

June 1, 2023

Committee of Adjustment
City Hall
1 Carden Street
Guelph, ON N1H 3A1

Re: Application B-8/23: 51 Hazelwood Drive

Dear Committee Members,

We would ask the Committee to consider the following when reviewing the subject application.

1) Tree Protection - The lot contains a stand of mature trees which is the habitat for various species of birds such as Cardinals, Orioles, Nut Hatches, Blue Jays, Hummingbirds and more. In addition, it has provided shade and privacy to the adjacent homes for 34 years and we are sure has had a significant environmental impact.

If this lot is severed, it is likely that the majority of the trees would be clear-cut. It would mean the loss of trees that have taken 70 to 100 years to grow and it would take generations for these trees to be replaced.

In spite of the City's One Canopy Strategy, the trend towards smaller lots in the city will likely preclude the planting of trees such as these on residential lots in the future.

2) Grade between 51 and █████ Hazelwood – 51 Hazelwood is not a flat lot. There is a significant grade from the existing house down to our property. We understand that grading issues would be considered by the engineering department during the building permit approval process for which there is no public input.

The surveyor's drawing indicates a two-story house is proposed. Our concern is that depending on how the grade is dealt with, we might find a three-story wall facing us due to a walk out basement design.

There could end up being a new house towering over an existing house as we have seen in other mature neighbourhoods in the city. This would not be compatible with the character of the neighbourhood.

Can this be dealt with before severance is approved?

3) Future Development - The real estate listing for 51 Hazelwood Drive read as follows:

Exceptionally Rare Development Opportunity In Guelph. 51 Hazelwood Dr And Adjoining 12 Pintail Ct Comprise One The Largest Privately Owned Parcels Of Land In Kortright Hills With 1.04 Acres, 175Ft Of Frontage On Hazelwood And 58.23 Feet On Pintail. The Separately Deeded Properties Can Be Acquired Together Or Individually. 12 Pintail Is A Single Residential Building Lot. 51 Hazelwood Has **The Potential To Be Divided Into 4 Lots Subject To City Approvals, Etc.** ** This is a linked property. ** (31109712)

Lots on Hazelwood typically have a 60 foot frontage. The proposed severed lot has only 50 foot frontage. If the severance is approved can the Committee impose a condition on the retained property that it can only be sub-divided into two lots of equal frontage which would be more compatible with the character of the neighbourhood?

4) Demolition – The owner is proposing a partial demolition of the existing house by removing the garage. The surveyors drawing indicates “existing house to be demolished”. Certainly clarification is required here but we wonder if a severance is viable when it is contingent upon the partial demolition of an existing house?

Plus all homes on Hazelwood have double garages. This demolition would leave the existing house with no garage which would create an other exception to the character of the neighbourhood.

We thank you for considering these concerns in you review of the application.

Bob & Kate Nichols
Owners of ■ Hazelwood Drive.