

Feb 26, 2023

Committee of Adjustment.

Application:
21 Dublin Street
Guelph

A-12/23-23

To: cofa@guelph.ca

The applicant is applying for relief on all the by-law requirements for this property. I can see that some are already compromised by the existing building footprint.

It is my opinion that the original building footprint should be maintained as is.

I do not have a specific issue with their requests for changes A, B, and E as these more or else fit with the existing building. The remaining changes and the location of the rear porch and drive, I do have issues with.

A rear lot limit of 2.45m is below the 20% average of the lot depth and would impact my property for the following reasons.

1. I am specifically concerned about damage to the root systems of a group of large established cedar trees and one mature beech tree located within .3m +/- of the rear property line during excavation.
2. I am concerned that there is not room for an appropriate swale to prevent overflow storm water onto my property at ■■■ Essex Street.
3. I am concerned that the proposed rear “deck” and entrance to the building is too close to my property and will impact my use of the side yard patio I have in place and general privacy. There would be light/noise pollution from this entrance as well. My upper story bedroom windows face this yard. I would prefer that this be incorporated into the building envelope.
4. The proposed driveway location extends beyond the rear building envelope to within a meter of the rear property line. This will impact my use of my side yard with light/noise/odour pollution as well. The drive should have positive drainage directly to Dublin Street and not to any rear or side yards. The drive should not encroach on the side lot line.
5. I am concerned about the foundation height, since the basement is in finished condition. Maintaining the existing foundation height, with some allowance for positive drainage should be maintained. I would also prefer a similar storey and a half building height.

I understand that this dwelling is to be a rental unit. There are no details on the number of units, number of rooms or number of tenants. The area of Dublin and Essex contains a number of rental units, many with no or limited parking. This intersection fills up daily with downtown workers as well as the residing Tenants' vehicles. Adding more rentals is not a bad thing, but if the plan is more of a rooming house, I would have issues with that. A student rooming house would impact the property values of the area homes.

About [REDACTED] Essex Street.

- built in the early 1850s.
- on the heritage inventory of the City of Guelph.
- approximately 900 sq ft, 1 1/2 storey with two bedrooms.
- unfinished rubble foundation, at grade.
- Side yard patio for fun and dogs!

I am familiar with the work the Applicant did at 55 Dublin Street South and was impressed with the care and cleanliness they took with the property during construction and the current maintenance of the building.

I will be attending the meeting March 9, at 4pm.

Thank you for reviewing this.

Bryan Shook

[REDACTED] Essex St.
Guelph Ontario

[REDACTED]

[REDACTED]



