

February 2, 2023

To:

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

[cofa@guelph.ca](mailto:cofa@guelph.ca)

From:

Rita and Tom Walton - Owners of [REDACTED] Speedvale Avenue East

Phone [REDACTED]

Email [REDACTED]

Re: 444 Speedvale Avenue East

Application Number A-7/23

As it pertains to this minor variance request:

We understand that residential intensification is being promoted by the Province and the City but we are concerned that the

proposed additional detached dwelling (versus detached garage) will be 0.6 metres as opposed to 1.5 metres from the property line and will affect the privacy at ■■■ Speedvale Ave E and was not supported by the planning department for such reason (as stated in the letter to the Committee of Adjustment from the applicant).

We understand that if this project was a completely new additional detached dwelling being built in the backyard of this residence it would require a 1.5 m minimum side yard (and backyard) setback and a variance would not be required or a 0.6 m variance would hopefully not be approved considering it is new.

Being that the detached garage is existing (and is 0.6 m from the property line) the property owner would like to simply extend the existing structure along the property line at the 0.6 m distance from the property line rather than move or rebuild the structure at 1.5 m from the property line. Having this existing detached garage proposed to be converted to dwelling adjacent to our background is not great at any distance from the property line, it would be better if it was located at 1.5 m versus 0.6 m from the property line.

Noted in the letter to the Committee of Adjustment from the applicant, it is noted that the nearest home is over 8 m distance away. As can be seen from the survey in the variance application the two houses may be separated by 6 m or so (by driveways), it is still noted that additional detached dwelling as proposed will be 0.6 m from the property line and will affect the privacy of ■■■ Speedvale Ave E.

If the existing structure (detached garage) has changes in height and/or overall size (from the footprint shown in the variance and drawing submitted as part of the application) in subsequent documents or during the building permit process , we would hope the City would require the entire project be moved to 1.5 m from the property line.

As a result of this variance request (or the 1.5 m bylaw requirement) we want to confirm that there will be no impact on ■■■ Speedvale Avenue East property owner's current use or future use and plans for the property. Please confirm. If there is any impact from this variance on ■■■Speedvale Avenue East property it should not be approved.

Is this the only variance request for this project? Please let us know.

Has it been deemed that there is sufficient parking and access in and out of the property at 444 Speedvale Ave E (with the new proposed dwelling) and that there is no impact on the driveway at ■■■ Speedvale Ave E. in any way. Please confirm.

Please confirm that the city will require this project to meet all city bylaws and be built according to building code.

Please confirm that windows cannot be built on the property line side of the proposed dwelling so that there will be no windows that overlook the backyard of our property - ■■■ Speedvale Ave E.

This variance request should not be approved if it has any negative impact on ■■■Speedvale Avenue East.

Thanks for your consideration and looking forward to your reply.

Rita and Tom Walton