

January 24, 2020

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

Re: Official Plan Amendment and Zoning By-Law Amendment application for 68-76 Wyndham Street S.,
Guelph
File: 0ZS19-013

Good Day,

I am writing this letter with some concerns and questions regarding the by-law amendment application to increase the allowable maximum net density for the properties listed above.

I do question the need for two separate dwellings, seeing as one dwelling only houses 2 units. This takes up so much space, in such a small area. I feel this is an unnecessary use of space that will add to the congestion the area even further and cause more issues with traffic and parking, for very little return. I ask that the developer reconsider removing site area S06M2, 3 storey building from the plan and leave that area as green space as an alternative.

I also have some concerns with the proximity of these buildings to the sidewalk and Wyndham street S. With the 13 floor condominium proposed to be built across from this location, the congestion in this area is going to increase significantly. Having a building so close to the sidewalk and street, along with the increase in vehicle traffic, street parking congestion and pedestrian traffic, I am concerned with more buildings so close and "crammed" in this area. I ask that you please reconsider and deny the proposed allowable density and reduce it, allowing the developer to align their design with the upcoming overcrowding of the area, or reconsider even building here at all.

Finally, I have concerns with the proposed design of the building in the specs. This neighbourhood is historic and has a certain aesthetic. If this proposal should go through, I feel this increase density would negatively affect this and thus, ask that the architect/designer reconsider and revise in order to suit this area more cohesively.

Thank you for your consideration of our neighbourhood and we hope that you will rethink this zoning.

Please feel free to contact me

Kind Regards,

Kaelan Forbes

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