

April 3, 2023

Secretary-Treasurer of the Committee of Adjustment
City Hall
1 Carden Street
Guelph, ON N1H 3A1
cofa@guelph.ca/cofa

Re: Application A-25/23 and Application B-5/23

Dear Council,

As property and homeowners directly adjacent to the lot in question, I am writing to express my strong opposition to Application A-25/23 and Application B-5/23 where the current land owner wishes to sever the lot as it currently stands and build a two-story home. There are several reasons for my opposition:

1. While understanding the need for more homes in the city and for intensification and infill on larger lots; at what cost to others? Do the decisions and desires of one party outweigh the concerns and challenges of current and long-term homeowners?
2. The applications call for severing of the lot to build a two-story home. Is that really necessary? Building a two storey home adjacent to ours will significantly impede the natural light that comes into our garage. This 'garage' is in fact my husband's workspace – it is his workshop. Impeding the light will affect him physically as he suffers from SAD. This will only exacerbate the condition. Why not consider building another bungalow or a split level for that matter. This two-story home will also affect our privacy. Someone standing on the second floor would have direct visual access into our dwelling.
3. Parking/Traffic – This is of serious concern. Both homes on the corner (north and south) are student dwellings with lots of cars coming and going. While I have nothing against students, (having been a university instructor for over 10 years) there are times when there is no parking for friends and family on the street. To be honest, I am very concerned that there is an accident waiting to happen. Apart from the volume of cars from those two homes; Lynwood Ave. is often used as a throughfare from Edinburgh to College Ave. heading to the Hanlon Parkway. The speed with which people travel is also a big concern. Traffic and safety of pedestrians are of major concern. There are no sidewalks on Lynwood Ave., so people have to walk on the road. This is of particular concern in the mornings and afternoons when students walk to and from the various schools on College and Scottsdale Rd. Adding a 2,000 sq. foot home will only add to the existing issues,
4. Aesthetics/trees– this proposed amendment to build a two-story home is totally out of character with the neighbourhood. There are bungalows facing it and adjacent to it, and indeed all around the neighbourhood. It would definitely change the face of the street and the entire neighbourhood for that matter. In addition, the building of this home would require the removal of two beautiful mature trees. Of course, trees do not have a voice, but I would like to be their voice. We need trees more that they need us.
5. Property values - will be affected and are likely to go down as a result of the proposed changes. Again, why do the choices of others have to affect those who live and have lived in the neighbourhood for years.

I urge you to consider these reasons and we ask you to disapprove the proposed severance and amendment to this lot. Lastly, we would like to be notified of the decision when it comes through.

Thank you for your continued service and support of our communities.

Best Regards,

Mary Rizzi / [REDACTED]
[REDACTED] Lynwood Ave. Guelph, ON
[REDACTED]