

Committee of Adjustment

From: Stephanie Burns [REDACTED]
Sent: Thursday, September 3, 2020 12:41 PM
To: Committee of Adjustment
Subject: Re: Application # B-11/20

Follow Up Flag: Follow up
Flag Status: Completed

Dear Trista Di Lullo,

Re: Application of Consent (New Lot)
Address: 4 Sherwood Drive, Guelph ON N1E 1R6
Application #: B-11/20

I would like to formally oppose the above application to sever the above parcel of land to create a new irregular shaped lot with a frontage along Sherwood Drive with the retained parcel fronting on Renfield Street.

I live across the street from the proposed address. I feel this application does not meet two of the four tests of a minor variance as required by the Planning Act in the following aspects:

- 1) Is the application minor in nature?
- 2) Is the application appropriate?

The application does not meet the above criteria in the following ways:

-This application will impact our neighbourhood in the next few years as the current home is demolished and two new homes are constructed. This will create heavy construction traffic, possible traffic rerouting, sustained loud noise, dust and environmental irritants, and especially jeopardize the pedestrian safety of the young children and elderly residents that live in this neighbourhood.

-A key factor in the unique character and desirability of this neighbourhood is it's large lots with mature trees and intensification is not in congruence with that vision. The adjacent properties will have neighbours much closer to them than when they originally purchased their property.

-With the addition of a new driveway fronting on Renfield Street there will be an increase in traffic on this street. The driveway proposed on this residence which will only fit one car will likely increase on-street parking at an already busy street corner (Renfield and Sherwood). Also, this driveway size and proximity to the road does not match with any of the surrounding properties.

- It's very possible that the mature trees on this lot will be removed for the construction of two new buildings which will impact the adjacent neighbours privacy and enjoyment of their own properties. From a personal perspective the trees on the current lot add to the character of the neighbourhood for any properties within sight of 4 Sherwood including my own.

-Building two houses on this property especially if they are more than one story high (the current home is a bungalow) will significantly impact the sunlight and sight lines of the adjacent properties.

-The houses in the area of the neighbourhood are in line with the architecture of the 1950s and 1960s and having two modern-built homes will disrupt the consistent aesthetic character of our neighbourhood.

- The numerous mature trees on this lot are both home to and provide food for the diverse wildlife that are respected and enjoyed in our neighbourhood.

-I feel this change is not good for the municipality as it could set a precedent for further intensification in a neighbourhood that has been enjoyed as one of the few in the city that boasts uniquely spacious lots and large trees.

Thank you for your consideration in this matter.

Sincerely,

Stephanie Bonnetta Burns
112 Renfield Street
Guelph, ON
N1E 5B6
