

Committee of Adjustments  
File A-12/23

The proposal says that the existing building is a 154 square meter 2 storey home. The reality is that due to the roof line and very low ceiling height the upstairs at 21 Dublin at most a 1.5 storey house or 116 square meters. In reality the proposed house at 254 square meters is twice as big as the existing building at a more realistic 116 m2.

Is the height of the the proposed building, 7.3m, above ground, above a raised basement. Will our new neighbours be able to see into our 3 skylights on that side of the house.

R.1.B requires a minimum lot area of 460m2 yet this lot is 1840.63 sq' or 171m2

19 Dublin sewer pipe goes out towards the middle of 21 Dublin property. Straight? Turn?

John Haley told us today that even though the application was for a single family dwelling their intention was to build now and then apply for accessory apartments. Is that legal? Do they also intend on finishing the basement for more units.

If the real intention is that the property be split for student rentals then then are they not building a duplex. Does 2 units with 2 separate stairs and 2 kitchens, make it a duplex. Does that change the building criteria.

Our home is surrounded by some of the oldest buildings in Guelph. Is there NO consideration given to the surrounding area.

19 Dublin St S built 1847  
59 Essex built 1880  
61 Essex built 1880  
25 Waterloo Ave built 1864  
26 Waterloo Ave built 1840  
28 Waterloo Ave built 1904  
34 Waterloo Ave built 1840  
36 Waterloo Ave built 1850  
38 Waterloo Ave built 1850

We do not object to a new SINGLE FAMILY home being built. We are very concerned that that there seems to be an effort to shoehorn a large multi-unit apartment into a tiny lot in one of the oldest areas of Guelph.

**Sent by Christina Dodd , resident of Dublin Street South**