

Mr Stephen O'Brien, city clerk, and Mayer Cam Gunthrie,

I am opposing any rezoning of the Fusion Home project especially making the building taller. If the rezoning is to make the building smaller, such as a 10 storey building I would compromise. I feel that that area of Guelph already has too many building blocks. The parcel that had a gas station and single detached homes is more of an area to have a low rise condo or more businesses such as a budget friendly grocery store such as Food Basics, FreshCo or NoFrills.

In reference to the Tribune(Jan 26) comment "Through reduced parking standards, the proposed development will allow for residents/tenants to live in the downtown which reduces the requirement for vehicle ownership."

People also have vehicles because not everyone works downtown and most families have two incomes.

You are trying to bring more people downtown but not serving the needs of the people. There are already enough cannabis, vape shops, liquor stores and injection sites. Everyone in the downtown area also need an accessible grocery store for daily healthy needs within walking distance. Luckily there are volunteers to drive someone from the Matrix building to Food Basics to buy groceries. To me that is a long distance for most people downtown Guelph. There is a growing social issue in downtown Guelph, and packing more buildings with no decent infrastructure or a sense of community makes downtown Guelph less attractive for all.

My opinions:

The Fusion Home project must provide a parking space for each unit. Plus space for visitors I strongly disagree with the rezoning. We need to set downtown building storey limits and density.

I find the Wellington and Wyndham intersection already very busy. You have the firestation and almost daily the trucks have to go out on an emergency.

The fast food places also slow traffic, the buses. Transport trucks coming in from York road etc. Then you want to add more cars in the neighbourhood?

There is also is another oversized building planned by Skyline Group, on 70 Fountain St. Also adding to infrastructure problems downtown.

I thought the areas around the river considered a flood zone? Any homes that want to build a basement is rejected because of the flood zone. Why are the apartment projects allowed to dig?

Another Tribune comment "Locationally, the site is well-situated and supported by existing servicing infrastructure, with a residential density that contributes to the viability of transit use."

What do you mean? It had a gas-station and three single detached homes. As mentioned above this oversized building does not fit in this space or neighbourhood. We already have enough buildings. You need to work on providing more services for the people downtown.

If Fusion must build a tall building then look for a place on the outside of Guelph or where there is already an existing level of services for people's daily needs. Such as in the South End, The West-End...you have Cosco at least, grocery stores and a community centre. Use the farm lands or old factory....I know the old Wood's factory area is filled with condos.

Also you need to keep the Guelph downtown heritage and neighbourhoods. This is where Guelph grew and most do not want it changed and want to keep some of the downtown and neighbourhood area charm.

Also my last comment, how do all these oversized buildings downtown fit into Guelph's "Clean and Green" policy?

These are my opinions, hopefully there will be some changes in the Guelph planning.

Sincerely

Elizabeth Gots