

Mayor & Council

From: John Gillespie s.22(1) Personal and Confidential
Sent: June 30, 2025 12:23 PM
To: Mayor & Council
Subject: File No. LU009816

30 JUN 25 2:33PM
TYPE: REFERS TO #10.2
DEPT: DEV
A.T.#: 148884
Comments:

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Good Afternoon The Council,

General
FILE # 3090-20

I reside at 1116 Skana Drive and I am opposed to the development variance applied for on this file number LU 009816.

The house is already at maximum height and is intrusive on privacy.

A roof top deck will only make the invasive nature of this development more unbearable.

Sincerely,
John Gillespie
Resident 1116 Skana Drive Delta BC

ACKNOWLEDGED

DATE: 6/30/25

Mayor & Council

3 JUL 25 8:43AM

From: juliana nightingale
Sent: July 2, 2025 7:59 PM
To: Mayor & Council; Mayor George Harvie; Rod Binder; Daniel Boisvert; Jessie Dosanjh; Alicia Guichon; Jennifer Johal; Dylan Kruger
Cc: Trevor Nightingale; Kathleen Chan
Subject: Fwd: File No. LU009816 - photos for July 7 Agenda package



agenda
FILE #

3090-20

TYPE: REFERS TO #10.2

DEPT: DEV

A.T. #: 148890

Comments: Regular Council Jul 7/25

Re: File No. LU009816 (a request for a variance permit increase maximum height)

Dear Mayor Harvie and Councillors Binder, Boisvert, Dosanjh, Guichon, Johal, and Kruger:

Attached here please find photos of the rooftop deck (wrapped in Tyvek at the top) that is above the second floor deck at 1112 Skana Drive. Please note the drainage pipes for the rooftop deck are already in place as is the platform and hip height enclosure. The first photo is taken from the interior of our master bedroom.

Should you have any questions about the attached, please feel free to contact us directly.

Thank you,

Juliana & Trevor Nightingale
1103 Shaman Crescent
Delta, BC V4M2L6

s.22(1) Personal and Confidential

Begin forwarded message:

From: s.22(1) Personal and Confidential
Subject: File No. LU009816 - photos for July 7 Agenda package
Date: July 2, 2025 at 7:41:06 PM PDT
To: s.22(1) Personal and Confidential









Mayor & Council

From: juliana nightingale **s.22(1) Personal and Confidential**
Sent: July 2, 2025 10:14 AM
To: Mayor & Council; Mayor George Harvie; Rod Binder; Daniel Boisvert; Jessie Dosanjh; Alicia Guichon; Jennifer Johal; Dylan Kruger
Cc: Trevor Nightingale; Kathleen Chan
Subject: File No. LU009816 - For Agenda Package July 7 Council Meeting

A genda
 FILE # 3090-20

TYPE: REFERS TO #10.2
 DEPT: DEV
 A.T. #: 148890
 Comments:

Regarding: File No. LU009816 (a request for a variance permit to increase maximum height)

Location: 1112 Skana Drive

Proposal: The application is to construct a rooftop deck in conjunction with a single detached dwelling

A genda
 FILE #

On June 27, 2025 we received the Notice of Development Variance Permit File No. LU009816 and our comments are as follows:

Dear Mayor Harvie and Councilors Binder, Boisvert, Dosanjh, Guichon, Johal, and Kruger:

The Delta Mayor and Council should be made aware that the structure and platform of the rooftop deck had already been constructed at the property prior to us receiving both the May 29 Notice of Application and the June 27 Notice of Development Variance Permit being requested.

