

RECEIVED

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July 30, 2020

RE: THE CITY CLERK'S OFFICE 104 WINSTON CRES
GUELPH, ONT

I AM WRITING WITH REGARD TO THE EXPANSIVE RENOVATION OF THE HOUSE AT 104 WINSTON CRES. THIS HOUSE HAS BEEN A RENTAL INCOME PROPERTY FOR THE LAST 8 YEARS, AND HAS BEEN RENTED BY THE CURRENT ABSENTEE OWNERS FOR THE LAST 5+ YEARS.

THE HOUSES AT 100, 102 & 104 WINSTON WERE BUILT IN APPROX 1954 ON 4 LOTS, SO EACH LOT IS $(1\frac{1}{3})$ IN SIZE. HOUSES AT 102 + 104 WERE BUILT BY THE SAME BUILDER AND THEY SHARED A MUTUAL GARAGE. RAE STUART, HEAD OF HISTORY DEPT. - J.F. ROSS HIGH SCHOOL, + GEO. HINDLEY - V.P. GCVI + PRINCIPAL OF CENTENNIAL HIGH SCHOOL OWNED AND BUILT 102 + 104 WINSTON. NEEDLESS TO SAY THEY WERE SCHOOL TEACHERS AND GOOD FRIENDS.

THE HOUSES AT 102 + 104 WERE SIMILAR. THEY WERE "WOOD FRAME" WITH "WOOD SIDING". BOTH HOMES WERE BUILT ON CEMENT SLABS WITH NO BASEMENTS AND THE ORIGINAL OIL TANKS WERE OUTSIDE. THE OIL TANK FOR 104 WINSTON WAS JUST REMOVED WITHIN THE LAST 15 YEARS. IT WAS BURIED UNDER THE BACK PORCH, AND IT WAS AN EXPENSIVE REMOVAL. (BOTH HOMES CHANGED TO GAS)

A ROOM WAS CREATED IN THE BASEMENT OF 104 WINSTON, A COUPLE OF YEARS AFTER THE HINDLEY FAMILY MOVED IN. THEY REQUIRED A BEDROOM WHICH WAS CONSTRUCTED. I BELIEVE THERE MAY BE A PARTIAL FOUNDATION + CEMENT SLAB HOLDING THE HOUSE UP.

THE 104 HOUSE WAS "FLIPPED" AT LEAST TWICE. THE SECOND TIME SOME WEIGHT-BEARING WALLS WERE ALTERED OR REMOVED. NEITHER "FLIP" WAS COMPLETED BY PROFESSIONALS AND I DO NOT THINK THE CITY OF GUELPH BUILDING PERMITS WERE INVOLVED. BOTTOM LINE I WONDER WHETHER THE HOUSE COULD STAND THE WEIGHT OF AN EXTRA FLOOR. IT IS A SIMPLE "WOOD FRAME" HOUSE ON A CEMENT SLAB AND PARTIAL FOUNDATION.

ALSO MOST OF THE HOMES ON THE ^{STREET} ARE 800-1100 sq. ft. THE NEW BUILD WILL BE MORE THAN 2000+ sq ft. IT MIGHT LOOK OUT OF PLACE.

THE HOUSE AT 104 WINSTON IS A RENTAL INCOME PROPERTY WITH AN ABSENTEE OWNER. THE NEW RENO APPEARS TO HAVE MORE BEDROOMS - 5 BEDROOMS IN MAIN HOUSE PLUS A BEDROOM APARTMENT - A TOTAL OF 6 BEDROOMS.

PERSONALLY, I DO NOT WANT A RENTAL INCOME PROPERTY OR "BOARDING HOUSE" ON THE STREET. PEOPLE COMING AND GOING ALL HOURS AND CARS PARKED ALL OVER THE STREET. WHAT ABOUT PARKING FOR THE NEW BUILD.

I UNDERSTAND THAT THE SHARED GARAGE WILL BE PARTIALLY OR TOTALLY REMOVED. AS THE GARAGE IS ^(OWNED) SHARED WITH 102 WINSTON, THERE WILL HAVE TO BE SOME NEGOTIATIONS WITH THE NEIGHBOURS AT 102 WINSTON. THEY MAY HAVE TO REPLACE THE GARAGE AT 102. IT MIGHT END UP BEING VERY EXPENSIVE.

FOR THE LAST FEW YEARS, THERE WERE RUMOURS THAT THE OWNERS WERE INTENDING TO RETIRE TO 104 WINSTON. WHEN PEOPLE RETIRE, NORMALLY THEY DOWNSIZE, THIS RENO WITH 6 BEDROOMS LOOKS TO BE AN UPGRADED INCOME PROPERTY.

I WILL GIVE YOU A BRIEF SUMMARY OF THE RENTAL HISTORY. THE OWNERS HAVE OWNED THE 104 PROPERTY FOR 5+ YEARS. THEY ARE ABSENTEE LANDLORDS. THE RENTERS WERE MOSTLY FEMALE STUDENTS 4-6 IN NUMBER.

I UNDERSTAND THAT ORIGINALLY THE DAUGHTER OF THE OWNERS LIVED THERE WHILE ATTENDING THE U.O.F.G. SHE GRADUATED ABOUT 2 YEARS AGO, AND THE HOUSE CONTINUED TO BE RENTED. THE LAST YEAR 104 WAS LEASED TO A YOUNG FAMILY WHO WERE RENOVATING THEIR HOME IN THE NEIGHBOURHOOD. THEY ARE GREAT NEIGHBOURS AND WILL BE MOVING OUT IN 3 WEEKS AS THEIR LEASE IS UP.

I WOULD PREFER THAT 104 NOT CONTINUE AS AN ABSENTEE INCOME PROPERTY. THE MERE FACT THAT THE RENO HAS 5 BEDROOMS + 1 BEDROOM APT. INDICATES TO ME THEY WANT A LARGER PROPERTY TO PROVIDE AN INCREASED INCOME.

THE ISSUE OF SEVERING HALF THE GARAGE WITH 102 IS A REAL EXPENSIVE PROBLEM. PARKING IS AN ISSUE. PERSONALLY, I DO NOT BELIEVE THE ORIGINAL "WOOD FRAME" HOUSE IS STURDY ENOUGH TO HANDLE THE WEIGHT OF AN ELEVATED FLOOR. THE HOUSE IF RENOVATED WILL BE MORE THAN TWICE THE SIZE OF THE OTHER RESIDENTIAL

HOUSES IN THE AREA. THE NEW RENO
SHOULD BE MORE IN KEEPING WITH
THE CHARACTER OF THE STREET.

I HAVE LIVED ON WINSTON
CRESCENT FOR OVER 65 YEARS
AND KNOW THE HISTORY OF
THE AREA.

THANK YOU FOR YOUR
ATTENTION.

Sincerely
J. Evans

100 WINSTON CRES
GUELPH, ONT
N1E2K3