

City of Guelph
Committee of Adjustment

Re: 21 Dublin St S-Multiple variances for proposed new detached dwelling

As a long-time resident of a home located at [REDACTED] Waterloo Avenue in Guelph, I wish to submit my perspective and concerns related to the proposed development at 21 Dublin St S (Application Number A-12/23). A single family dwelling would have been my preferred option for this compact site, accommodation for a family settling here for the longer term and contributing to an existing sense of community. If that outcome is no longer a possibility, then I would urge you to consider limiting the size of the proposed building to dimensions equal to or at least approximating the existing footprint.

Once a new structure is in place, its effect - positive or negative - within the neighbourhood will extend over many decades. My sincere hope is that it will be a welcome addition. The current proposal appears completely incongruent with the size of adjacent properties and character of the surrounding neighbourhood. Simply put, it is disproportionate to available space - too big in scale and overall appearance. What might otherwise be deemed appropriate on a larger site will appear squeezed in here, and not in harmony with existing homes in the vicinity.

In addition to these esthetic considerations, there is concern that the proposed design, if approved, may set a precedent for potential future development in the area. Also, the question of property values of nearby homes arises. Will they be negatively affected and, if so, how will this potential issue be addressed? Before, during, and post-construction, there are many factors to consider, even ones that may only fully reveal themselves later. For these reasons, I request a comprehensive rethinking of this proposed new dwelling.

Yours sincerely,

Geraldine Howitt (Resident/homeowner, [REDACTED] Waterloo Ave, Guelph ON [REDACTED])

I give my permission to be video taped and recorded at the hearing to be held on Thu Mar 9, 2023 which I plan to attend.