

From: [REDACTED]
To: [REDACTED]; [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] Re: File# A023/23
Date: Wednesday, May 31, 2023 9:49:12 AM

Dear Committee of Adjustments,

Thank you for providing us the building plans for the proposed build at 16 Cavalier Crescent.

The architect and owners of the property have also reached out to us and shared sun studies and architectural drawings. We have had all of these reviewed by topic experts, who have provided the following feedback:

-The sun studies are methodologically incorrect in that they do not account for the topography of the surrounding lots. The models are based on level ground and do not adjust for the 2m elevation that 16 Cavalier has compared to neighbouring properties. The shade effect and massing effect from the proposed build will be greater than that shown.

-The only other property on Cavalier Cres 500m that has been built above height regulations is 8 Cavalier Cres. This property sits on an 19 500 SQFT irregular lot that sits level with the neighbouring properties.

For these reasons, and those outlined in our prior letter, we would like to re-affirm our objection to building above height regulations.

Thank you kindly for your consideration and time. We would like to be notified of the result of the hearing.

Sincerely,

67 Riverside Blvd
