

Dear Councillors,

First, a quick **personal background** for this correspondence. My husband and I have been Guelph residents for 7 years and we recently relocated to Ward 4. We thank you for your work at City Council. We have attended council meetings both in person and online over the last 7 years, and know the hard work, background reading and dedication to our community that your work involves.

We believe that Municipal government has the greatest influence on, and most responsibilities for, the city of Guelph and its residents.

Regarding: **Development Proposal for 105 Elmira Rd Guelph**

On viewing Schedule 1-Concept Plan, thoughts that immediately sprang to mind were:

“They paved paradise and put up a parking lot “  
and  
“It’s like deja vu all over again.”

We are residents of [REDACTED] Willow Rd., 350 metres from this proposed development. As Cam Guthrie said to previous delegates to Council in 2019, “ You should have done your homework.” Well, we did, when we moved here. And through successive versions of the Zoning Bylaws, 105 Elmira Rd N has remained zoned NCC.

Cue the latest external pressures to densify our city and provide “affordable” housing, and this developer applies for:

- 1) redesignation from **NCC to Medium Density Residential**
- 2) rezoning from **NCC to Site Specific Medium Density Residential**  
and then the developer further needs:
- 3) **14 variances** to current ( 2024) zoning bylaws  
to achieve the goals of 126 units.

Of particular concern are:

- \* 30% increase in allowable density (from 100 to 130 units/ hectare)
- \* 30% decrease in front yard setback
- \* 100% decrease in active entrances on Elmira Rd frontage
- \* 60% decrease in common amenity area/unit
- \* 65% decrease in visitor parking requirement
- \* 100% of residential parking spaces provided through surface parking,  
where Sect. 5.2.2 permits a maximum of 75%.

**These are big asks.**

**Questions:**

**1).** Why is **surface parking** taking up so much land ?

Ratio of parking footprint to housing footprint is **3:1**

More feasible would be a two level open parking structure, with a **green roof**,  
which would add to common amenity areas for residents.

**2.) Stormwater management** would seem to be an important design element. As surrounding areas are all ready developed, mitigation of runoff should be factored. Permeable parking surface should be mandated for this development which sits at the bottom of a hill.

**3.) Common amenity areas** should be maximized, not minimized. Look at alternatives to the vast single storey parking. Staff “ **do not believe that the intent of the definition of Common Amenity Space in the Zoning Bylaws is being achieved, nor is the intent of the City’s Mid-rise and Townhouse Built Form Standards “**

**4.)** In a revised report June5/ 25) on **Groundwater Level Monitoring**, the consultant notes that the mandatory 12 months of monitoring has not yet been completed. Current info as of May/25 was found by staff to lacking in consistency of reporting of monitoring and geotechnical info.

**5.) Traffic :** staff found the the Traffic Impact Brief expectations of 44 two way trips in weekday am peak hour and 44two way trips in pm peak hour to be reasonable. Considering the size of the proposed parking, ( 126 **these numbers seem unrealistically low.**

**6.) Parking:** currently, there is no on street parking available on Elmira Rd or Willow Rd adjacent to this proposed development site. Development proposal **fails to meet the criteria** set out in Table 5.3 of General Provisions and Parking of Zoning Bylaws 2023.

Outlined above are serious concerns that cannot be addressed later, in the site planning stage. That’s too late for public or council to have further input. Site planning is not accountable to the residents or Council of Guelph.

Please consider all this information  
before you attend the planning meeting on July15/25.

Susan Church