

Gow's Bridge



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

Old University Neighbourhood Residents' Association Inc.

3 April 2023

Re: Committee of Adjustment File – B-5/23 A-25/23 8 Lynwood Avenue

Members of the Committee of Adjustment

As many of you know, it is the custom of the Old University Neighbourhood Resident's Association (OUNRA) to comment on applications that come before the Committee of Adjustment from our neighbourhood. We try to raise residents concerns and anticipate other concerns from our knowledge of our neighbourhood. We try to be constructive. We might add, that we appreciate the City Clerk letting us know of applications before the Committee of Adjustment that come from our neighbourhood.

Regarding the severance request for 8 Lynwood Avenue, we have no concerns. We noted the request of the variance allowing only a 2 metre back yard setback. While this is clearly a proportionately large variance, we consider it justified on the grounds that, functionally, this is a side yard setback even though the bylaw defines frontage by using the shortest property line. The proposal is a helpful way to increase intensification in our neighbourhood – which we are supportive of in a planned and responsible way.

We might note that it appears from the sketch that the mature tree on the newly proposed lot will be protected in any subsequent building. The tree canopy of our neighbourhood is an essential part of what makes our neighbourhood so attractive as well as going some distance to meet the tree canopy goals of the City of Guelph. A further reason why we support this application.

Your sincerely,

John Lawson
Pres. OUNRA