

Hello. As a resident living close to the Metalworks development, I'd like to express my objections to the proposed height of the development project. I support additional housing in our city but I feel any new builds should adhere to the height guidelines in place for the city.

Sincerely,

Jessie Baynham

Hello,

I've heard that this is the place to voice our thoughts regarding development in our neighbourhoods. While I may not be the most well spoken, I hope this doesn't fall on deaf ears.

As you would know, there is A LOT of development happening in the Ward. I would like to preface that I am all FOR development - bettering the community, bringing in jobs, enhancing the downtown, growing the economy, etc.

However, it seems many of these buildings are solely focussed on bettering the builder rather than bettering the community. Obviously as a business, the goal is to make money, and sell/present it in a positive light (condos close to transit, fulfilling the City Plan and Places to Grow act, and more), but the AMOUNT of buildings going up is one thing, and it's a whole other unpleasant topping that they're all pushing for every variance they can request.

We moved into the Ward 5 years ago - came from the city of Toronto, but really loved the vibe and character of Guelph (in much comparison to Kitchener/Cambridge where we were also looking at the time). Downtown Guelph and The Ward had this connection to each other that felt like that pedestrian lifestyle from the city, but with less people, more detached houses with backyards, ... you know, the perfect "goldilocks" from city to suburb. Soon though, I fear Guleph is going to lose this unique personality, and become like every other town trying to be a city and then not successfully being either.

The corner of Wyndham St S & Howitt asked for variances on how close to build to every lot line and reduction in parking, the new Metalworks building is also asking for variances to build higher, adding more units, closer to all the lot lines, and for a reduction in parking. There are many other buildings in just this small neighbourhood alone (& a couple on Wyndham heading into downtown) that I cannot speak for their variance requests, but there will definitely be more people & a denser population in this area. It's a great Utopian idea for the environment that people will be in walking distance and not need a car - but the reality is that each home has 1-2 cars as we commute not on a transit line, or we have friends & family out of town to visit (post-covid), or we have a car for the simple choice that we wanted one in our lives.

Development is fine. It's good. It is.

But only if it's planned right and allows for a comfortable way of life for everyone. Less parking obviously means more street parking, to which there is already a huge issue.

More high rises (& going higher & higher) is taking away from the sunny backyard lifestyle that many of us moved here for.

We're starting to feel like we'll be the old man in the house from UP with highways and highrises all around.

I apologize this became so long winded, I had intended to keep it short and sweet.

So in conclusion I'd just like to say - myself and other community members are very concerned about the density presented for the next few years in the Ward. The number of buildings, pushing the building limits, building higher, and providing less parking, are all taking away from a wonderful neighbourhood to live in a detached/semi-detached home with a backyard.

Thank you for your time and have a great day!

PS- The Metalworks specifically - there was an original plan already agreed upon, and now they're requesting all these changes? It feels very seedy/shady/sneaky to the community members.

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- Diana Grant

Hello.

I moved to The Ward (Neeve@Ontario) a year ago and have experienced, at times, incessant Metalworks construction noise, dirt and heavy equipment traffic forcing me to leave my lovely deck and move inside.

The thought of living so close to and faced with another 2 years of continuing construction by squeezing another monstrosity building into our neighbourhood is a serious disrespect for the character, charm and uniqueness of Ward 1.

Thank you for giving me the opportunity to express my concerns.

