

Committee of adjustment

City of Guelph

Comments for Public Hearing re:

8 Lynwood Avenue

Guelph, Ontario

As a homeowner on Lynwood Place since 2007, I am writing to express my objection to the proposed plan to drastically modify the house and the adjacent lot at 8 Lynwood Avenue. My concerns are as follows:

1. This is not a simple severing of a lot to allow for a new build. The original house was built straddling the two lots and the proposal is to remove the garage to make way for the new build. The original design was very much in keeping with the other homes on Lynwood Avenue and Lynwood Place – primarily bungalows on wide lots. For all of us who have purchased homes on this street, there is a presumption that the homes themselves would not be allowed to be cut in half to make way for new development. This is a radical and unnecessary alteration of the homescapes on the street.

2. The proposed new house is a 2 story dwelling. A two story home is again out of keeping with the neighborhood. For the neighbors at 12 Lynwood, this would tower over their bungalow in a manner that adversely affects their light and space. They purchased and extensively renovated their home with an understanding that the adjacent lot could not be severed since the current home straddles both lots. Allowing the division of the house and the severing of the lot at this time is inherently unfair to these homeowners. Building of the new house would also require the removal of two mature trees on the lot.

3. Parking in front of 8 and 12 Lynwood Place has already become a problem. All four homes at the intersection of Lynwood Avenue and Edinburgh Road are now occupied by students. On the Lynwood side, there are typically 3-6 cars in each of the driveways at any time. In addition, there are frequently another half dozen cars parked on the street in front of these homes. This makes the approach to busy Edinburgh from Lynwood precarious and unsafe. Intensification of housing here would exacerbate this problem.

For these reasons, I am opposed to the proposal to sever the house and the lot at 8 Lynwood and encourage the Committee of Adjustment to reject this proposal.

Kerry Daly

■ Lynwood Place

Guelph, Ontario