

From: [Matthew Yu](#)
To: [Ryan Mallory](#)
Subject: FW: 151 Bristol St
Date: Wednesday, November 8, 2023 2:22:15 PM

From: Martin Ford [REDACTED]
Sent: Wednesday, November 8, 2023 2:18 PM
To: Matthew Yu <Matthew.Yu@guelph.ca>
Subject: Re: 151 Bristol St

Thank you for your response and I understand staff are still reviewing the application. I have worked in Planning and I do understand the compromises and limits.

The Cities archaic and ridiculous 1/2 acre exemption for trees is separate from the landscape requirements for development . I bring it to your attention so this can be a focus of the discussions ahead - how will the unnecessary loss of those trees be compensated for.

Same applies for the steps in the design leading to the rear units - they are a safety issue and suggest that the grade will be raised above existing grade - why.

And the driveway issue and the safety issues it will create for Bristol st will not be solved by increasing the driveway access without - only made worse with so many residences trying to find parking space. If this was a true multi unit development then individually designated spaces would be required. For example there is nothing in the design to prevent each semi using all 3 parking spaces thus forcing tenants of the rear unit to find parking on nearby streets.

The .3 reserve will not be sufficient to stop pedestrian access to the rear units being added in the future. It must be very clear that if the owners attempt that that it will be removed by the city as it would defeat the purpose of having safe access only from Bristol.

Please add this response to those you will be forwarding for the meeting. Martin Ford

On Wed, Nov 8, 2023 at 9:34 AM Matthew Yu <Matthew.Yu@guelph.ca> wrote:

>

> Hi Martin,

>

> Staff are still reviewing the application and will include your comments for consideration. I have provided response to some of your questions below:

>

> The proposal will not include access to Emslie street from the rear units. The applicant notes in the Addendum for their Planning Justification Report, Section 1.2 (available here <https://guelph.ca/2023/10/151-bristol-street/>) that this has been revised to only include access from Bristol Street.

>

> The reserve is intended to restrict access from the property to Emslie Street; see the Addendum, Section 3.1, response to Policy 4. Staff are still reviewing the proposed 0.3 metre reserve.

>

> The rear units are proposed to be above ground. Area and height restrictions for ARDUs separate from the main building can be found in sections 4.15.1.7 (1995 Zoning by-law) and 4.12.1d) (2023 Zoning by-law). Both zoning by-laws can be found here:

> <https://guelph.ca/city-hall/by-laws-and-policies-2/zoning-by-law/>

>

> Regarding replacement trees, the property is less than 0.2 hectares (0.5 acres) and not subject to Guelph's Tree Bylaw. Staff will be in consultation with the applicant to discuss landscaping.

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> The GRCA is still reviewing the proposal and will be in consultation with Staff.

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> As a reminder, the purpose of the upcoming public meeting is for us to collect feedback from the community on what is being proposed. Staff do not have a recommendation to approve or deny the application yet. Following the public meeting, a full review of the application from various City departments (engineering, heritage, etc.), along with public comments, will be used to present a recommendation to council. We anticipate this to be brought forward for decision sometime in January of 2024 or so.

>

> The above is what I am able to answer at this time. If you still have questions, please attend the public meeting and if you'd like we can arrange a meet / call before or after the public meeting to go over the planning process.

>

> Thank you,

>

> Matthew Yu

> Planning Clerk

> IDE, Planning and Building Services

> City of Guelph

> matthew.yu@guelph.ca

> guelph.ca

> Facebook.com/cityofguelph

> Twitter.com/cityofguelph

>

> -----Original Message-----

> From: Martin Ford [REDACTED]

> Sent: Tuesday, November 7, 2023 6:00 AM

> To: Ryan Mallory <Ryan.Mallory@guelph.ca>

> Subject: Re: 151 Bristol St

>

> Thanks for your response and I look forward to the information you can gather from the process ahead.

> Please pass my observations onto whomever will understand their significance.

> When this site was first put before council close a year ago it was to face onto Emslie st which was shown to be bad advice given the old clay pipe sewer which has to be checked and cleaned continually. In other words this site has poor advice from the developers consultants.

> Also the owners decision to take down 27 healthy trees and not include any replacements - and now then suggesting that the City lose another mature boulevard tree (a public asset) to accommodate an extra driveway for this intensification is classic. The third parking space will not be sufficient for the amount of cars which the home owners and the tenants will have - its a safety issue as I pointed out that the OMB have already made a decision on.

