

Rationale for Your Proposal

A complete application includes a letter to Mayor and Council explaining details of the proposal which also provides a rationale and justification for the application. This is required to assist Council, staff and the community in the review of your proposal. The following questions are provided to guide you in the preparation of your letter (some or all may be applicable):

- Does the proposal conform to the recommendations of the Official Community Plan and any other relevant municipal policies?
- What are the economic, environmental and social/cultural benefits of your proposal e.g. increased tax base, number of jobs, housing affordability, sensitive area protection, etc? How does your proposal contribute to the long term sustainability goals of the Official Community Plan? How does your proposal support reduction of greenhouse gas emissions?
- What is the demonstrated public need or demand for the proposal? Does the location meet a demand or need which is not already met in this location?
- Is the public infrastructure (e.g. sewer, storm sewer, water, roads, sidewalks, parks etc.) adequate in this area to meet your proposal? If not how does your proposal address infrastructure and service requirements?
- Does your proposal complement or improve conditions in the surrounding area? What effects would this proposal have on the immediate neighbours? Consider traffic, noise, activity levels, odours, removal of natural landscape and trees, privacy, views etc? What mitigation is being provided?
- How well does the proposed development relate to the neighbourhood? Is the design in keeping with existing or anticipated development in the community? Consider building height, massing, orientation, setbacks and streetscape.

Application Fees

Please contact Development Services to determine the total fees for your application. The appropriate fees must be submitted at the time of application.

Rationale for 1450 Glentana's Fence Variance Request

Point 1- Recommendation from the West Shore RCMP

(See attached report from the West Shore RCMP (March 8, 2022))

From the report:

From a property security perspective there are some areas of concern:

- o The lack of a tamper mechanism on the main entry doors that open outwards
The Glenn Strata Corporation Action: proposed special levy at 2023 AGM to instal astragals/latch protectors on 5 entries into building. Special levy approved at 2023 AGM work to start on March 9, 2023
- o There are no video recording devices presently on the property. Of note were the entry ways leading inside to the common entry areas and garage entry-exit door.

The Glenn Strata Corporation Action: proposed special levy 2023 AGM to instal security cameras around building exterior, location within the parkade and within the interior of the building. Special levy not approved at 2023 AGM (owners rationalize physical changes (fence and door hardening) are priority.

- o The railings that run parallel to the entry- exit garage are easily climbed.
The Glenn Strata Corporation Action: proposed special levy at 2023 AGM to instal Approx. 134' of 6ft high all black Ameristar Montage Classic (pinched spear top) ornamental fence around the parking apron. Special levy approved at 2023 AGM work to start as early as May 1st (pending approval of this application)
- o The building was currently unfobbed.
The Glenn Strata Corporation Action: proposed special levy at 2023 AGM to instal a fob system to 5 entry doors into the building. Special levy approved at 2023 AGM work to start as early as July 1st.
- o Some of the storage lockers had locks that are easily defeated.
The Glenn Strata Corporation Action: proposed special levy at 2023 AGM to instal astragals/latch protectors on all storage lockers and change all push button locks to secure style. Special levy approved at 2023 AGM work to start on March 9, 2023
- o Lack of keyed locks for accessing stairwells and suite corridors.
The Glenn Strata Corporation Action: will propose a special levy at 2024 AGM to extend FOB system into building corridors, elevators and access to floors only to the residents of those floors.

Point 2 Economic/Social benefits - NA

Point 3- Public Need for this Proposal

Since the building took occupancy in September of 2021 we have experienced more than 10 break ins to our parkade and storage lockers. The damage to the doors, handles and latches have been costly to continuously repair. Our owners are loosing their valuable items from their personal storage lockers. Nurses and other shift workers are nervous to go into the parkade at night or in early mornings due to fear of encountering thieves.

We had one incident of two children under the age of 12 caught breaking into cars using sophisticated methods. The children were followed and held until the RCMP could attend the encampment. The encampment located in the woods near Portage beach was found to have numerous stolen items.

Point 4 Public Infrastructure - NA

Point 5 Does the proposal compliment / improve surrounding area

Yes, the proposed style of fencing is aesthetically pleasing and matches the current style of our gate. As the RCMP report notes:

*“**Maintenance and Management** of the structure is effective. There was a defined ‘pride of space’ effect with well-manicured lawns, shrubs, trees and plants, and absence of refuse and disarray.”*

There is deterrent when the site is manicured and prideful which we maintain by ensuring effective contracts with landscaping and building maintenance teams.

Recently our neighbours, the Rexall have improved their landscaping by removing a lot of dead brush and garbage. They have posted tow signage to reduce over night stays in the parking areas. We are working together to make our properties less enticing to criminals which is for the betterment of the community over all.

Point 6 - How well does the proposal relate to the neighbourhood.

The proposed fencing is not substantially different than the current railings. The black metal picket style of the fencing is remaining the same vs using a product like chain link.

The increase in fence height around the east side of the lot is enough to stop criminals from simply climbing up and the hopping a railing from the Rexall parking lot.

The increase in fence height around the south side of the building will prevent criminals from hopping over the railings and down onto the cars below.

The changes to the fencing are not street facing and therefore the impact the overall look of the neighbourhood is unchanged.

We thank-you for reviewing this application and look forward to a more secure 1450 Glentana in the coming months,

*Lindsay Smith, Strata President
on behalf of The Glenn Strata Council*

Please contact me at 1-(250)-885-9285 or Kainan Duggan at 1-(250)-361-7906 with Pemberton Holmes directly with any questions or the need for further information.