

**ATTENTION: Trista Di Lullo, ACST, Secretary-Treasurer, Committee of Adjustment**

**Reference: 17 Emslie Street, Guelph, Ontario  
Application #B-51/25**

**To All Concerned:**

***This letter is to oppose the building of six units at 17 Emslie St. I will probably make a few enemies with this letter which is not my intent. My reasons for the opposition are listed below. I'm sorry it's lengthy but I really plead with you to read everything very carefully and consider this proposal very carefully.***

***My first issue is with how fast this application is being heard. I received notice on Friday June 27 and replies had to be in by Thursday July 3, (noon). This is not even a weeks' notice. No time to confer with my neighbours on their views, pro or con. The feedback I've heard about 151 Bristol St. has not been positive, so I'm assuming this duplication will not be received any better but I cannot talk for them. (more info about 151 Bristol St below). Because of the time line, I spent hours drafting this email, between work and coaching my granddaughter baseball, my time is limited, never knowing if it will be read or better yet, make a difference in trying to keep our beautiful city Guelph beautiful.***

***Emslie St is a mature, narrow street that many walkers used to use, commenting on how beautiful the street was. Since the construction at 151 Bristol St., which backs onto Emslie St., the trees have all been cut down and everyone says it's such a shame. I used to look at a row of trees now I look at construction with houses that do not blend in with our neighbourhood. I understand the need for housing so totally understand, although I feel they could have built something more in tune with the neighbourhood. (They cut the trees along the road so they could get their trucks in via Emslie). One thing to keep in mind throughout this email is that Bristol St. had new piping built a few years ago so their infrastructure is up-to-date and can handle that many units.***

***I have lived on Emslie St. for over 36 years and feel I know my neighbours well. We have had some concerns about the selling of the property of 17 Emslie St. Maria Pia Menegotto who owned the home is currently residing in St. Joseph's nursing home. Her son, Albeno, sold the home to a company who puts flyers in your mailbox. This property was not to go to Albeno on Pia's death, but to her grandson Nicholas. The property was sold way under market value and money is owing to the home for Pia.***

***As previously stated, Emslie is a very narrow street. Parking was taken away from us when the investor for 151 Bristol St. wanted to build his houses to face Emslie St. (This was denied as the infrastructure could not handle that many units.) Parking was never restored onto Emslie even though we had parked on this street since conception. Since this parking was taken away, our two end streets, McGee and Yorkshire are packed with cars parking in the evening and nighttime so it's hard to come off of Emslie and see around the parked***

***cars. Where is parking for 6 more units going to go? There is already parking problems in Guelph without adding to it. I have had people asking to rent a spot in my driveway.***

***Again, Emslie Street is very narrow with very small boulevards. Garbage day is already hectic. Where are twelve more garbage cans going to be put out every week? There is just NO room.***

***Guelph had always been a big advocator for a canopy. At 151 Bristol St. every tree was cut down, over 30, to build this cement pad. Has any official plan been made to save some of the trees on this property or are we going to see the same, a cement pad? This construction has already destroyed the aesthetics of Emslie St. I used to look out my front window and see a row of trees, now I see nothing but buildings. The road itself has taken a beating with pot holes, etc. from the trucks going onto the Bristol property via Emslie St. (I had been informed this would not be allowed, but construction companies seem to have carte blanche right now).***

***The flood plain starts right in front of Emslie St. (151 Bristol is on the flood plain). Taking away more grass and trees to absorb the rains means more and more runoff below us. They've already had problems with the water. what's going to happen when more saturation is taken away? I'm not an environmental engineer but I don't think that hindsight is going to help if it ends up being a problem in the future.***

***The main problem with building six more units on Emslie St. is our infrastructure. We still have clay pipes that need continuous maintenance. Our water pressure on Emslie St. can change within hours. How is this infrastructure supposed to handle another six units? I understand we need housing and I'm not opposed to a semi-detached dwelling but six units on Emslie St. just doesn't work.***

***I invite everyone to come have a look at Emslie St. as it is a very different street to most in Guelph and you have to see it to understand the wonderful things about it and the pitfalls also. You will also have a better understanding of this letter.***

***On a side note, I decided to move to Guelph from West Toronto 37 years ago. I decided on Guelph for my future because of what they stood for. No buildings higher than Church of our Lady, keeping our river clean. a nice tree canopy and many parks. Please look at other cities that have grown this fast and see the pitfalls they are now having to persevere before proceeding too fast.***

***IF IT IS MORALLY WRONG IT CANNOT NOT BE POLLITCALLY RIGHT!!!***

***Thank you for those who took the time to read this email and consider the residents in this neighbourhood. If anyone would like to discuss my opposition they are more than welcome to get in touch with me.***

***Regards***  
***Cheryl Jackson***