

City of Guelph Planning and Building Services

Proposed Zoning Amendment For 151 Bristol St.

Attn: Ryan Mallory

First the city removes the parking from Emslie St., then the trees are taken down on the subject property and then an application for rezoning of the property is made. Is this coincidence or is the planning dept. facilitating a developer's proposal because it sure looks that way from the sidelines.

The city has a policy of achieving a 40% canopy cover but without a bylaw restricting tree removal, such as exists in other communities like Oakville and Burlington, that policy will forever be aspirational never achievable.

Emslie St. is narrow at 5.77 metres curb to curb and there is only a 50.5 cm. boulevard on the North side and no boulevard on the South side as the sidewalk, where one exists, directly abuts the curb and there is no mention of a sidewalk on the proposed development. The prospect of additional traffic on the street and a need for more parking exceeds the capacity of the neighbourhood to accommodate such need and creates a safety issue for the young children on the street.

The sewers on Emslie St. are tiny clay pipe requiring constant maintenance by the city to keep them functioning. How can you seriously consider adding more volume to an already strained system? Is the developer going to pay to upgrade services on the street when a viable alternative already exists on Bristol St? We have new expanded service capacity on Bristol St. that is only 3 years old and any development on this property should be faced onto Bristol and connected to these new, updated, expanded services.

This is a neighbourhood of single family dwellings whose owners have lived here for decades, whose relationship to the surroundings and to the street would be diminished by a proposal that is incompatible and lacks scale to the street. The request for a zoning change would alter density in the middle of the block and allow a development that should be sited at the end of a street not the middle. The resulting density would not complement the existing visual character and architecture of this older established area.

The environmental impact of this proposed rezoning would be an increased noise level, stormwater management issues including soil erosion and flood control as this site is in the Special Policy Area floodplain as shown in schedule 3.

The city has just completed a zoning review of properties and decided not to change the designation for 151 Bristol St., so why would you now consider a zoning change just because someone asks for such a change? This is a single family residential neighbourhood in an older established area and should remain so. This is the wrong proposal in the wrong area and the application for rezoning should be rejected by council.

Terry Scroggie

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