> I live at [REDACTED] Emslie St and would be happy to find a time to meet You and look over the site but also to show you what is possible when it comes to preserving trees when development occurs in existing treed lots such as my neighbours across the road who is also adding 4 units but in a thoughtful way.

> I look forward to the answers you gather over the next weeks. Bye for

> now Martin

>

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> On Mon, Nov 6, 2023 at 7:50 AM Ryan Mallory <Ryan.Mallory@guelph.ca> wrote:

>>

>> Good morning,

>>

>> Thank you for providing your comments. I will respond in detail and provide some clarification for questions related to the existing zoning. However, I might not be able to answer all at this time as City staff are reviewing the application. I would encourage you to watch the public meeting on November 21st at 6:30pm.

>>

>> Can you please confirm that your comments can be included in the public comments for Council. Thank you.

>>

>> After November 21st, City staff will be preparing a recommendation report for a future Council Meeting in the new year. Your comments will be included in staff's review of this application. I would be happy to meet with you or call to discuss the process and any questions you may have. If you have any questions about the review process please let me know.

>>

>> Regards,
>> Ryan Mallory, MCIP, RPP
>> Senior Development Planner
>> IDE – Development Planning
>> City of Guelph
>> 519-822-1260 extension 2298
>> TTY 519-826-9771
>> ryan.mallory@guelph.ca

>>

>> -----Original Message-----

>> From: Martin Ford [REDACTED]
>> Sent: Sunday, November 5, 2023 10:27 AM
>> To: Clerks <clerks@guelph.ca>; Ryan Mallory <Ryan.Mallory@guelph.ca>
>> Subject: 151 Bristol St

>>

>>

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>> Im going to respond in brief points

>> - This developer has already taken down 27 mature trees (which were mostly on the edges of the property and would not have affected development) because the City does not protect trees under half an acre - now he is being given permission to take down 2 more City own trees to provide extra access to increased parking. The two driveway entrances on lot 36 can be moved to the left so that the mature City tree on the right hand driveway would be left for the public to enjoy.
>> Driveways do not need to be straight in front of the house - that is lazy engineering thinking. Secondly, increasing driveway curb cut is unnecessary and dangerous as it enables rapid backing out onto a street which has fast traffic and increasing volume. The only reason 3 car driveway is being asked for is to allow the "accessory" (inaccurate use of the word to cover increased intensification) units to have parking but this is not specified parking spaces only for those rear units. The accessory units are owned by the Semi owners and they may choose not to provide that space to tenants which will lead to increased parking on already crowded Mcgee and Yorkshire.
>> Previously the owner of the 3 houses at the corner of Mcgee and Bristol 169 to 173 tried to get the garage turned in a 4th unit and when my wife and I took it to the OMB they refused the application based on there being too little parking and it being a busy street.

>> Excess parking for these 4 semis plus 4 additional units comes under the same rationale that the OMB used before.

>> -why are the 4 rear units placed against and into the existing rock face at the rear of the property - will they have access to Emslie St?

>> - what is the purpose of .3m reserve? Will there be a fence with no gates in it to prevent the rear units having access onto Emslie St.

>> That is necessary to prevent accidents as there is no sidewalk on that side and only a short distance to the road edge.

>> - are the Rear units single levels above the basement level. Is there a height restriction and sq ft restriction?

>> - each of the sets of the outdoor stairs from the front yard to the

>> rear units has many steps (dangerous in winter time if not looked

>> after) which suggests the rear lot will be raised significantly - for what reason? Will the owners of the Semi Detached house be required to provide safe access to the tenants of the rear units?

>> - where is the planting plan as to how all the trees which were cut down will be replaced by the developer?

>> - why is it not stated on this proposal how many stories are being proposed and has the GRCA approved the proposal.

>>

>> I recognize that Ford's administration, is a pawn of the developers and has changed the ability of a City to question developers intentions however what I focused on here is safety and naturalizing green spaces - particularly trees, which this developer has shown absolute disregard for but they are still within City responsibilities for the health of the residence of Guelph. The OMB has already decided this previously when it comes to the developing Bristol St.

>>

>> I would be pleased to hear any updates you can provide on the
>> questions I have asked. Martin Ford

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