

██████████ Marilyn Drive  
Guelph, ON  
N1H 7T1

February 3, 2021

Mayor Guthrie & Members of Council  
c/o Clerks Office  
Guelph City Hall  
1 Carden Street  
Guelph, ON N1H 3A1  
[clerks@guelph.ca](mailto:clerks@guelph.ca)

Dear Mayor Guthrie and Councillors –

We are writing to register our strong opposition to the Zoning By-law amendment application (File OZS20-015), regarding 721 Woolwich Street.

The plan to accommodate 32 long-term homeless individuals on this site is ill-conceived. And it's incompatible with the City's own planning documents, as evidenced by the need to undertake this by-law amendment process.

Although the street address is Woolwich, only a fraction of this property (32m) fronts onto Woolwich Street. The suggestion on p. 25 of the Planning Justification Report that the property is "oriented along an arterial road" is misleading at best. The majority of the subject property (126m) cuts deep into the adjacent residential neighbourhood. The proposed development is oriented fully towards Marilyn Drive and is accessible only from Marilyn Drive. This really *isn't* a Woolwich Street property – it's a Marilyn Drive property. Please acknowledge that. As residents of Marilyn Drive, we must pass the full frontage of this property in order to access our homes, to get to the bus stop, the Seniors Centre or shopping.

Marilyn Drive is an established residential neighbourhood occupied predominantly by seniors in condos, townhomes and apartments. The County of Wellington's housing and homelessness plan identifies a number of vulnerable populations – the homeless is one group but seniors constitute another priority. It seems so risky to push through with a plan for 32 members of one vulnerable population when that arrangement has the potential to disrupt/destabilize the long-term living arrangements of hundreds of members of another vulnerable population.

We've worked our way through the various reports and documents accompanying this application and are struck by their irrelevance – Noise impacts from traffic on residents of the proposed facility? Extent to which Gay Lea Dairy operation at 21 Speedvale will impact proposed development?! Climate change?! These boxes may need to be ticked off but you should also be considering the future residents of this facility and how they may impact current residential neighbours. Also, how could the close proximity of a Beer Store, vaping store and proposed 2,500 sf cannabis outlet potentially impact the well-being of these future residents?

We have written previously, raising the following issues of concern; none have been addressed in the reports. We ask that you not gloss over these because they are very real concerns for those of us who own and live nearby.

- Security is a major concern in this residential neighbourhood. Many seniors live here. Riverside Park, a very busy children's playground, and the vintage carousel are nearby.
- Are drugs, alcohol or mental health issues likely to impact the neighbourhood in any way? If there was an incident, what reviews/procedures will reduce chances of reoccurrence? How would this info be communicated to reassure neighbours?
- What qualifications and training will on-site support staff have? Will overnight staff have the same qualifications as day-time staff? Will staff be present on-site 24/7?
- Will residents be screened or assessed for violent tendencies?
- What plans do you have for ongoing communication with neighbouring condo boards, associations and/or residents, particularly in the first year or two?
- What would a day be like for residents of the proposed facility? Will residents have money or could they be asking on the street for support? Will there be a curfew?
- Are there standard Codes of Conduct for facilities such as this? What are the consequences if code of conduct is breached?
- Who will be responsible for maintaining the proposed facility, particularly the grounds and building exterior? Garbage, abandoned bicycles & shopping carts have been a problem in past.
- Is there the possibility of adding on to the Parkview Motel building, or of replacing it with a larger building at some point in future?

When plans for this proposed redevelopment were first discovered, stories of disadvantaged homeless families were invoked with strong effect, and rightly so. But what's actually proposed here is not for families. It is 32 studio units for chronically homeless individuals with complex needs including mental health and/or addictions issues. Supportive accommodations for disadvantaged seniors or families might well be compatible with the existing neighbourhood, but what's under consideration here is not.

Please do not approve this application. Although this type of facility may be needed, please consider these tough questions before imposing it into a well-established residential neighbourhood where you may be creating more problems than solutions.

Sincerely,

Curtis and Sally Scherer