

January 22, 2020

To: City Clerk's Office
City of Guelph
Via email: clerks@guelph.ca

RE: Comments to Council
Official Plan Amendment and Zoning By-Law Amendment Applications
68 – 76 Wyndham Street South
File: OZS19-013

The purpose of this letter is to provide comments to Council regarding the by-law amendment application to increase the allowable maximum net density for the subject properties noted above. Based on the renderings posted on the billboard, the requested design of the buildings' exterior does not align with the adjacent architecture of the neighborhood, as such the development application should be rejected as submitted.

Rendering from posted billboard of proposed development:



Photo of recently built homes on Wyndham between Howitt and York:



The neighborhood consists of historic single-family dwellings as well as recently built homes and townhomes, which align with the aesthetics of the neighborhood. It appears that the requested increased density has negatively affected the aesthetics of the requested development. The allowable density should be reduced in order to allow the land owner developer to align the design with the neighborhood while remaining within their proforma budget. The roof line of the proposed buildings does not suit the roof line architecture of the neighborhood. The land owner's architect should revise the roof line to provide a more residential feel to the buildings. Based on the renderings provided, the material selections are not apparent; however, brick and historic style roof materials should be incorporated to maintain consistency with the neighborhood.

As tax payers, we trust that the City of Guelph will ensure to preserve the historic feel and architecture of one of the City's founding neighborhoods. The proposed development as drawn, would negatively affect the future of this neighborhood. I would prefer to be proud of my City and proud of the decisions made by the City of Guelph. If the City allows this development to go through as drawn, I would question the integrity of our councilors.

Please do not hesitate to contact me.

Lisa Gray

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