

195 Dufferin Street
Guelph, ON N1H 4B3

2022 July 6

Mayor Guthrie and City Councillors,

Re: 41-45 George St. Zoning Designation

We are taking this opportunity to express our concern re the rezoning of 41-45 George Street and ask council to consider zoning this property medium density rather than staff's suggested high density designation.

From what we understand, this particular piece of property does not meet the strict criteria for high density, with many other parcels of land much better suited to the high density designation, e.g., Clair Maltby/Dolime quarry.

The most glaring issue is traffic flow – this neighbourhood has small side streets with only 2 having a straight path to this property – Earl Street and Clarence Street, and both would require major work in order to support the added vehicle load.

Before staff insinuates that this is a NIMBY issue, we can assure you that even though our neighbourhood isn't thrilled with this redevelopment – it is inevitable – so we need to work to make sure it ends up being a good fit for our established single family home neighbourhood.

We are respectfully asking council to rezone 41-45 George St. to medium density, understanding that this is no guarantee we end up with 100 units per hectare. Attaching a high density designation seems to be making it easy for the landowner and potential developers to push for much more than what is even allowed for high density – rather than supporting our neighbourhood by attaching a more appropriate designation and working from there.

Regards,

Shane and Bonnie Swantek