

- We need more housing, at a range of levels of affordability, including owned, rented and supported units in our city.
- Vibrant downtowns have people living in them, not just working/visiting them
- Walkability is important in a healthy city, and this development contributes to that
- Skyline is a local Guelph company that contributes significantly to our economy and charitable ecosystem - I am supportive of them staying local and continuing to thrive
- I would want to see affordable housing included -- how deeply affordable is an open question, as the definition of "affordable" is variable and shifting -- but it is healthy to have a range of income levels in a single neighbourhood or development and we desperately need more affordable housing in Guelph.
- Zero parking for a development of this size seems unrealistic and I am concerned about what this level of density would do to existing (scarce) parking in the downtown. While I am supportive of heavier reliance on active and public transportation, our current cultural and economic habits are not yet ready for a car-free high-rise -- people will want to live there who have cars.
- In the shorter term, I can imagine the construction process itself being quite disruptive to downtown traffic flows and existing residents/businesses -- I'd like to see that minimized
- I love living in a university town. Although the development may be well-suited to student housing, I don't want the university's tendency to admit more students than it has capacity to house to drive supply of housing for long-term residents down or the prices up (especially if units are rented out per person rather than per unit). I am also curious how a high density of students living right near the downtown bars might affect the noise, vibe and safety of our downtown core -- I want it to stay welcoming for everyone.
- I am curious about the height of the building and what it might mean for light/shade effects on neighbours and the aesthetic of downtown - but it's not a major concern for me compared to affordability and parking

I am curious how the need for student housing measures up against the need for longer term rental housing in our city.

What other amenities would need to be created/increased to accommodate this increase in downtown residents? Certainly parking - but what about green/outdoor spaces? The builder should be expected to invest in addressing the ripple effects of this development.

Disruption during construction in the short term

Longer term - I'd like to see people living in our downtown core, at a mix of rent/income levels

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