

## Committee of Adjustment

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**From:** Bob Davidson [REDACTED]  
**Sent:** Tuesday, August 4, 2020 5:16 PM  
**To:** Committee of Adjustment  
**Subject:** Re : Application for Minor Variance A-38/20

To The Committee Of Adjustment City of Guelph , Re: application Number A-38/20  
Re : 104 Winston Crescent Guelph.

### By-Law Requirements

A: No Concerns with minimum side yard set-back as Requested in application

B : Minimum Rear yard set-back is a concern as the requested by the applicant , They are asking for an additional 1.72M more than the current by-law allows.

This is concerning with regard to privacy of my property and others , the size of the proposed structure , windows facing my property and proposed second floor terrace will COMPLETELY eliminate mine and others rear property privacy This would be president setting in the neighborhood bounded by Winston Crescent on the East , Bennett Ave . on the north , Franklin Ave. on the West and Lemon St on the south.

C: The Accessory Apartment size . This is a concern with the overall size of the proposed project, distances to neighboring properties and possible elimination of existing mature trees which are quite possibly the tallest in the neighborhood.

### Additional Concerns

Will this become president setting?

On most residential streets in Guelph , parking is a concern. This also is concerning as an Accessory apartment and a shortened driveway will reduce on site parking and increase on street parking.

I feel that a 2 storey structure will be the dominant feature on a street that is primarily bungalows. The proposed addition and accessory apartment according to the site plan SP.01 would be existing with second storey addition 2352 sq.Ft plus proposed garage 470 sq.Ft plus the 2storey apartment of 1028 sq. Ft for a total of 3850 sq.ft. This is far larger than anything in the neighborhood. Is this structure sufficient to build a second floor onto ?Will the lower existing building be removed to build all new ?

To my knowledge the referenced property has been a rental since purchased several years ago, the property owners have not lived in the house and now would like the City to allow Variances to accommodate the proposed second story and rental apartment. Maybe the applicant should look for a property in a more appropriate area with larger lots that can accommodate the larger structure proposed.

On the Site Plan SP-01 , there is a existing hedge along the rear west side , this does not exist and the large mature trees that do exist on the property do not appear on the site plan? How does this happen ?

The info packages have been sent out , received 1 week before all concerns are to be submitted , oh and add in a long weekend in that week, the applicant certainly had more time to prepare!.

Please consider all pertinent information from all parties.

Please notify me of the decision of the Committee .

Bob Davidson  
Long Time Resident  
106 Winston Crescent  
[REDACTED]