



Ottawa: 150 Elgin, Suite 1000
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Windmilldevelopments.com

Delivered via Speaker Registration

September 21, 2023

The Corporation of the City of Guelph
Guelph City Hall
1 Carden Street
Guelph Ontario N1H 3A1

Attention: Mayor Guthrie & Council Dear Mayor Guthrie & Council

Re: Item 7.3 Downtown Parking Master Plan, 2023-323, recommendation 5; September 26, 2023 City Council

Windmill Developments Ltd. (Windmill) is a visionary real estate company focused on creating happy, healthy communities within the resources of our planet. Windmill is actively cooperating with the City of Guelph on redeveloping the Baker District at the centre of downtown Guelph. Windmill is committed to a One Planet Action Plan for the Baker District that includes priority principles of pursuing zero carbon and sustainable travel and transport that encourages walking, cycling and low carbon transport. Providing future residents a community where they can live locally, and access multimodal transportation options while reducing dependency on personal vehicle ownership and transportation related greenhouse gas emissions are meaningful steps towards the City of Guelph's goal of net zero carbon by 2050.

Windmill is supportive of the direction of the Zoning By-law Amendments to amend residential parking regulations in the Downtown Zones in both Zoning By-law (1995)-14864 and Zoning By-law (2023)-20790. The oversupply of parking can significantly contribute to construction costs and compound site constraints that limit the ability to provide much needed housing and community benefits. While moving in the right direction, we strongly encourage the City of Guelph to consider further parking reductions consistent with other progressive municipalities across North America and closer to home here in southern Ontario including the City of London, the City of Ottawa, and the City of Toronto, that have reduced or eliminated parking minimums and adopted parking maximums to support the development of more sustainable, economically vibrant communities.

We strongly believe that as a developer, it is ultimately our market risk to provide a parking ratio that will result in a full building. It is also our opportunity to provide alternatives to car ownership such as car share, transportation passes, increased bike parking etc. to make our future residents comfortable they can live comfortably without the expense of a car. If we are unable to provide an equation that provides attractive



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transportation options, then residents will go to other buildings and we will be left with vacancy but if forced to build too much parking, we are left with little tools or incentive to provide other TDM measures.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Westeinde".

Jonathan Westeinde
Chief Executive Officer
Windmill Developments Ltd.