

**July 1, 2025**

**Re: Application for B-52/25 – 4 June Avenue**

Dear Members of the Committee of Adjustment,

I live near 4 June Avenue and am writing to share my concerns about the severance and redevelopment proposal.

I am writing to ask for the application to be deferred. On the mailed notice which is part of the application, it states only 4 units will be on both lots. However, it appears the applicant wants to sever the lot and build a large multi-unit building with eight rental units. The plan includes eight units with sixteen bedrooms, which seems far too large for this residential neighbourhood.

My concerns:

- **Size of the building:** A three-storey, eight-unit building would be too big for the lot and out of place among the surrounding homes. It would have a major impact on nearby properties including my own backyard.
- **Parking:** The plan only shows four parking spots, which won't be enough for that many units. Parking is already limited on our street, and this will make it worse.
- **Privacy and sunlight:** The height of the building and how close it will be to other yards will reduce privacy and block sunlight for my backyard and my neighbours.
- **Garbage and waste:** With eight units, there will be a lot of waste. It's not clear how this will be managed on such a small lot.
- **Drainage:** Since the lot is on a slope and the building will be huge, I'm also worried about runoff, drainage problems, and possible damage to a shared fence and into my backyard.

I support building more housing in Guelph and I'm open to changes in the neighbourhood, but this proposal feels too large for the space and doesn't seem to fit in with the area.

Please consider these concerns and make sure the development is scaled appropriately for our community.

Thank you,

**Sean and Jackie Gordon**

, Guelph