

Attwala, Pravina

Subject: FW: Correspondence - A139/13

RECEIVED
MAY 23, 2013
Committee of Adjustment

From: robert boltman [mailto:robert@bsqdesign.com]
Sent: Thursday, May 23, 2013 10:47 AM
To: Attwala, Pravina
Cc: Porukova, Nadia; 'Sal Abdelati'
Subject: RE: Correspondence - A139/13

ADDENDUM
AGENDA ITEM
19
COMMITTEE OF ADJUSTMENT

Hi Pravina/ Nadia,

Thank you for the letter and concerns noted in the received City comments about the grading concerns on the south side of our clients property and proposed landscape improvements.

Our client had a meeting on site with the neighbour to discuss his concerns noted in your attached email. Our client has eased the mind of the neighbour and completely understands how the drainage concern will be delt with as to Not create any additional water onto their property as well how the water will be contained and drained.

Our client has consulted a Civil Engineer about the presented concerns and has presented three (although separate) options could be combined to resolve the noted 0.00m south side yard setback where the stairs at grade lead down to the proposed rear garden.

They are as follows:

A couple of options that can be done to ensure that water does not flow to the neighbour's property are:

- 1) Construct the steps to have the properly line as the high point sloping onto our clients property.
- 2) Design a trough down the centre of the property line, and combine that with;
- 3) Install a weeping tile down the property line.

We trust that these will satisfy the City's Concerns, the neighbour and the project. The stairs are at grade and the slope is severe from the corner of the house to the existing conditions. We see no other way for the client to safely get to their existing and now proposed landscaping without a set of stairs. The site is challenging, however we know that this improvement will be a safer solution that the what is presently there, including a soded hillside that is treacherous and dangerous even on a dry day.

Robert

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