We are strongly opposed to the variance being requested in the June 27 Notice of Development Variance Permit Notice of Application for the following reasons:

- The rooftop deck platform at 1112 Skana Drive has already been built and by virtue of its elevation offers an unobstructed near vertical view into the yards, pools, and homes of its neighbours' at the rear of the property
- The house already has two outdoor living spaces (decks) on the second floor rear of the dwelling
- If the owner of the house had wanted to put a rooftop deck, they could have accommodated it into their original plan and did it within the height limit if they had planned accordingly and reduced the ceiling heights and style of other floors within the house
- The house is only 10ftsq less than the maximum size allowable and is already at maximum height. At this size it is already considerably larger than all the existing homes that surround it
- There is a discrepancy between the height variance being requested on the May 29 Notice of Application (29ft / 3ft over the max allowed) and on the June 27 Notice of Development Variance

Permit (27ft - 1ft over the max allowed) that we received in the mail, despite the fact the deck had already been completed without any changes made to the construction between times of submission.

- The May 29 notice mentions needing the height variance to accommodate a deck and railings. The June 27 notice makes no mention of railings. However, both notices say the permit is for a rooftop deck. We are concerned that the height provided in the June 27 notice is misleading because it excludes the height of the safety railings which are required by the BC Building Code and shown on the most current elevations at the City of Delta Development Department as being at a height of 8.75m (28ft 8in)

We bought our home in July of 2024 and took possession of our home in late September 2024. We were aware of the construction of the home at 1112 Skana Drive at the time of our purchase and assumed that it was at maximum height permissible by zoning bylaws. If they are granted this variance we will lose a significant amount of privacy in our bedrooms, kitchen and outdoor entertainment areas. We don't consider it acceptable to offer them a variance for poor planning that then compromises our privacy and detracts from the value and enjoyment of our property, and that of our neighbours.

We are strongly opposed to the issuance of this proposed variance, in this case the rooftop deck in question having been constructed prior to any permit issuance, as it sets a dangerous precedent and significantly undermines the bylaws that govern our community for the collective benefit of all.

Thank you for considering our concerns and please reach out to us should you require any additional information.

Juliana & Trevor Nightingale
1103 Shaman Crescent
Delta, BC V4M 2L6

s.22(1) Personal and Confidential

File: LU009816

Mayor & Council

To: Jane Macgregor
Cc: Mayor George Harvie; Rod Binder; Daniel Boisvert; Jessie Dosanjh; Alicia Guichon; Jennifer Johal; Dylan Kruger; Ian Macgregor
Subject: RE: File No. LU009816

TYPE: REFERS TO # 10.2
 DEPT: DEV
 A.T. #: 148894
 Comments: Regular Council
Jul. 7/25

From: Jane Macgregor s.22(1) Personal and Confidential

Sent: July 3, 2025 12:22 AM

To: Jane Macgregor <janemacgregor29@gmail.com>

Cc: Mayor & Council <Mayor-Council@delta.ca>; Mayor George Harvie <mayorharvie@delta.ca>; Rod Binder <RBinder@delta.ca>; Daniel Boisvert <DBoisvert@delta.ca>; Jessie Dosanjh <JDosanjh@delta.ca>; Alicia Guichon <AGuichon@delta.ca>; Jennifer Johal <JJohal@delta.ca>; Dylan Kruger <DKruger@delta.ca>; Ian Macgregor
s.22(1) Personal and Confidential

Subject: Re: File No. LU009816

A genda
 FILE # 3090.20

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Attached are photos from our property regarding the above file request for variance to bylaw. Note that the lot with the new build is physically lower than ours by several feet.

Address: 1109 Shaman Crescent
 Delta BC V4M 2L6



From the street



From our pool deck.

The red circle seen on the deck is where the drain is placed and the railing will be an additional 3ft. on top of the Tyvek wrap....when people are standing on the deck the top of the current wall is about waist high and level with the highest roof line.



dining room

from our





from our

kitchen (umbrella purchase to block view of tyvek wrap and provide some privacy)
the laurel hedge is now 18" higher than normal and the cedar hedge is also being grown which will
essentially block most of the afternoon sun.

Jane

Sent from my iPad

On Jul 2, 2025, at 23:41, Macgregor Jane **s.22(1) Personal and Confidential** wrote:

Please find attached letter stating reasons for opposition to this variance request.
<File No. LU009816.pages>

Jane Macgregor