

Good day members of the Committee of Adjustment,

Our home shares a rear-yard with the new homes under construction at 25 and 27 Alice.

From my kitchen, I can clearly see the sliding glass doors intended as the second story egress onto the proposed rear porch. The proposed design would place the elevated porch near to the property line, above the fence with an unobstructed view into our yard and a direct line of sight into our kitchen and dining room area. It would substantially and unacceptably impact on our privacy. The property at 25 and 27 Alice has a rear yard, and accessing this yard at ground level will provide for residents of 25 and 27 Alice to enjoy the outdoors while preserving privacy.

The structure that now rises above our back yard is quite different than the building elevation provided in to council when zoning amendments were approved for this development in September of 2023. It appears to have a full additional storey of living space. The rear of the building, not previously depicted, features a high peak that extends the rear facade a full two stories above what one might have expected from the elevation provided in 2023. The resulting structure looks out of place in the neighbourhood. The adjacent homes at 23 and 29 Alice are almost comically dwarfed by the new build. Had I known the potential for the zoning amendments recommended to council in 2023 to lead to such a different structure to be built than was proposed at the time, I would have voiced concerns at that time.

Kind Regards,

Jon Beharry

■ Oliver Street, Guelph, ON, ■







