

Greetings members of the City of Guelph's Committee of Adjustment,
I live directly behind the site seeking relief from the by-law requirements for the dwelling currently under construction.

I have two concerns re the proposed uncovered porch with stairs to be located on the second storey.

1) What is the purpose of building uncovered porches with stairs when the rear yard setback from the fence line has already been minimized? There is scarcely any rear yard. Also, in winter won't the uncovered porch stairs become an icy hazard unless constantly kept clear of snow? Will the stairs be designed for safe access?

2) The second storey of this dwelling, which will contain two primary units on the second and third floors and smaller first floor apartments on the ground floor, is several feet above the maximum allowable fence height. Consequently the porches will essentially be a lookout over my backyard and that of my neighbour at 14 Oliver St. Already we are experiencing this three-storey dwelling with a large peaked roof projecting out from the third storey as a wide & very high barrier wall against the rear fence along our adjoining properties.

I understand that the variance request is actually to allow for the stairs since the uncovered rear porches are already permitted.

I am in support of densification which permits more accommodation for more people and did not object when this dwelling was first proposed. I am in favour of design that is proportional to the lot size and allows for easily accessible side entrances for the apartment dwellers and enjoyment of some yard amenities for all occupants, and a dwelling that is in proportion to the existing dwellings along the street. Most friends and family members have been visibly shocked by the proportions of this new dwelling.

I wish to speak to this application at the time of the hearing on March 27.

Sincerely,

Kathleen Vanessa Hyland, [REDACTED] Oliver St., Guelph, [REDACTED]
[REDACTED]