

From: Chris.caragiannis@sympatico.ca
Sent: June 13, 2021 7:08 PM
To: coa.tey
Subject: A0235/21TEY 36 Alberta Abe

I live at 40 Winona Drive and will be unable to attend the virtual meeting as I work at that time.

My wife and I are opposed to the plan to add a third floor to the building in question. There are a number of reasons.

1. A triplex will add to the already difficult parking situation
2. More traffic will also be a problem in the neighbour hood.
3. As I live behind the building we and our neighbours will lose our privacy in our back yards.

A triplex was allowed on Winona a few years back and the added 3 sets of tenants has made parking impossible at times. I hope the City does the right thing and declines this proposal.

Sincerely,

Chris and Gina Caragiannis

40 Winona Drive

Sent from my iPhone

From: Gil Komet <gil.komet@gmail.com>
Sent: June 15, 2021 9:55 PM
To: chris.caragiannis@sympatico.ca
Cc: coa.tey
Subject: A0235/21TEY 36 Alberta Ave.

Dear Mr and Ms Caragiannis,
My Name is Gil Komet, and this message is in response to your objection to our proposed project to renovate our home at #36 on Alberta Ave.

I shall address your concerns in the order you have raised them:

1. "A triplex": This is not a triplex, it is a single family dwelling, and will remain so. In the past this house was a duplex. However since we bought it, and moved in - Only my family occupies this house: My spouse Sophie, and our 2 kids. There is nothing in the plans to suggest that this is to become a duplex, and if you review the design you will find that it is suitable for a single family, who wants to make this their home. In simple we will be turning a Duplex layout, into a single family structure.
2. "Traffic and parking": Please see above. We are a single family (single car) living here, and I invite you for a drink on my front porch.. You will find that I have a front yard parking pad which is legal. It was achieved WITHOUT cutting the curb, and so no parking was extracted from the street. We intend to keep it this way. This pad is proposed to remain.
3. "Height sightlines, third floor and privacy": We are not exceeding the allowable height. We are not adding a newly proposed third floor. This proposal is intended merely to widen the dormer (existing) windows beyond the 40% threshold. So the house is to retain its perimeter, and retain existing floor heights and levels. There are no sight lines from my property to yours.

I am happy to invite you, or to come over at your convenience with a printed set of plans to review together and show you what we plan to do. Thus far, I can not see how any of your objection reasons are relevant, however. Please do not hesitate to contact me with any question, or for any further clarifications.

You may email me, knock on my door, or call my cellphone. 647.500.4103

Thankfully, Gil
your neighbor at #36 ALberta Avenue.