

To whom it may concern,

Please accept this as a written submission expressing our interest at being involved and informed with regard to proposal to amend the zoning by-law for 105 Elmira Rd North, Guelph.

We the undersigned reside on Willow Rd in close proximity to the above-described lands. We recently received a mailed communication advising of the above proposal to amend the zoning for this property. The specific land in question is identified in the communication as: Plan 61M-68, Block 180, City of Guelph.

File #: OZS25-003

It is our intention to attend the Public Meeting on Tuesday May 13, 2025, at 6:00pm. We plan to attend virtually online. One of our primary concerns relates to an existing issue which we feel will be worsened as a result of this land development. The issue relates to the decision by The City of Guelph / Guelph Transit to have established a bus stop too close to the residential driveway at [REDACTED] Willow Rd. The routes involved are Route 18 (Watson/Woodlawn) and Route 20. The bus stop at [REDACTED] Willow Rd for the aforementioned routes is so closely positioned to the residential address, that buses routinely impede the driveway when stopping for passengers. Based on my observations, bus stops seldom if ever are positioned in such a way as to impede residential property access during stops. These are very busy bus routes and as such, interference with this property access occurs on a regular basis. The bus is required to advance to the absolute end of the platform in order to avoid overhanging the driveway, and all too often this is not done. The result is that the driveway access is very frequently impeded (more so during winter months, as buses often unload directly onto our driveway).

Considering this is and has been a concern since this stop was established, our fear is that the new low-rise residential development will result in far greater use for this specific stop. This will result in an increased inconvenience as the bus makes more required stops to accommodate increased transit users. It has never made sense in the first place as to why the bus stop was not established west of Flaherty Drive. That area currently has zero residential driveway accesses, and a bus stop could be accommodated without impeding access to any private property. The bus stop could still be situated far enough east of Elmira as to avoid any complication for buses returning to the traffic flow and accessing the left turn lane for southbound Elmira Rd. Furthermore, a repositioned bus stop closer to the newly proposed residential development would also be better positioned to provide ease of access to the increased population that will result with this development. The redevelopment will undoubtedly result in an increased population density to this corner in Guelph and could be seen as negatively impacting property values in the area. It is anticipated that the development will likely proceed as intended, and if the increased population also leads to increased activity at this specific bus stop, it should be moved closer to 105 Elmira Rd as a means to minimize the effect this change will have on the existing area residents.

We are respectfully requesting that this specific concern also be forwarded to the appropriate City of Guelph/Guelph Transit planning staff and a copy of the forwarded communication be cc'd to John & LoriAnn Lyall.

Regards,

John & LoriAnn Lyall

[REDACTED] Willow Rd,

Guelph, ON [REDACTED]