

RE - 7054 BRENTWOOD DRIVE DEVELOPMENT PERMIT

Dear Mayor Windsor and Councillors

I am Ian Hadfield. My wife and I have resided at 7050 BRENTWOOD DRIVE for 20 years. We are adjacent to the proposal on the south side. We have so enjoyed the general tranquility and calm of this beautiful residential area in Brentwood Bay.

We do have significant concerns and some objections regarding this application:

- 1) The building is massive requiring substantial variances on all 4 sides and a significant height variance (3.362m). In effect, as proposed, it is 4 stories with the Rooftop Deck entertainment area. 7 variances in total are needed. Privacy will be a concern. It is just too large and imposing to fit into this residential neighbourhood. The building will overshadow the neighbouring homes.
- 2) Noise from the top deck will potentially be a problem for us and other nearby residents. Presently we contend with, at times, very loud speech, parties and music from the "Clubhouse Deck". On occasion, we have found it necessary to intervene. The proposed 4th Level Roof Top area, is noted to include a Pool, Hot Tub, Outdoor Kitchen, BBQ Area, 5 Bar Stools, Fire Pit with sofas, additional lounge chairs, a dining table for 10 and a Powder Room. In short, this Roof Top area will be disruptive and problematic as a source of excessive noise. The Clubhouse and decks at the marina could accommodate most of the above. Children in water, hot tubs and sound systems can all be very loud. It is noted that Jacuzzi type tubs are planned for the 1st and 2nd Floor patios and balconies as well. The total building occupancy with 7 Bedrooms, and 5 Hide-A-Beds could be as many as 24. Our bedrooms are all on the North side of our home in close proximity to this proposed building. At present most noise comes from the marina building and decks which will still be used. Please note that the stairway entry and exit from rooms and rooftop is on the South side as well as the only walkway access to the Marina and Clubhouse building. The Mechanical room is on this side as well. Heat pumps can definitely generate noise.
- 3) Parking with 6 stalls will be grossly inadequate. Where is parking for visitors of those staying in the building? There is no street parking in this section of Brentwood Drive.

The Applicant/Owner states that the marina will not have moorage for boats other than those arriving and staying in the hotel. At present there are 10 boats in the marina with moorage arrangements and parking. Will there never be transient, monthly or annual moorage available in the future as the revenue and demand now must be significant? Would there be a marina parking requirement if it were to reopen? How would this use of the marina be enforced?

Thank you for your consideration of these concerns,

Sincerely,

IAN AND BRENDA HADFIELD

7050 BRENTWOOD DRIVE V8M 1B4

