

To: Committee of Adjustment for the City of Kitchener

From: Sean Voisin

Re: B 2024-014 – 267 Dumfries Avenue

I am strongly opposed to allowing the severance and construction of duplex dwellings at 267 Dumfries Ave.

There is nothing minor about this variance. The Committee of Adjustment denied this before. Since then the Ontario Land Tribunal went in favour of the Contractor. The severance of 257 new build does not match any characteristics of the neighbourhood. It's taller than anything around, very long rectangle box. This type of building does not match or match backyard setbacks.

This will take all privacy away from my backyard, as the allowance of 257 I now have windows towering over my property ruining that half of my property. If allowed I will have lost all privacy. It is not fair that someone's financial gain should be my loss.

The street parking is now constant with no regard to the city of Kitchener bylaws. This type of place does not have enough parking so overflow is a 24 hour occurrence in front of other people's properties. This is impacting the flow of traffic as some cars are parked for days straight. This will only get worse if allowed.

The street has a maintained frontage, adding more duplexes like this type will make the streetscape less desirable as these types of buildings do not have room to put garbage bins and blue box as a result leaving them in front.

My resale value has gone down, allowing this again will only destroy it even more. Tearing down a house in a housing crisis to build 2 income rentals is only in financial favour to the owner.

257 Dumfries also looks unfinished. It has gravel driveways which does not match anything in the area. There is electrical wiring coming out the side of the house which looks to be a light that was not installed. How did this pass Electrical Safety?

If this rental property is approved I beg you to limit the 2nd floor windows that will be towering over my back yard impacting my privacy. This building

Sean Voisin

