

As a resident of ■ Dublin Street South for many years, we are also the neighboring property to 21 Dublin Street South. We would like to submit our concerns to the application # A-12/23 in point form today, but will be in attendance at the hearing March 9 2023 to further discuss and review our concerns.

1. The proposed size of this dwelling is our primary concern given it does not fit into the existing footprint. The current home is 1300 sq ft and a 1.5 storey home. The proposal is a full 2 storey home with a finished basement giving the approx. square footage of over 2700 sq ft. Because they request the addition of a full finished basement and a full height 2<sup>nd</sup> floor the result will raise the building height to approximately twice the existing dwelling. If the proposal is granted this home will tower over some of the oldest homes in Guelph.
2. We are VERY concerned on how the construction of this future home will affect our century home with its rubble basement. The work will be done in very close proximity to our home. We would request the City provide us with an approved engineering report on this project so we are ensured of the safety. We also suspect oil contamination on this site.
3. We are strongly opposing to variance # D requesting a minimum of 0 meters between the driveway and the right side lot line. Could you kindly give us clarification on this proposal. We would insist that the current by-law # D remain in effect.
4. We would like to know what steps will be taken to discourage water flow into our basement.
5. We would like to know how many units this dwelling will consist of. Depending on the number of units what will be the number of parking spaces required? Our streets are already full.
6. Where will the garbage bins be placed?
7. Variances have been requested for front and back porches. We are concerned about the height of the decks above ground. What will happen to our privacy. We have 3 skylights on that side of the house. Privacy?
8. We would prefer a 1.5 storey single family home which would increase property values rather than a student rental which would decrease property values.

Our area consists of many historic homes and this proposal does not seem to conform with our neighborhood.... one of the oldest sections of Guelph.

Thank you in advance and any further questions, we'll be in the hearing on the 9<sup>th</sup>.

Cathy and Antony Dodd  
■ Dublin Street South  
Guelph ON

We agree to be video taped and recorded



21 Dublin St., S

■ Dublin St., S





**Driveway between [redacted] & 21 Dublin**



**Across from [redacted] \$ 21 Dublin**



**Dublin Bathroom Window**







**Street scape Essex**



**example of proposed building**



**Approximate  
example of proposed building**



**Approximate  
example of proposed building**

