

To Mayor and Members of City Council

I am writing to express my concerns regarding the proposed development in our neighbourhood at 8 Mitchell Street. These are concerns that are shared with many of our fellow residents in the Wolfond neighbourhood. In no particular order, we share the concerns of our neighbours regarding the proposed insufficient parking given the already strained street parking, the nature and character of the design being inconsistent with the neighbourhood, tree protection, and the placement of garages and driveways. Just as important, I want to stress we are not concerned about density, or the need to develop units that are affordable for many types of people in this age of ridiculous housing prices. In fact, we support such developments when they are done in a manner that is respectful of the community and honours the character of the neighbourhood.

As some of you may already be aware, our neighbourhood has seen recent developments that are outsized and inconsistent with the existing housing, and apart from the lasting effects of diminishing the historic nature of the neighbourhood, these developments also leave residents at odds with the new residents, creating tension where there should be none. I come from a historic community in Toronto where I have witnessed the slow but ceaseless replacement of historic homes in favour of glorified boxes and other cookie cutter designs that not only lack charm or appears, but look ridiculous next to the fleeting original pre-war homes. I do not wish this fate on the Wolfond neighbourhood.

For these reasons, I request that Guelph City Council defer the decision on this application to a future date to provide time for the developer and community to work together, provide clear and consistent guidance for future development, and conserve our neighbourhood's unique character. I support the undertaking of a heritage conservation district study for the Wolfond Park area and the passing of the study area by-law to restrict development for one year. My recommendations (shared with others) are below.

Thanks for your consideration.

Sincerely, David Wickland (██████ Delhi Street)

Recommendations to Council:

That Guelph City Council defer the decision regarding the 8 Mitchell Street Proposed Zoning By-law Amendment File OZS24-011, 2024-445 and request the applicant work with the community to consider alternative solutions to issues related to building design, tree preservation and parking; and

That Guelph City Council restrict on-street parking on Arthur Street North to residents with permits only; and

That Guelph City Council undertake a heritage conservation district study to be led and funded by the Wolfond Resident's Association; and

That, in accordance with Section 40.1 (1) of the Ontario Heritage Act, Guelph City Council pass a by-law to designate the area bounded by Delhi Street (including detached homes on the north/west side), Eramosa Road, the Speed River and Spring Street/the Homewood property as a heritage conservation study area for a period of one year in order to halt the erection, demolition or removal of buildings or structures in the heritage conservation study area.