

## Committee of Adjustment

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**From:** Sam Turton [REDACTED]  
**Sent:** Thursday, August 3, 2023 10:30 AM  
**To:** Committee of Adjustment; Mayors Office  
**Cc:** Magda Zerebiec  
**Subject:** Submission: Application Number B-11/23, 239 Kathleen Street, Guelph, Ontario  
**Attachments:** Submission Application Number B-1123-239 Kathleen Street.pdf

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TO: Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
City Hall, 1 Carden Street  
Guelph, ON N1H 3A1  
[cofa@guelph.ca](mailto:cofa@guelph.ca)

RE: Application Number B-11/23, 239 Kathleen Street, Guelph, Ontario

FROM: Sam Turton and Magda Zerebiec  
[REDACTED] Kathleen Street  
Guelph, ON [REDACTED]  
[REDACTED]

We are addressing the proposal to sever part of 239 Kathleen Street, create one new residential lot, one retained residential lot, demolish the existing dwelling, and build two new 3-storey dwellings below minimum frontage and area.

### SAFETY PROBLEMS

Exhibition Street north of Division Street is extremely narrow—only 6.5 metres—opposed to nearly 8 metres on the south side of Division. It has an upward grade from Division, a narrow sidewalk on the west side directly on the thoroughfare—with NO boulevard—and NO boulevard and NO sidewalk on the east side where the new development is proposed. Vehicles exiting our driveways are further inhibited (and made more dangerous) by daily street parking on the side of the proposed development directly opposite our driveway.

With Victory School, Exhibition Park, and Exhibition Park Arena nearby, there is considerable foot traffic by children and families along the already hazardous, unprotected sidewalk, where small children are only one small swerve away from fatal accident. Often the snow—ploughed off the street—covers the sidewalk and children and parents with baby carriages have to trudge down the middle of the street.

In addition to that, children congregate and play on the hill of our front yard before their schoolbus squeezes down the street to pick them up. In their play—especially in winter—they often accidentally slide or tumble onto the street. When Sam mows the hilled front lawn he has to step out into the street with every pass of the mower—looking carefully so as not to be hit by oncoming traffic.

Compressing two three-story dwellings into a single lot in this already dangerous stretch—with double the vehicle access and activity—will only lead to serious problems and possibly fatal accidents. The Committee of Adjustment must come to the street and witness the conditions for themselves.

## STRUCTURE HEIGHT ISSUES

The proposed height is 3 storey—1 1/2 stories higher than the existing home. This would be a serious change in the housing profile of the street and be a potential eyesore as well as a significant light and view blockage for the properties surrounding the lot. Such out-of-character structures will likely lower the property values around it.

## ARCHITECTURAL DESIGN

This neighbourhood consists of near-century homes with unique character built by individual tradespeople and owners. Hilda Dix, the daughter of the man who built this house (█ Kathleen Street) in 1939 as WWII started, has visited and shared her history here as a girl. We have attached a scan of some priceless photos, in which one shows the massive maples at the corner of the park at Division and Exhibition—as mere saplings. We would need to see the proposed designs to be convinced such a departure from the existing variances is warranted and beneficial to the historic nature of the neighbourhood.

## CONCLUSION

Without evidence to alleviate the serious concerns above—especially safety—we cannot support this proposal and urge the city to maintain the existing lot by-law protections.

Sam Turton and Magda Zerebiec



Gerdie  
standing  
at the  
garage  
watching  
building in  
progress.

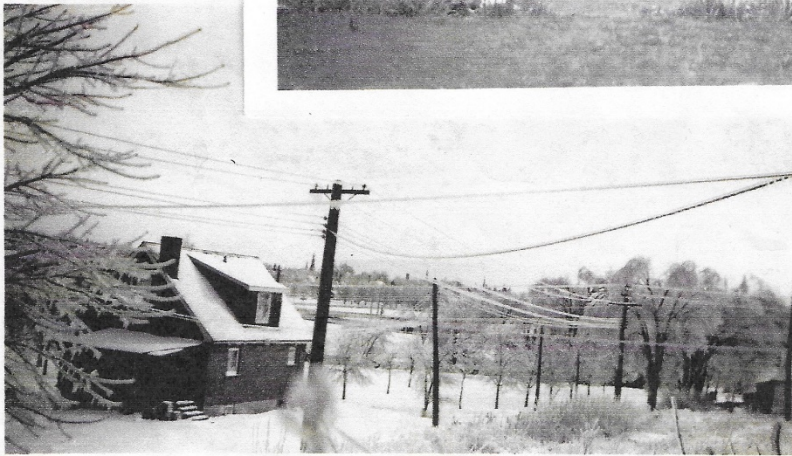
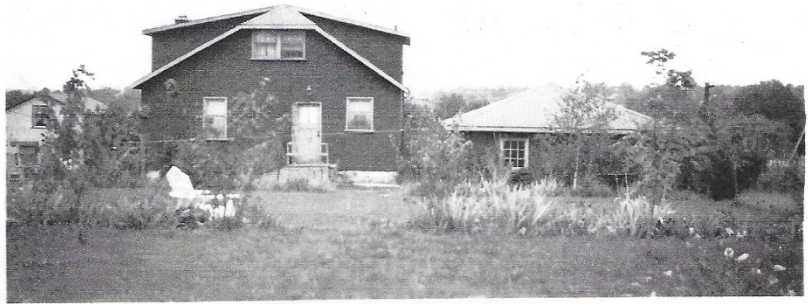
338 Kitchell St. Memphis  
Had built the house and  
garage in 1939.  
It was our home from 1939-49  
We moved in to it in the fall  
1939.  
before it was finished ORL  
the inside.



The finished  
product a couple  
years later.  
←



A view from  
the back yard  
showing the back  
of the house.



From our driveway  
looking across  
Kleinman St. toward  
 downtown Memphis.  
Small trees in foreground  
are the corner of the  
park where Bobb, Gene  
& friends played games  
of baseball. Beyond  
area is the portion of  
the park where they  
had outdoor picnic  
where I often went  
after work  
relaxing.