Hello,
I'm unable to attend the council meeting on December 14, 2015 regarding the proposed subdivision of 821 Braeside. So please see my 2 page letter attached in pdf format.

Thank you,

West Vancouver
December 1, 2015

Mayor and Council
District of West Vancouver
via email: mayorandcouncil@westvancouver.ca

Re: Proposed Development Permit No. 15-040

I am [redacted] or should I say [redacted] the property at 821 Braeside. I don't consider myself a NIMBY person, but since this development will [redacted] I feel I have to speak out.

My biggest concern is the increase and change in drainage of ground water, possible land slippage, and movement of sediment that is going to come down the steep slope of Sentinel Hill and Leyland Park as a result of this subdivision, excavation, removal of soil, trees, shrubs, multiple retaining rock walls, existing house, etc. I enjoy [redacted]

While it is commendable that the District is taking measures to ensure the protection of the maple tree and laurel hedge bordering the property at 821 Braeside and Leyland Park, it doesn't help that 6 large trees were cut down on this property in late August: two 75 year old deodar cedars (one was previously topped), a 75 year old blue atlas cedar and three other trees of undetermined age. I realize that they had every right to remove these 6 trees as they are on private property (as the tree faller told me “they're being taken down now before the bylaws change”) but I am very concerned about the consequences this and future excavation will have on drainage and slope stability.

Example: Now during heavy rainfalls (such as in early November), I notice ground water from Leyland Park pouring through sections of the rock wall [redacted] almost like 3 faucets being turned on [redacted]. Water is literally [redacted] like a stream all the way down Fulton to 11th. I have never seen so much water from the park coming through the rock wall like this or had this amount of water [redacted]. See 2 photos on next page. And so I'm worried about even more water coming down the hill due to subdivision and extensive disturbance of land topography which hasn't changed much since the 1940s.

Sadly, I realize that [redacted] but I only hope that if the permit goes ahead, that the developer will build houses that complement the natural environment, unlike many of the expensive eyesores that are popping up all over West Vancouver.

Thank you,