

To whom it may concern.

I am writing to appear as a delegation to address Mayor and Council regarding a property dispute that has been ongoing for more than six months. I have purchased a property located at 5452/5256 Spruce Street which is currently zoned R2A over two years ago and submitted an application in June of 2016 to amend my use to build according to what zoning allows. Under the R2A designation I am allowed to build an 8460 square foot home which is 60% of the maximum allowance for the given lot size of 14,100 square feet (94x150 lot). Presently the home is a non-conforming duplex build in 1959 and this is the only property in the neighbourhood that is both a duplex as well as fitting the R2A bylaw.

Since the time of our application we have been diligently working with the City Planning to build according to the zoning which is allowed and have submitted plans only to learn that we are no longer being allowed to build the maximum allowable density. This resulted from a decision by mayor and council to change the process upon their review/approval in early 2017, even though our application was made the previous year! We as a result met with senior planning officials and the mayor to express our concerns with no resolution. We have even reduced our home to the most minimal need with 3 joint families living together and have significantly reduced the home to 7500 square feet of living space as a compromise. We wish to appear in camera to address our concerns and express our position as we should be allowed to build what the bylaw has stated. Any changes made a year later should not infringe on our rights to build under the guidelines given as we were under currently policy and following procedure. To date we have files applications, submitted plans for house design, renderings and a consulted with a landscape architect. All of which was taken and no disclosure was given to us until our plans were reviewed that we would not be allowed to build according to the density given. I hope we can come to an understanding by addressing the delegation to clarify our position regarding a very unique problem. I look forward to your response and thank you for assistance in addressing this problem.

Regards,

Kevin Rakhra

[REDACTED]

[REDACTED]