

SUBJECT: 8 Mitchell Street Proposed Zoning ByLaw OZS24-011 2024-445

Dear Mayor and Guelph Council,

Like other homeowners living near downtown Guelph, I would like council to consider asking for a revised proposal for the development of 8 Mitchell Street. While I live on the other side of Eramosa from the development site, we are also beginning to feel the impacts of outside investors swooping in and prioritizing their profit margin over the daily lived experience of people who have decided to make Guelph home. In the case of Mitchell Street, I hope that asking the developer to further refine their design to sit in the context of this historic neighbourhood will send a message to future developers that Downtown Guelph is not just an abstract “investment opportunity,” but rather a real place where real people live their daily lives for decades. We have already seen the havoc that comes when outside investors with no ties to Guelph (or moral compass) buy up rental properties to eject real people from their homes. Continued bending to the whims of investors who choose the cheapest path to profit will have ripple effects for decades to come, and allowing for a lazy, generic townhouse to be put up without due consideration runs the risk of further eroding the distinct character of this residential neighbourhood that has developed over 150 years.

I hope to appeal to your appreciation for Guelph’s unique history and heritage so that we don’t become just another indistinguishable suburb of the GTA.

Sincerely,

CC Walker

■ Queen Street