



*Stonebridge Community Association*  
www.stonebridgeca.com

February 2<sup>nd</sup>, 2016

Ms. Emily Myers  
Uniform Developments  
(via e-mail)

Hello Emily,

Thank you for forwarding us the most current information on the proposed development at 3740 Jockvale on January 6<sup>th</sup>, 2016. Please note that it has come to our attention that this plan and its content was offered to potential buyers at the Uniform Sales Office on Jockvale in December 2015.

As a follow-up to our board meeting, I am respectfully submitting our comments below:

1. Change from townhomes to semi-bungalows; although we feel this is an improvement over the original plan we have the following comments:
  - a. We noted a discrepancy in the 4<sup>th</sup> paragraph of page 3, fourth line that refers to *“the rear yard amenity space of the **townhouses** toward the golf course”* and not semi-bungalow.
  - b. More information is requested as to the size of the backyards; based on the plan included in the documentation, for most semi-bungalows the rear yard appears smaller than the front yard. We would expect the backyards to be similar to those in the community with the appropriate set back from the golf course. For reference, measurements for adult lifestyle bungalows in our community are: lot width 40 to 50ft and depth from back of house to golf course fence vary from 45 to 50 ft.
  - c. The short backyards of properties bordering Hole #6 and #7 create a danger as they are in line with the trajectory of golf balls heading toward the greens on those holes. More so for Hole #7 which is short and most likely to be overshot. A strong tree buffer combined with a longer backyard in those areas would help mitigate the danger.

2. Request for Tree buffer has been ignored.
  - a. Although the document mentions *“landscaping and tree planting throughout the development and along the golf course boundaries will soften the transition between the proposed development and adjacent use”* (bottom page 3 – as per Appendix A – Vegetation Assessment: **1 tree** planted at the end of minuscule backyards between **every 2 semi-bungalows** will not soften the transition from the golf course but provide direct access/view into the properties.
  - b. Appendix B – Cross-Section is misleading as it is not representative of the complete topology of the lot and planned vegetation. Appendix A Vegetation Assessment clearly depicts that there will be no buffer between the condominium buildings A and B and Holes #6, #7 and #8 as well as between Buildings C and D and hole #9 – very limited buffer for one corner of Building B and hole #9 after 10 years of growth maybe.
  
3. The height of the condominium building is not acceptable.
  - a. Our original argument that there are no 3 ½ story condominium building in the Stonebridge community stands – we want to preserve the character of our community and not set a precedent for future in-fill development.
  - b. As per Guideline 9: *“Concentrate higher density residential units around neighbourhood focal points that include transit stops, commercial areas, schools, community facilities, parks and multi-use pathways”* this parcel of land is not in near proximity of any of the above.
  
4. Appendix B – Cross-Section
  - a. The drawing is rather simplistic and does not represent the diverse aspect of the lot’s topography – there is a noted dip from Jockvale to the golf course and in other areas that are not taken into account. We would ask for a detailed map of the land’s topography be provided.
  - b. We assume that the *“existing trees to remain”* are those of the golf course which currently do not provide the dense foliage depicted.
  - c. Trees in Open Space. The trees depicted in the *“open space”* will only exist in one very small area located in the curb of the street which may provide limited buffer for the corner of building B and Hole #9.

In summary, although we have noted some minor improvement to the plan, the SCA is restating its request that in order to maintain the community's character no building higher than 2 story be planned for the lot, similar back yard/golf course set back (45 to 50ft) be conformed to and that a vegetation buffer be provided. Furthermore, since Uniform Development is already presenting this new development to potential customers at its Jockvale Sales Office, we want to know when Uniform plans to hold a public meeting as discussed in previous meetings/correspondence.

Regards,

**Aline Gossein**

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Stonebridge Community Association

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