

To whom it may concern  
Re- 151 Bristol St.  
Rezoning file#Oz5021-011

September 8, 2021

#### Concerns with proposal

##### Changing frontage to Emslie St.

- 1) Emslie is a very narrow street (18 feet by my measurement)
- 2) Narrow grass boulevard (2 feet by measurement)
- 3) There is only a sidewalk on one side of the street
- 4) No street parking on Emslie
- 5) Added traffic on street, potentially 2 cars per unit at least.
- 6) No way of passing on the street due to width. Any type of delivery will cause further congestion.
- 7) Are the sewage and water connections deep enough on Emslie Street to allow for access the new construction? Without these units would require sewage pumps or connections to Bristol Street. I thought these connections are required to come from the address side of the property.

##### Construction access during construction

- 1) Trucks and trades would have a problem with access on Emslie St.
- 2) Existing Street, curbs and sidewalks are already not in the best state of repair. I would like to think that the cost of repairs would be at the developer's expense.

##### Parking for units

- 1) Will there be adequate setbacks to allow for two cars to park back to back? Or are you going to have trouble in the future with people widening the driveways onto their lawns? Like the issue the city is having in other parts of the city. Most people fill the garage with anything but a vehicle.
- 2) Snow removal will also be an issue. As with two units having a common driveway, there will be limited space available to pile snow. As Emslie Street is very narrow where will all this snow from these units end up?

##### Front of units should stay on Bristol Street

- 1) Bristol Street is a far wider street, allowing for far easier access to the street and sidewalks.
- 2) Filling in the front yards to have road access seems like a lot of added trouble and expense. I would assume this is to accommodate for walkout basements. Potentially to allow for auxiliary basement apartments accessed from Bristol Street. I think this issue needs to be addressed at this point in time. This could lead to there being ten units not five.
- 3) Access for emergency vehicles will be far better. They would not be blocking the entire road as would be the issue on Emslie Street.
- 4) Bristol Street would be easier access during the winter. Especially when there is snow banks on both sides of the road.
- 5) I understand that another application for the same change of frontage was denied in the area in the past.

I understand that progress is required in this day and age. These units will obviously be bought up regardless of the change in frontage. They won't be cheap to build or unsightly in any way. I believe in the developer is asking for this change so he can get around setbacks on Bristol street and building bigger units to maximize profit. Which he is entitled to do, but it is putting a burden on Emslie Street. I drive a full size pickup truck and I would have a difficult time pulling into any of these driveways from that narrow street.

I thank you for the opportunity to give my input into this matter. I will be totally transparent and say I have friends who live on the street. This is how I became a where of this due to that. Whether I live in the area is irrelevant. Things need to go thru a process and input from concerned citizens.

Look forward to see the end result.

Thanks Stephen Moss