

January 23, 2020

To: City Clerk's Office  
City of Guelph  
Via email: [clerks@guelph.ca](mailto:clerks@guelph.ca)

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

To Whom It May Concern,

I am writing to share my comments/concerns with regards to the by-law amendment application connected to the properties being constructed at 68-76 Wyndham Street South. It is my hope that you will take these comments into consideration when making decisions regarding this application. Please note that I am not opposing the build to this area, but am hopeful that this will be done, taking into consideration the architecture of the neighborhood, density of the area and overall community impact. I recognize that my knowledge of this build is limited to the public information provided, but what has been provided has raised the following concerns:

**Design of Buildings / Architecture:** Based on the pictures provided of the proposed build, I have concerns over the design of these in relation to the architecture in the area. The pictures provided depict buildings that do not align with other builds in the area.

**Anticipated Size/Occupancy Level:** It appears as though the proposed build has been done in a manner to maximize the occupancy level/density of the buildings. The majority of the buildings in the adjacent neighborhood are single family homes. I would like to see the size of these proposed builds reduced to a manner that is more consistent with the neighborhood and infrastructure in the area. Reducing the size would also allow the builder to be more purposeful in the materials used and provide the opportunity for the design to align more closely with the other architecture in the area (supporting my first listed concern).

**Community Impact:** Consistent with my concern regarding proposed occupancy numbers, I have significant concerns regarding the overall impact of an increase of this density for the area. Vehicles traveling through the community and on York/Wyndham will increase as will pedestrian traffic. Already there is a great deal of pedestrian traffic crossing the road in this area to access York Rd Park. This includes many families. Side streets in the area are often busy with activity and there is a strong sense of community and level of comfort as we get to know those who consistently walk through the area. Further, parking on these streets can be a challenge at present, but typically locations can be found. As a community member, it is my worry that all these areas will be impacted negatively by the density of these builds as currently proposed.

It is my hope that council will take these concerns into consideration when making their decision on this and that the allowable density should be reduced in order to allow the land owner developer to align the design with the neighborhood which will also appease the other concerns detailed. I believe this can be achieved while remaining within their current budget

Thank you for taking these concerns to heart. Please do not hesitate to contact me should there be a need.

Patrick Kelly