

Submitted on Fri, 11/15/2024 - 09:00

**Subject / Application:**

24 Alfred Street (Report, PDS.24.140)I am Stephanie Fletcher, owner and full-time resident of [REDACTED]  
[REDACTED]

My request to Council is to bring to their attention my concerns regarding the revised plans for 24 Alfred Street and the impacts on the residents of Bruce Street S.

Specifically my concerns are related to the impact on resident privacy and water management as a function of elevation with respect to;

1. the placement of semi-detached homes on the Bruce Street side of the development parcel;
2. the inadequacy of appropriate privacy measures proposed by the developer and
3. to clarify the required increase in elevation necessary to remediate the ground as shared to the attendees by CEO Tatham at the 2023 developer/resident meeting.
4. Given the potential required elevation, especially with a limited setback, the implications for potential failure of the swale due to water run-off. Using a 1-100 year storm capacity assessment based on historical storm activity is most likely not adequate for assessing the future as the frequency and intensity of storms has increased in recent decades and will continue to do so in future.

I also include an illustration depicting the concept of the potential combination of privacy fence, increase in elevation, swale adequacy, reduced setbacks and 2.5 storey building height to share with you my concerns in how I am perceiving this build.

I look forward to discussing further with you at the meeting on Tuesday.

Stephanie Fletcher

SCALE: 0.5CM = 0.3M (1 FT)

3 STOREY

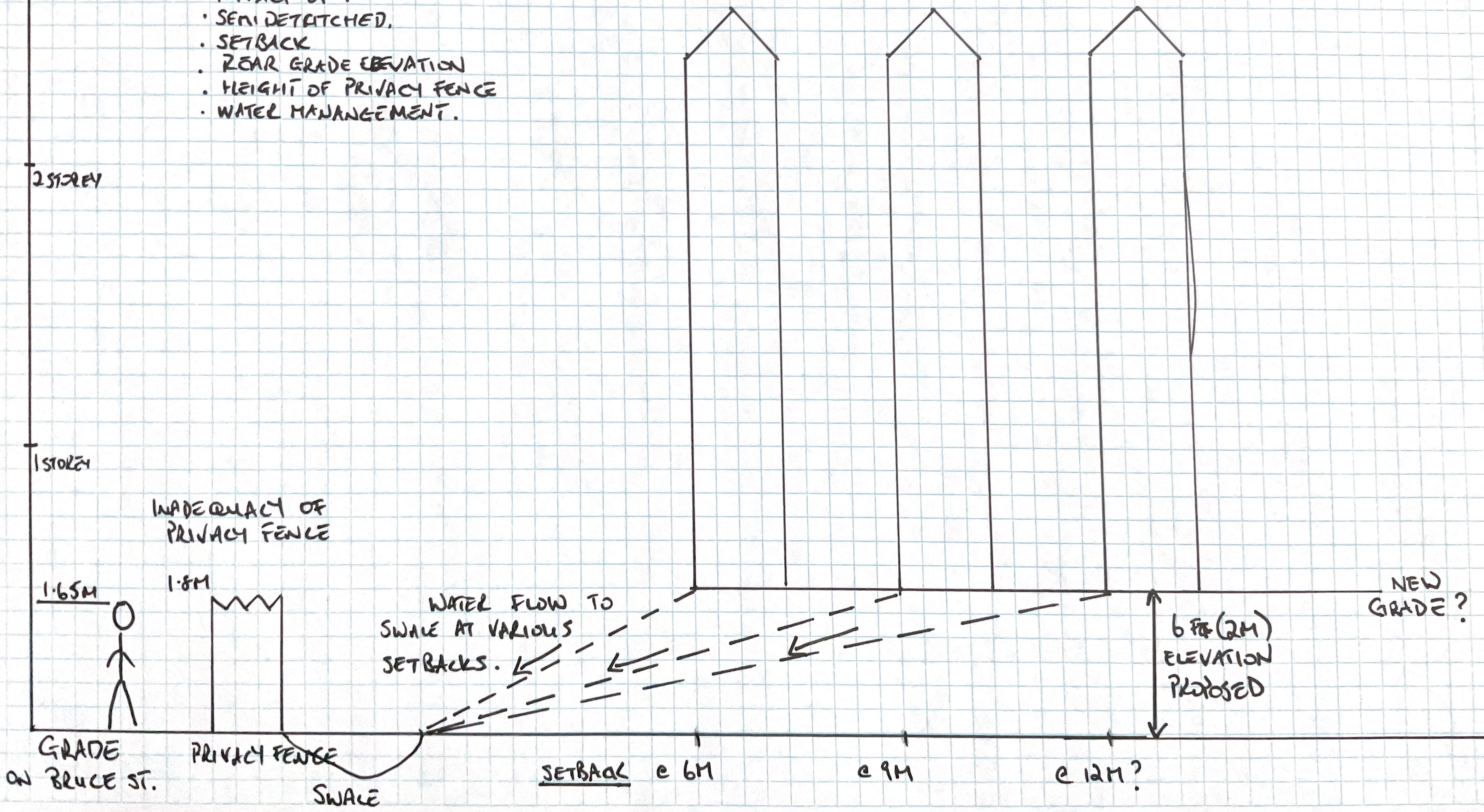
2 STOREY

1 STOREY

CUMULATIVE  
IMPACT OF:

- SEMI DETACHED,
- SETBACK
- REAR GRADE ELEVATION
- HEIGHT OF PRIVACY FENCE
- WATER MANAGEMENT.

2.5 STOREY HOUSE VIEW TO REAR OF ADJACENT HOUSES.



INADEQUACY OF  
PRIVACY FENCE

1.65M

1.8M

WATER FLOW TO  
SWALE AT VARIOUS  
SETBACKS.

SETBACK @ 6M

@ 9M

@ 12M?

6 FT (2M)  
ELEVATION  
PROPOSED

NEW  
GRADE?

GRADE  
ON BRUCE ST.

PRIVACY FENCE

SWALE