

Committee of Adjustment

From: Tim Kerr [REDACTED]
Sent: Saturday, July 29, 2023 11:30 AM
To: Committee of Adjustment
Subject: Request for Committee Denial of Application for Variances A-50/23, A-51/23, B-11/23

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Attention: Trista Di Lullo, ACST, Secretary Treasurer, Committee of Adjustment

Dear Ms. Di Lullo;

As we are long term residents of the city of Guelph, living on Kathleen Street for 23 years, **we are opposed to the variances requested at 239 Kathleen Street.** Please accept this as a **request for the denial of the application** for variances A-50/23, A-51/23, B-11/23, for the reasons cited below.

1. As the City of Guelph has an affordable housing mandate, we feel that the proposed houses at 239 Kathleen will not fit this mandate, and that the developer of the two new proposed homes will be asking high market value which will simply be unattainable for new home buyers. The city should be focusing their energies on developments that create more affordable housing for all. Therefore we request that the variance be denied.
2. The Kathleen Street area is designated as a low density zone, and the creation of two homes on a lot meant for one home does not fit the zoning designation. Therefore we request that the variance be denied.
3. The creation of two home driveway entrances on Kathleen Street will further limit street parking, frustrating current homeowners on the street. Furthermore, with additional driveways come additional cars associated with them, and that will mean additional traffic comings and goings on an already narrow and congested street. Note that there are many motorists who use Kathleen as an alternate artery when not using Westmount, Exhibition, and Woolwich streets which all run parallel to Kathleen. Therefore we request that the variance be denied.
4. If the committee deems this application approved, it might very well set a precedent for other developers applying for, and severing, single family home lots in this area into two or more. Therefore we request that the variance be denied.
5. The proposed plans indicate that the two new residences will have frontages of 10.97, and 10.98m in width. This is only 36 feet wide! That will mean that the buildings on these lots will be even narrower than the actual lot width, and thus will have to be built up vertically. That will certainly mean greatly reduced privacy for all neighbors in 360 degrees. Therefore we request that the variance be denied.
6. It would not be an unsafe assumption that the owners of 239 Kathleen will perhaps live in one of the new residences, and use the other for short term rental purposes. We are opposed to our neighborhood being used for such a purpose. Therefore we request that the variance be denied.

Sincerely,

Timothy Kerr and Pamela D'Ettorre

[REDACTED] Kathleen Street, Guelph, ON [REDACTED]

Application Number - A-50/23, A-51/23, B-11/23

Address of Property - 239 Kathleen Street, Guelph, On