

Dear Mayor Guthrie and Council:

I cannot attend the July 11 meeting so I have a few comments regarding Shaping Guelph Official Plan Amendment 80 as it pertains to Armtec lands that are currently for sale:

- High Density (HD) designation should be changed to be part of natural heritage system (NHS). This is a “once in a lifetime” opportunity to make for continuous riverside parkland from Cardigan/Norwich to Victoria. It would also substantially reduce neighbourhood noise and traffic impacts due to many years of construction.
- If NHS designation is ignored, HD designation should be reduced to Medium Density (MD) to fit in with existing neighbourhood on west side of Speed River as well as 5-storey apartments on east side.
- Existing road infrastructure on Earl Street and George Street cannot handle HD or MD designation if current parking minimums are applied. Therefore, this development must be “car free” with a few parking exceptions for disabled persons. For inspiration, Guelph should use the Vauban neighbourhood in Freiburg, Germany as a model for cutting-edge development – see <https://www.smartcitiesdive.com/ex/sustainablecitiescollective/words-most-successful-model-sustainable-urban-development/229316>. (It is interesting to note that Freiburg’s population was 200,000 when Vauban residential units were first available for purchase – almost the same population that Guelph will be at in 2051.)
- Guelph Junction Railway should provide a commuter rail service when Armtec site is fully built out.
- Given its location beside the river, Trans-Canada Trail and less than 2 km from downtown Guelph, a future thinking developer will have no problem profiting from creating a “car-free” community like Vauban – even after taking into account brownfield remediation.

Sincerely,

Martin Collier, MES (Pl.)

