

Proposed Rezoning and Development at 151 Bristol  
File No.: OZS21-011

**Please keep me advised of upcoming developments/discussions  
regarding this application.**

I am writing to express my opposition to the proposed rezoning and development of the property at 151 Bristol Street.

Cities are characterized by the retention and protection of neighbourhoods that preserve a city's unique heritage and character. Guelph should be no exception. We should preserve and protect this old Guelph neighbourhood against high intensity redevelopment.

A three-storey, multi-residential building should not be built in the middle, mid-block of a street comprised of small single-detached homes. The proposed five townhouse complex is too large for the lot size and is not in keeping with the smaller homes in the area. It will destroy the character of our quiet neighbourhood.

I am afraid that any additional traffic will destroy the unique nature of this area. The addition of a multi-residential dwelling will lead to unacceptable levels of both noise and light pollution. How will the additional noise from the property be managed?

Emslie Street will obviously bear the brunt of traffic influx. Five new driveways will spill onto narrow Emslie, and given today's norm, it won't only be one car per home. Potentially 10 new vehicles will navigate Emslie at any given time, as will additional maintenance vehicles, deliveries, waste pickup, etc. The traffic congestion generated cannot be safely and conveniently accommodated by the existing street networks. Emergency vehicle access has already proven difficult.

Where will an influx of visitors park? Parking is now banned on Emslie and Bristol Streets. Add a multi-residential structure to the mix with Yorkshire the only parking option. There has been a noticeable increase in the number of parked cars on Yorkshire, already a busy traffic area with drivers circumventing Wellington and Waterloo Avenue. A second part of the equation is the removal of the former Bristol and Yorkshire bus stops leaving the area without proximity to public transportation.

I am concerned with the impact on the wildlife and environmental nature of our neighbourhood. Any planned development on the property should consider the continuing impact to local wildlife habitat. The neighbourhood's character has already been marred by the removal of 27 trees (more to come as I understand) and an obvious decrease in wild / avian life.

I understand it's a difficult balance between development in mature neighbourhoods and keeping the flavour of a neighbourhood. Emslie Street is a true gem in our city; walking the quiet street is a relaxing throwback in time. The character of the neighbourhood began with an original design and took decades to build. I urge you to retain and preserve the existing neighbourhood; single family homes fit well within this quaint neighbourhood and community.

151 Bristol could ideally house two single-detached homes adequately while complementing the existing makeup of this older, established Guelph neighbourhood.

Do **not** to rezone this site from the current "Residential Single Detached" (R.1B) Zone to a "Residential On-Street Townhouse" (R.3B).

**Please.**

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