Rosemary Smith

Dear City Council,

I just read the article in the Guelph Tribune about the fourth Metalworks tower. I own [REDACTED] which is an old turn of the century brick townhouse. I often had a hard time finding parking on the Cross St since it seemed like it was all being used by the construction crew at the Metalworks. The only alternative to street parking other than Cross is quite a walk away from the townhouse since Neeve St doesn't have on street parking until after the intersection with Howitt and there's no parking on Arthur until after the intersection with Alice. And the other way on Arthur has only parking in front of the Metalworks existing buildings which I am sure will be used directly by residents there...and again, is a ways from 94 Neeve. Plus the parking on Cross and Arthur near the Metalworks is only 2 hours during the day. My point being is that I don't see how it makes sense to build a new building without a parking spot for every unit. Yes the Go Train and downtown are close but more people are working from home and not commuting and there are no close affordable grocery stores which means having a car may be more of a necessity for people than a luxury. Not to mention that the cost of these units will not be considered affordable housing which means that I am pretty sure many people who move in will have cars. Even if they don't, many other people living at the Metalworks will have two cars and will need more than one space. Why create a parking problem from the get-go when there is already a shortage of street parking on Cross st to serve the Metalworks, our Neeve street set of townhouses, and the Mill Lofts. As well, 2 parking spaces for 2 commercial spots? 2 parking spaces might be enough for one employer and perhaps an employee for 1 commercial spot but what about all of the customers that will be frequenting these commercial spots and employees? 10 visitor parking spots hardly seems to be enough for 194 units? If one unit has a party, all of the visitor spots are already used up! That is completely ridiculous.

On another note, since our row of townhouses are quite old, I wonder about how heavy construction will take a toll on the foundation and brickwork of the townhouses. I often wonder if perhaps the window isn't shutting as well as it used to because heavy deep excavation so close by has shifted the townhouse so that things are not as plumb as they used to be. Is there any survey that has come around to check all of the existing brickwork/foundation before they start construction to ensure that if any damage does occur due to the heavy construction work so close by, that there is a baseline to compare it against? They did this survey at our house on Manor Park when there was going to be work done on the sewage line near our house (which got indefinitely postponed in the end).

I would also like to make sure that there will be enough green space (plant trees!) alongside this development. It is a dense project with lots of hardscaping. Even in the rendering of the future tower in the newspaper, there is no green, no trees, etc, and that they could just fake into the computer model shots and not do it later just to look good. But they didn't even try to make it look like there will be greenery at all in the computer model images!

I have an architecture background and I appreciate new development especially in the Ward but it shouldn't be to the detriment of the current residents. I do feel positive about the development but now is the time to dig in and make the developers find space for parking, especially electric vehicle plug-in areas since that is the future. With some dedicated ingenuity, they can find ways to increase the parking. I have had to rework many a plan to get things working and when I have, I am always amazed at how impossible it seems at first until I put some good hard effort into brainstorming to figure out how to solve the issue.

Please let me know about the potential building shifting due to excavation/construction work so close by. That is one definite concern we have, as well as the parking.

Thank you for hearing our concerns,
Julie Lugosi

Hello,

My name is Ayaa, my partner and I are tenants directly across the street from the development of the metal works at 26 Ontario St. We are concerned about the ongoing noise and disturbance as a direct result of the proposed new development. Since moving in in 2018 the skyline has changed dramatically and there have been fewer days that have been peaceful, there have been days obstructed by consistent noise for essentially all working hours and alarms and equipment have been left on needlessly on weekend as well as holidays. The noise has made it hard to work at home during the COVID-19 pandemic and has gotten in the way of leading an enjoyable life. Most of the surrounding green space has been disrupted or destroyed as a result of the new building and we even as neighbours do not have access to any of the seating areas or areas that preserve the remaining green space by the river this space is guarded by private security and does not allow any access. We will most definitely move as a direct result of the approval of the new development.

Thank you for your time.

Ayaa

To whom it may concern,

I'm writing to express my concerns about the proposals for the latest phase of the Metalworks development, in the hope they will be addressed during the upcoming Public Meeting. As residents of [REDACTED], my wife and I were concerned to read that Fusion Homes wants to build a 14 story building. As I understand it, the zoning for this land permits up to 10 stories only. Anything above this would significantly impact ambient light, as well as putting the building at odds with the previous three phases, which are of a mostly uniform height. It seems that Fusion Homes is trying to offset the smaller building footprint (compared to the first three phases) with extra height. My wife and I are categorically opposed to this, and I've spoken with numerous other residents of the street and neighbouring loft complex who are of the same opinion. My hope is that these concerns will be heard at the Public Meeting, and the proposals will be amended accordingly.

Yours sincerely,

Richard Thorne