

Committee of Adjustment, City Hall  
1 Carden Street, Guelph ON N1H 3A1

**Attn:** Trista Di Lullo, ACST, Secretary-Treasurer Committee of Adjustment

Submitted via email

June 3, 2021

**Re: Application A-33/21, 94 York Road**

The application for variance to allow a minimum right side yard setback (to zero metres) and permission to build a large two-storey addition (78.1 square metres) at the rear of 94 York Road as proposed, will have a significant detrimental effect on the existing adjoining semi-detached building at 96 York Road, which the owners purchased on May 25, 2021, prior to receiving the Public Notice.

We have had conversations with our neighbours at 94 York Road and expressed a number of our concerns. Further, we understand and support the applicant's request for deferral to provide opportunity to design alternate plans. However, should the Committee choose to move forward with the current application, we wish to identify 3 major areas of concern that we briefly outline below.

- Structural Issues (internal and external) negatively affecting 96 York Road
- Appearance and design
- Impact on personal enjoyment of the property, privacy issues and possible future plans

The variance requested and outlined by this application is clearly not a minor variance, particularly the zero-metre side yard setback with proposed construction right against the property line. Also, the design of the proposed addition to 94 York Road (height, size, appearance) is overpowering and not desirable in the context of the conjoint property. The owners of 96 York Road oppose the addition, as proposed, and ask that the variance be denied by the Committee of Adjustment of the City of Guelph.

**Structural Issues Affecting 96 York Road**

These include breaching of the double brick wall, building up against the demising wall between the existing single-story additions at the rear of both structures, and the height of the addition's roof peak would be higher than the existing main house's peak. This could result in roof water runoff and pooling issues to 96 York Rd. As well, there is significant opportunity for damage to the 96 York Road property including internal and external structural damage given that the east facing wall is an extension of the shared wall between the two properties, damage to the privacy fence, existing patio, and garden area.

**Appearance and Design**

The semi-detached unit at 94 and 96 York Road is an attractive century-old yellow brick

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structure in good structural repair and appearance. That appearance was part of the attraction when the owners of 96 York Road purchased the house.

The design of the proposed addition to 94 York Road completely changes the appearance of the rear elevation with respect to 96 York Road. The width and height of the addition is overpowering and dominates the total structure.

**Impact on Personal Enjoyment of the Property and Possible Future Plans**

The design, especially the mass and scale of the proposed addition, with a long and high wall running along the property line past the back of 96 York Road kitchen, is overpowering. It would result in a substantially negative influence on the personal enjoyment of the owners of the 96 York Road property.

The proposed extension constructed right at the shared property line could adversely impact any future additions or changes considered for the conjoined structure at 96 York Road.

As stated, we understand that there has been a request for deferral made by the applicants to the committee which we support and hope is approved. We would prefer to maintain an amicable relationship with our neighbours and are amenable to discussing revised design solutions that result in a positive outcome for both parties.

In addition, we request that we be notified of any notice of future meetings and any formal decision on the matter.

Respectfully,

Evan Brown & Taylar Dobbie

█ York Road, Guelph

Tel: █