

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
June 1, 2020

Committee of Adjustment
City Hall
Guelph, Ontario

sent by email to cofa@guelph.ca

Re: application for 49 Lynwood Ave

Dear Committee Members,

The Executive Committee of the Old University Neighbourhood Residents' Association (OUNRA) has considered the application for relief from the By-Law to permit an accessory apartment of 86 square metres of the floor area while the By-Law limits the floor area to 80 square metres.

This property is owned by an absentee landlord who is not noted for looking after the property and appears to have proceeded with building the apartment without a permit. As the Committee will know, OUNRA as an association, has adopted the practice of actively supporting applications from residents where it is clear that the homeowners are seeking to enhance their properties in ways that help to sustain and advance the Old University Neighbourhood. We do not believe the owner of 49 Lynwood Ave has been acting in ways that encourage our support.

In our view, the requested variance may very well be minor and difficult to object to on narrow planning grounds.

We would, however, encourage the C of A committee members to closely and critically examine whether or not they can approve this application by considering the property owner's past behaviour and sensitivity to Guelph's By-Law requirements.

Yours truly,

John Lawson
President OUNRA