

Myers, Jeanie

From: Mike Cox
Sent: 2023/02/08 2:16 PM
To: Myers, Jeanie
Subject: [EXTERNAL]APPLICATION # A-2023-0008 WARD #3

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Mike Cox

Jeanie

Good Afternoon Committee of Adjustment Members

I am the owner of 31 Caledon Crescent for the last 20 years and live directly across from 50 Caledon Crescent and we are concerned about the above variance application.

I can assure you we are more “live and let live” than NIMBY people, but we do have some concerns.

First I should say that the young men that own the property are very nice. Any time a neighbour has had any major concern, they have been responsive, lowering noise etc. They were exceptionally great last year when we had our house fire.

That being said, here are some concerns - externally the property itself is not well maintained. If you travel the park behind the residence, you can see an 8' (or larger?) fence that is falling down (across from the skating rink) and a half finished shed. Lawn and property maintenance is sporadic. The front lawn was dug up almost 3 years ago when the drive/walk was significantly widened, and never repaired so the front property is straight dirt and weeds that are knocked down when they get too high. The previous residents of the home spent a lot of money on landscaping and now it's all dead brush because it just isn't cared for. Several neighbours have contacted city by-law in the past for this and other concerns.

We have no idea who actually lives in the house most of the time as there seems to be a steady stream of people and vehicles, so most nights there are at least 2 or 3 that do not fit in the widened driveway and park on the road. We suspect some rooms or the basement are rented but can't confirm.

So our suspicion is that it's going from a 3 bdrm, 2.5 bath home to an 8 bdrm, 5.5 bath rental home, which will include a separate entrance for the basement. I am not sure how that will affect the parking, maintenance, debris, etc. with the possibility of there being approximately 16 people living in the residence. I've attached pictures showing the recycling and garbage containers currently with the number of people in the house now. Also pictures of some parking practices (all taken in the last 2 days) and even parking on the front lawn.

Variance 1 is a request to permit a second story addition in the side yard with a setback of 1.30m. When the house at 29 Caledon did their addition over the garage they were turned down for the same variance request and also made to move their shed and tear down the sunroom in order to get permission to build there over the garage addition. So I would expect the same would apply here as you need to be at least 6 feet from the property line I believe.

Variance 3 is to allow for a 24' 2" driveway. That would mean that half of their front lawn would be driveway as the lots are 50' wide. We are not in favour of this as we have to look at this everyday. Both of the brothers both have businesses that use both large pickups and large work vans, since both businesses have offices the trucks and work vans could possibly be parked at the place of business. Just a suggestion to save on parking on the city streets.

We have no issue with an addition being built over the garage as done at 29 Caledon and this would give them a fourth bedroom. The balcony being requested in variance 2 request we are also fine with.

Please feel free to reach out to myself

Thanks in advance

Mike Cox



Mike Cox

