

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: Re: Application No. A 2023-068 - 35 Maywood Rd
Date: Monday, June 19, 2023 3:08:43 PM

Apologies my message was sent prematurely. Please see the email below for conclusion.

Good afternoon,

As per the subject line I am writing in regards to application A 2023-068. I reside at _____ and so am the direct neighbour with the lot in question, and the proposed ADU is adjacent to our backyard.

I have a number of concerns as not only the direct neighbour but a member of our neighbourhood.

My first concern is that the landlord at 35 Maywood Rd is not adhering to the laws regarding rental properties, specifically in our zoning area (identified as R-2 in the posted Staff Report on page 1 under Background). Bylaw 2019-051 Table 7-1 shows that in our area Lodging Houses are not permitted. It is my understanding that a lodging house contains 4+ people per unit who share a kitchen/bathroom. 35 Maywood Rd contains two rental units and I have confirmed with tenants that 7 people reside upstairs. I believe 3-5 people reside in the basement unit. This is not only against bylaw regulations (especially considering a license is needed for lodging houses) but is also a large safety concern with regards to fire safety etc.

While this is not an issue for the Committee of Adjustment directly (it will be a separate thing we take up with Bylaw), I do believe that this information is important background. It is my concern that the property management will get worse not better with an additional rental unit, and thus I do not believe that there should be any leniency with the bylaw. I believe that if the variance is permitted the landlord will use the additional space to fit as many people as possible into the new unit - the additional 118 square feet could add another bedroom to an already extremely overcrowded lot.

My other concern is with regards to the justification for the size of the building. I understand that the current garage is 61% of the main dwelling and so the applicant is asking for an exception to build an ADU slightly bigger than the allotted 50% in the bylaw. In the report made by the city there were no concerns with regards to the variance and it was stated that it would not affect adjacent properties or the neighbourhood. However, in the section General Intent of the Zoning Bylaw, for explanation it states that the garage is 2.88 metres high and the main dwelling is 5.03 metres high. Yes the garage is just over half the height of the house, however this does not take into consideration any future building plans. If this variance is approved and the landlord builds up, then the argument that the garage is much smaller than the house in height and square footage does not hold. It also directly affects my family as the proposed ADU is approximately 2 feet from our fence line. It overlooks our backyard and particularly our children's play structure. If the applicant is able to get approval for the additional 11% of space it is going to directly affect our privacy and sightlines even more than the allotted 50%.

I understand that from the perspective of the city, Councillors, and Committee of Adjustment members this minor variance is just that, something that is small and will not have much of an

effect of the surrounding neighbourhood. And I would wholeheartedly agree if the applicant had been managing the property well from the beginning with respect to the neighbourhood. But unfortunately, that has not been the case. It is my wish as an adjacent neighbour to the property that this application not be approved, as I don't believe an exception has been earned and I have many concerns about this project moving forward.

Thank you for your time,
Christine Olah