Committee of Adjustment

From: Lisa Downs [redacted]
Sent: Thursday, September 3, 2020 12:48 PM
To: Committee of Adjustment
Subject: Application # B-11/20

Dear Trista Di Lullo,

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

I formally oppose the above application to sever said 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, one house south of the proposed lot changes. 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.

Sincerely

Lisa Downs