

Gow's Bridge



Linking the Old University Neighbourhood to the City of Guelph since 1897

## Old University Neighbourhood Residents' Association Inc.

63 Talbot Street  
Guelph, ON, N1G 2G1  
November 5, 2020

Committee of Adjustment  
City Hall  
Guelph, Ontario

sent by email to cofa@guelph.ca

Re: application for 25 Heather Ave

Dear Committee Members,

The Executive Committee of the Old University Neighbourhood Residents' Association (OUNRA) has considered the application for a severance and minor variances at 25 Heather Avenue. The intent is to create a new lot to the west of the existing house which will remain standing on the retained lot at the corner of Floral and Heather.

In keeping without usual practice, we canvassed the near neighbours to obtain a sense of how the development is viewed by those residents. None contacted voiced significant concern about the development plan aside from expressing the hope that the two houses would not be given over to student rentals of which there are currently several along Floral Avenue.

The Executive Committee of OUNRA recognises the need for greater density of housing within Guelph's boundaries. The proposed severance and planned construction of an attractive single-family dwelling on the new lot is supported by the OUNRA Executive even though the variance of 396 sq. metres for the new lot is not a trivial difference from the requirement of a minimum of 460 sq. metres.

The Executive Committee of OUNRA understands that the key variances requested concerning the retained house and lot are a consequence of the address being changed from Heather to Floral (because Floral is now the shorter boundary line). The Executive Committee sees no reason to object to these variances although they, too, see large in percentage terms.

The Executive Committee of OUNRA supports the application for severance and variances.

Yours truly,

John Lawson  
President OUNRA