposed, it is clear that the intent of these houses goes well beyond that of a single family. The middle building has 6 bedrooms, each with it's own 3-pc bathroom, and the most northern building has a total of 8 similar bedrooms.

The layout and amenities are similar to what you would find in a motel. See Attached Dwgs.

The goals and motives of this property owner have changed and not been fully represented. This started out as a request for single family dwellings for their children, and now it's something much different. The number of dwellings was reduced, but the resident capacity has exploded.

I would suggest that we try to arrange a meeting or open discussions with Mark Iamarino, the Sr. Planner for NOTL as soon as possible to get some clarity on this issue. I would like to have some assurances from the Town that these buildings would be for single family dwellings only.

We will have to discuss this further.

Thanks,

Blair Harber,
1500 York Rd.,
St. Davids

From: [Blair Harber](#)
To: [Mark Iamarino](#); "[Julia Kane](#)"
Cc: [Norine King](#); [Bruno Criveller](#); [Norma Jane](#)
Subject: RE: Urban Design Committee - Draft Plan of Condo - 1490 York Road
Date: November 25, 2022 12:49:49 PM
Attachments: [image001.png](#)

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Mark:

I would hope that the draft will include some privacy measures to help myself and the other neighbours to not have to look at these condominiums in our back yards. Since we cannot speak at this review or meet in-person with the Town Planners, I would ask you personally to look it doing something to make this intrusion of privacy less obvious and painful. This development will certainly decrease the value of our residences.

Please let us know what you can do for us.

Thank You,
Blair Harber

From: [Blair Harber](#)
To: [Mark Iamarino](#)
Subject: 1490 York Rd. Comments
Date: March 2, 2023 10:33:25 AM

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Mark:

I will be listening to the online Open House later this afternoon but I will not be able to do a direct input for questions.

With that in mind, I would ask that somewhere in the meeting you see that the questions of

(1), the final intent for this property and ...

(2), the aspects of maintaining some level of privacy for the neighbors to the east and west are addressed.

Our property and Norine's are certainly going to be negatively impacted, but hopefully a good site plan agreement can help minimize that issue.

It's my hope also that you are able to view the property personally before the meeting to better have your department address our concerns.

Thanking you in advance,

Regards,

Blair Harber

Blair & Norma Jane Harber

1500 York Rd.

St. Davids, ON

Victoria Nikoltcheva

From: Blair Harber
Sent: Wednesday, October 18, 2023 1:24 PM
To: Victoria Nikoltcheva; 'Julia Kane'
Cc: 'Cal Kane'; Bruno Criveller; Norine King; Norma Jane
Subject: RE: 1491 York Road Open House Participation

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Victoria:

As the next door neighbour at 1500 York Rd. I would also like to receive an invitation to hear what is being reviewed by the Town Planning committee in regards to 1490 York Rd.

Please let me know if you have my previous comments on file and available for those reviewing this draft plan.

Please add myself to the attendance list in order that I can hear and further comment. I would also ask that you also pass on the additional comments below to any and all of the personnel in the NOTL Planning dept.

Additional Comments;

In my conversations with Mark Lamarino last November (2022), he said that he had not personally visited the property. I would very much appreciate having himself or other members of the Planning staff to meet with myself to set their eyes upon the property to see the limitations of this property and better visualize the negative impacts involved prior to this meeting if possible. I'm sure Julia would like to join in that meeting as well. Looking at line drawings does not always best serve the full understanding of the problems involved. More attention needs to be paid to the extent of tree removal, maintaining privacy for the neighbours, and the logistics of providing accommodation and services to the property such as future parking etc.

Many factors cannot be addressed until the end game is made known by those proposing the development. The previous proposal had a total of about 24 bedrooms with adjoining bathrooms that were separated to some degree and provided with common areas and services. The existing home was proposed to have six such units/bedrooms. That number has been reduced or undisclosed in this latest proposal. The individual building details were included in the previous proposal, but there are no similar building drawings submitted with this review that I have seen. The accommodation purposes and the total number of families that will be living in these "Houses" in the future should be defined and limited.

Please do not hesitate to have yourself or others in the planning department contact me to review this and the several other comments previously made.

Thanks you,
Blair L. Harber, P Eng.
1500 York Rd.