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Guelph City Council

City of Guelph

City Hall, 1 Carden Street

Guelph, ON N1H 3A1

Support for the proposed 14-storey development in downtown Guelph (26-40 Carden St. and 27-39 Macdonell St

In response to the email sent on September 4, 2024, regarding input on the proposed 14-storey development in downtown Guelph (26-40 Carden St. and 27-39 Macdonell St. When evaluating a condominium in a downtown area, I am supportive of the proposed 14-storey development based on the following aspects:

Positive Aspects:

1. Location:

Convenience: Proximity to work, dining, entertainment, and cultural attractions.

Public Transport: Better access to buses, subways, or trams.

Walkability: Ease of walking to daily needs, saving time and money.

2. Amenities:

Building Amenities: High-end facilities like gyms, pools, rooftop decks, and concierge services.

Local Amenities: More dining, shopping, and recreational options.

3. Value Appreciation:

Real Estate Value: Properties in downtown areas often appreciate faster.

4. Social and Cultural Vibrancy:

Access to various events and activities.

5. Employment Opportunities:

Proximity to corporate offices and business hubs.

6. No Pet Policy; There are no amenities that offer dog parks and other pet-friendly facilities.

Negative Aspects:

1. Noise and Crowds:

Traffic and Construction: Noisy due to traffic, construction, and late-night activities.

Crowds: Congestion and lack of privacy.

2. Maintenance and Management:

Wear and Tear: Quicker wear and tear on the building and shared areas.

Management Issues: More complex rules due to higher density.

3. Parking:

Limited Parking: Additional costs or restrictions.

4. Safety:

Urban Crime: Increased crime rates but varies by neighbourhood.

The planned construction of a 14-story development will contribute to vitalizing the downtown economy and addressing the current shortcomings in the community. It will also harmonize with the forthcoming downtown transformation set to commence in 2025, thus playing a pivotal role in modernizing the downtown corridor for the 21st century.

Thank you for the opportunity to weigh in on this topic which will be discussed at the City of Guelph council meeting this week.

Sincerely