

To: Guelph City Council / Planning:

With regard to File OZS21-011, Rezoning of 151 Bristol Street, we are NOT in favour of this amendment.

I have concerns regarding the proposed zoning amendment and the negative impact on the neighbourhood, as my family has lived on Bristol St since the mid 1920's.

My father built a house in 1950 directly beside 151 Bristol (which was Non existent at the time), My mother still lives in this house.

The direct impact on her property would be major. The street view from Bristol Street would be less than appealing.

Based on the drawings and information provided by the City of Guelph, from my mother's back yard all she would see is 28 feet of house, from ground to eaves with the building being only 5 ft from her back fence. Also the roof down spouts as per plans, from the front of the unit spills to the surface and down the steep slope where it joins with the down spouts from the rear portion of the roof discharges. This creates the opportunity for water to enter my mom's backyard. The plans show a drainage swale which is approximately 0.1m (4") lower than my mothers property along the side slope at the rear corner of the proposed building. This does not leave much depth before water is directed to my mothers rear yard. Also, once a homeowner takes possession, there could likely be site modifications done to improve access to their rear yard. This, again, could increase the chances of storm water entering my mothers rear and side yards.

Limestone from Bristol Street was extracted and used to build one of Guelph's churches. There is also great potential for physical damage to my mom's home and neighbouring properties, when breaking into the limestone to excavate for the five sewer and water lines which are being provided from the Bristol Street services. Is there any requirement for the Builder / Developer to monitor existing structures before and after construction, as the City did when Bristol St was rebuilt?

There is only one house between Yorkshire St and McGee St that fronts on to Emslie St. The existing yard facing onto Bristol St, it is in a natural state, with lots of greenery and exposed limestone. The proposed development has the potential of having 5 different backyards and possibly different fences backing onto Bristol St.

The only access to these backyards would be from Bristol Street. There is the great potential for homeowners to gain access for vehicles, trailers, etc. from Bristol Street by “jumping” the curb, sidewalk and boulevard. As the lot slopes upwards from Bristol Street, anything stored in these backyards will be in full view from Bristol Street.

Again, the residential streetscape of Bristol Street will suffer.

This proposed housing is described as Affordable Housing. Please define “Affordable Housing” This too will have negative direct impact on property values on either side of 151 Bristol Street.

Architecturally, the proposed 5 Unit Residential On-Street Townhouse would not fit in with the neighbourhood. The Bristol / Emslie St neighbourhood has been built based on R1 and R2 zoning, and includes some R4 (apartments that have been there since the 60’s) with the nearest R3 development being located on Beachwood Ave. This proposal does not fit in with the existing neighbourhood. New neighbourhood’s within the City include R3 zoning to increase the population density. In these new areas they can design the area to visual fit in. The rezoning of 151 Bristol St to R3 would create a pocket of housing which would look out of place. The older neighbourhood’s need to remain as they were intended, not create an eye sores.

Over the past 3 to 4 years, I have had direct contact with the Owner/Developer of 151 Bristol Street due to property standard issues. I understand Property Standards is not a consideration in a Rezoning request, however my experience in dealing with this individual has been consistent with other neighbours opinions. This Rezoning request is really not about bettering our neighbourhood or City. Profiteering is clearly the motive in this request. His lack of respect for City By Law regarding Property Standards may be a clear indication of how he may deal with the quality of construction. And if he retains ownership of all or

any of the units, this is likely a clear indication of how the properties will be maintained.

In April of this year, several trees on the 151 Bristol Street property were cutdown over several days. In a letter dated June 24, 2021, The Tree Preservation Plan included by Van Harten Surveying Inc, indicated the removal of trees would be a requirement, why were the trees cutdown 2 months prior to the letter being made public?

When the City completed their most recent Rezoning/Density Plan, the property at 151 Bristol St was not identified at that time as a potential place for R3 zoning. Why would it be considered now?

Sincerely,

Carolin Bot