

To: The Committee of Adjustment, City of Kitchener

From: Steven Lyons

June 20th 2022

RE: Application for Minor Variance for lot B 2022-035 - 5 South Drive.

Dear Committee,

Please consider the following information and concerns pertaining to the severing of the lot at 5 South Drive before making a decision.

General.

The neighbourhood situated around 5 South Drive is mature and well balanced in terms of population density and style of dwellings. City planners in the past wisely limited the modification of single family dwellings to include expansion to allow duplexing of such dwellings.

A number of houses on South Drive have been duplexed, as is mine and others on Queen's Blvd. Over the years, this has increased the population density in the immediate area to a maximum comfortable range.

Issues of Concern:

Below is a list of concerns regarding the severing of the lot at 5 South Drive with the expectation that the existing dwelling will be demolished and two separate duplexed dwellings be built on the severed properties:

The immediate result of the above actions would increase the population density four-fold on the single lot size. Further, the parking spaces allotted to the four tenants would mean that the frontage of the buildings would be filled with motor vehicles. Eight vehicles would remove any green space in front of the dwellings.

Parking on South Drive has been allotted for the use of guests of house owners who may park on the street by use of two parking tags per house. The no parking without a tag by-law dissuades persons visiting St. Mary's Hospital from cluttering the street with cars. Parking is also limited to one side of the street. Overflow of vehicles from 5 South Drive would take away from parking privileges for other home owners on the street.

It has yet to be seen how two separated duplexed buildings can be fitted into the existing width of land without creating variances of known good bylaws regarding setbacks from property lines.

Additionally, it is understood that the buildings would be three storeys tall. The height of the building would limit the day-time exposure of sunlight to my backyard. In the winter months the backyard would

receive little sunlight as the sun's inclination would be the lowest on the horizon and be completely blocked by the new building. See figure 1 estimating the limited *Solar Access* to sunlight through summer and winter seasons.

