

August 25, 2023

Stephen O'Brien, City Clerk

City of Guelph

1 Carden Street, Guelph

clerks@guelph.ca

To Whom It May Concern:

Re: Downtown Residential Parking, Proposed Zoning By-law Amendment

This correspondence is presented to you as our submission respecting the reduction of required parking for downtown multi residential development.

We understand there is a proposal to reduce the number of parking spaces required for new residential development in the downtown zone from one parking space per dwelling unit to 0.85 spaces per unit.

Following our inquiry into surrounding municipalities, we believe there should be no need to require any parking for new residential developments downtown, especially developments of 10 units or less. Many communities have no parking requirements whatsoever particularly given access to public parking garages. In that regard, we note that downtown Guelph has multiple public parking facilities which are reasonably accessible to tenants or residential owners living in the downtown core.

Guelph is noted to be proactive in its response to global warming. Response to global warming includes the need for people to rely less on motor vehicles, and more on public and other forms of transportation like bicycles for example. In fact, many people no longer drive motor vehicles as their response to contributing to a reduction in global warming.

We believe the city of Guelph should encourage a reduction in the use of motor vehicles which will consequently cause people to rely more on the use of bicycles, buses, trains, etc. all of which are accessible to those living in the downtown core. Not having parking spaces for each residential unit would encourage people to rely more on alternate forms of transportation. Should a motor vehicle be required for other journeys, people without cars rent vehicles as required.

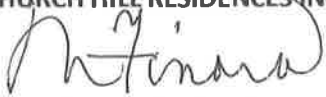
Developers are generally willing to risk building residential developments without parking. They should be allowed to do so, especially in circumstances where the development is intended to be for rental purposes. If someone is looking for a rental unit and has a vehicle, they shall simply choose not to rent in that rental development. It should be the developer's choice whether they wish to assume this risk or not. The developer should not have imposed on them the requirement to provide parking, especially in the downtown core.

Given the need to create housing in the province of Ontario and Guelph's commitment to do so, at the very least parking standards should be reduced to enable infill construction in the downtown core, provide much needed residential living space, and do so without a reduction in the number of living spaces available because of imposed parking requirements. In short, people's space for living should prevail over unnecessary space for parking which could be used to create more residential units and more affordable housing.

We thank you for the opportunity to express our opinion and hope that you will consider these remarks in your deliberations.

Yours truly,

CHURCH HILL RESIDENCES INC.

A handwritten signature in black ink, appearing to read 'M. Finoro', written over the company name.

Maria Finoro, President