

Re: Applications **D10-028-2024 & D13-063-2024 – Consent & Minor Variance – 101 Charles St.**

Good Afternoon.

Background:

My name is Mary Ann Higgs. I'm the property owner and would-be returning resident of a small limestone home at 105 Charles St conjoined to the property which is the subject of these applications on its west side.

I acquired my property in 2014 and lived there for 7 years before the fire. My home's east wall is half of the 16 inch 'rubble' limestone wall in common with 101. The fire 2 nearly two and a half years ago made my home uninhabitable by soot and water damage via the porous limestone. My home remains vulnerable to moisture and won't be capable of full renovation for my return until a structure finally emerges against my easterly facing wall.

I do not object to Mr. Gordon's application to build two townhouses side by side within the space of 101's current footprint. I don't like the precedent of such variances being seen as 'minor' when they aren't and I don't agree with the Applicant's assertion that this area needs 'densification' but it will be good to see new housing constructed.

Parking:

Further, I'm in support of the proposed development being exempt from car parking because it really doesn't have a navigable route for cars without trespassing on my lands anyway and it doesn't have a deeded turn-around option over 99 Charles Street either. Historically the single townhouse at this address have always functioned without the residents having vehicular access and it should stay that way.

The nine-foot-wide right of way route from Charles Street is enclosed on its west side by a large utility building which won't move and ends abruptly at its northerly limit where it turns sharply into a 12 foot wide corridor across the northerly limit of my property and of 101's. The corner where these dimensions intercept each other simply can't be navigated. Snow can't be cleared during winter and

accumulates within the whole corridor making it impossible for even pedestrians and for people on bikes.

There is always the possibility of entering into understanding with neighbours if on occasion a need arises for trades to pass through and certainly if there was an emergency. Having two households where there had been one adds to the possible traffic congestion which may well spill over onto the street and area but that isn't my issue to solve.

#### Ground water:

I invested in my property with attention to its setting, leaving the front garden with shrubs and perennials to absorb ground water, installing a French drain under a wooden deck in the back yard and erecting a garage accessible by a portion of the narrow access route the applicant's materials detail exists from Charles Street adjacent to my westerly boundary. I've been concerned about possible flooding and water backing up, installed a back flow valve in the hopes that sewage doesn't enter my home in such circumstances. I am hopeful that the additional structure which is proposed as the front entrance to the new dwellings will not create runoff which negatively impacts my home which sits lower into the ground than 101

#### Conclusion:

I am content that City staff will monitor the progress of this application through the further required reviews and during the permitting and construction phases to ensure that this property becomes good liveable space for families who will live respectfully within and outside of their spaces.