

Re: A 2025-038 - 206 Shelley Drive

Dear Committee of Adjustment Members:

I am writing to formally express my strong objections to the above application for Minor Variance and/or Consent. As a longtime resident of this unique dead-end street - with houses located on only one side facing Wilson Park - and owner of the adjacent property at Shelley Drive, I have significant concerns regarding this proposed development. The scale and density of which do not align with the once quiet character of our community of single-family homes and will negatively impact local traffic and result in a considerable loss of privacy.

Converting the existing single-family home into a duplex and allowing the existing detached garage limits the already too few parking spaces available on the existing driveway. This will only add to the traffic in the area which has increased substantially over the past number of years with the conversion of many other homes into duplex apartments. The scarcity of places to park is only made worse by the fact parking isn't permitted on the street because of a fire hydrant located on the boulevard in front of the subject property. During the winter months this issue only becomes more intensified.

Both the size and proximity to my property line of the proposed 2 Additional Detached Dwelling Units will greatly infringe upon my ability to enjoy my own property. As will the subsequent increase in population density and associated rise in noise levels. More importantly, previous experience has shown that corporate property-owners do not typically maintain these types of rental properties to an acceptable standard with regards to snow shoveling, grass cutting and garbage collection thus decreasing the value of my house.

Yours truly,

Bertha Pellerin