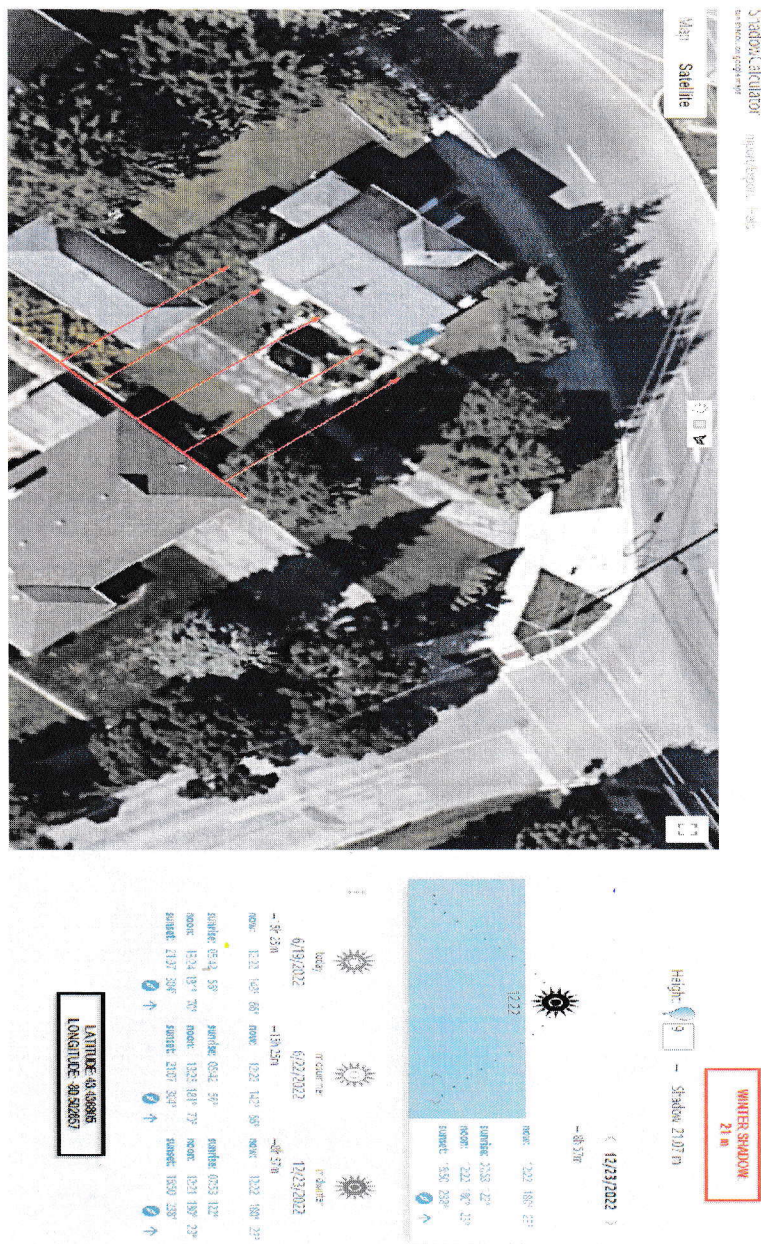


Figure 1, Solar Access to Backyard and Fish Pond

Also, there is the concern of privacy for any North facing windows looking down into my backyard. The existing dwelling has the garage facing toward my backyard. A privacy fence is not necessary. Now, with a three storey building contemplated, a privacy fence would need to be erected. According to bylaw, maximum height of a backyard privacy fence is 2.4 m and must be placed no closer than 4.5m from the property line. This would place the fence at the edge of the driveway.

Environmental Concerns:

The dwelling on 5 South Drive is in very good shape as it stands today. I have been invited inside by the previous two neighbours, and it is in "move in" condition. I cannot understand why the City would consider the demolition of this dwelling; all of its solid waste materials to be thrown into the landfill, new scarce materials used for replacement. With all of today's environmental pressures, the decision to demolish a perfectly sound residence does not make sense. The natural, good, and correct decision would be to duplex the residence.



Figure 2. The dwelling at 5 South Drive can be duplexed.

The 5 South Drive property meets existing bylaws for such a purpose. Population density will increase to two families with reasonable expectation for control of parking, garbage, traffic and noise.

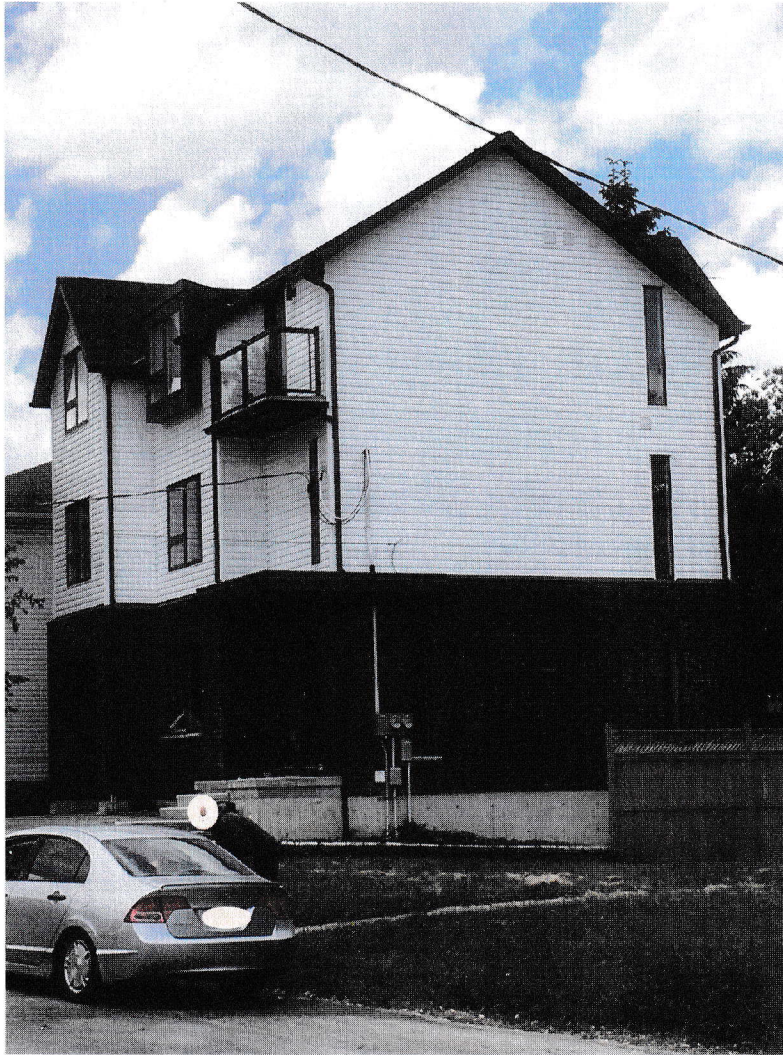


Figure 3. A three storey duplexed building.

Figure 3 gives us a warning of what is to be placed at 5 South Drive. The building looms over adjacent houses, encroaching on the space and privacy of both residents.

Conclusion.

The City of Kitchener can increase the population density of neighbourhoods in a reasonable manner without applying variances to good known existing bylaws.

Duplexing 5 South Drive is the natural and reasonable way of increasing the population density without creating an unwarranted and unnecessary assault on the senses and livelihoods of the South Drive residents.

