

City Clerk's Office
Planning and Building Services
City of Guelph
T: 519-837-5603

September 17, 2024

Dear Sir/Madam,

Subject: Concerns Regarding Proposed Development on Arthur St N (File No. OZS24-011)

I am writing to formally express my serious concerns regarding the planned development (File No. OZS24-011) in our neighborhood, particularly along Arthur Street North. While I understand that growth and development are essential for the progress of our city, there are several pressing issues that need to be addressed before this project proceeds.

First and foremost, the communication from both the developer and the City of Guelph regarding the development has been unclear and inconsistent. For example, the exact number of dwelling units was not clearly articulated in the City's correspondence, leaving many residents, including myself, with questions and doubts about the true intentions behind this project. This lack of transparency not only undermines trust in the developer but also causes a loss of confidence in the City's planning process.

Additionally, I am concerned about the developer's request to build in a floodplain. As I understand it, permission was granted by the Grand River Conservation Authority (GRCA) on the condition that the parcels of land on Mitchell Street remain undeveloped. However, there are references to potential future development on Mitchell Street, which once again raises concerns about the trustworthiness of the developers and their long-term plans for our neighborhood.

Another significant concern is the insufficient parking allocation for the proposed number of dwelling units (12 units rather than the stated 4 in the letter). The current plan does not provide adequate parking spaces for residents, and there is no provision for visitor parking. Arthur Street North already has limited to no on-street parking, making it impossible to absorb any additional vehicles. Since the developers are restricted from building on Mitchell Street, I suggest that they include additional parking that can be accessed from Mitchell to help alleviate this problem.

I am also troubled by the proximity of the semi-detached units to Arthur Street North, which appears to be designed to leave space for future development on the Mitchell parcels, despite the restrictions placed by the GRCA. The absence of trees or landscaping in this area is both aesthetically unpleasing and environmentally unsound. It detracts from the beauty of our neighborhood and negatively impacts the local environment. Furthermore, there are several mature trees on the perimeter of the property that should be preserved, if at all possible, as they contribute to the green canopy of our area and play a vital role in maintaining the character and charm of our neighborhood, not to mention having an important cooling effect.

Finally, of the two renderings illustrating the proposed new dwellings, rendering B with a brick and stone façade is far more appropriate for our neighbourhood. Rendering A, on the other hand, does NOT fit with the neighborhood aesthetic and thus should not be considered.

I respectfully ask that the City of Guelph and the developers take these concerns into consideration and communicate openly and truthfully with residents moving forward. Our collective goal should be to ensure that this development enhances, rather than detracts from, the neighborhood's beauty and livability. I strongly urge you to work with the developer to minimize the impact on parking, preserve

the mature trees, and make this development as environmentally friendly and aesthetically pleasing as possible.

I appreciate your attention to these concerns and look forward to a transparent and cooperative approach if this project moves forward.

Yours sincerely,



Sarah Wootton
■ Arthur St. North