

## Committee of Adjustment

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**From:** Ed Newton [REDACTED]  
**Sent:** Tuesday, May 25, 2021 5:02 PM  
**To:** Committee of Adjustment  
**Cc:** Linda Newton [REDACTED]  
**Subject:** FW: Application Numbers B-2/18 & B-3/18 64 and 68 Queen St.

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Dear C of A,

We are Linda and Edwin Newton, [REDACTED] Queen St Guelph.

We object to this application as discussed herein;

Queen St.

It is a beautiful old St with an old history in Guelph. It has nicely spaced out lots along this portion of Queen St. The street is a very narrow one way St with needed parking and stopping spaces on one side. This new proposed lot will add two buildings to the space designed currently for one. The addition of one house in this location on the empty lot will reduce the parking spots and create more congestion on this narrow old St previously designed for bigger lots. The addition of two buildings and driveways added into this location makes the situation more congested.

Lot size

The existing lot alignment makes more sense having the 30 m wide lot for the existing house as was carefully designed and appropriately sized for its lot width. and the other legal lot is 20m wide which is reasonably balanced and a house on this lot could be made to look very appealing in the neighborhood paying respect to its neighboring homes. On this location of Queen St there are larger lots with properly spaced homes, to keep this street or this portion of the street in line with its history is appropriate given the only benefit going with this severance is to enrich one developer rather than preserving a part fine piece of Guelphs residential history. The habit of developing monster homes for sale on undersized lots should not belong to this part of Queen St. it is a habit that has been allowed however if anyone cares about architectural history then this lot width reduction and addition will not be allowed.

Parking and traffic congestion

Parking is in very short supply along Queen St and an additional two driveways will cause the loss of these very used and needed street side parking spaces. The two additional driveways will make things on Queen St be very dysfunctional and dangerous for traffic and pedestrians trying to get passed this narrow part of the street. It gets very busy on Queen St with snow clearing, landscaping, garbage collection all on a narrow one way street. The inclusion of two additional houses at this narrow area will create the need for other costly measures in the future. The consideration of the existing conditions needs to be made and for sure these additional two driveways will be found to cause more issues than good in this area for the above reasons. At present if a car is parked on the opposite side of the street it is tough for us to exit our driveway without running over the curb turning right. Say if a garbage truck is parked there it is harder to exit and enter, the truck will have to stop in front of 3 driveways here instead of one increasing the time the road is blocked on garbage day. As a two way street this may not be such an issue however Queen St is a busy street used for traffic by pass and local traffic of residents all having no choice but one direction up the narrow street. Two more houses means two more landscaping companies to do property maintenance, these houses will likely need maintenance like the others on Queen St to look after the lots. Already on landscaping maintenance days the street is constrained, this will add

more to the equation. Who pays if changes are needed to the street? Already we have seen some disruption in the neighborhood just in the exploring stages of the project the grass has been torn up on our side of the road beside our front gate, we will have to repair this sod damage done on the city embankment in front of our property which we maintain.

#### Architectural History

67 Queen St has been preserved and restored a winner of a prestigious Heritage Guelph Award. Other houses on this part of Queen St have been respectfully and well restored and renovated where special care has been taken to keep the properties in original condition. Part of this is the lot size, To simply add smaller lots here may spoil an opportunity to create something very nice architecturally while respecting neighbors and the history of this area.

We both oppose of these applications for severance.

In addition two of our neighbors are opposed to these severances that we know of.

Please inform us of the committee decision so we can act accordingly to the rules and in time.

Yours Truly

Edwin and Linda Newton, ■ Queen St, Guelph.

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