

Planning and Building Services
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Attn: Eric Rempel

As long-time Guelph residents whose property backs onto the lot at 105 Elmira Road North, we are writing to provide comments on File No. OZS25-003, legal description Plan 61M-68, Block 180, City of Guelph. An application has been made for an Official Plan Amendment and Zoning By-law Amendment to increase the zoning density of the property so that a 126-unit apartment building can be constructed.

Although the reports have been written and it seems the decision has been made, we feel we must take this opportunity to once again express our opposition to the proposed apartment building development.

Many community members have questioned why a lower-rise apartment building or townhouses could not be built on the property. The developer dismissed this out of hand with the remark that the property was not zoned for this type of development and that the apartment building being proposed more closely matched the current NCC zoning regulations. However a close examination of the NCC zoning requirements indicates that a building can be 6 storeys maximum – there is no minimum requirement to the number of storeys required. And the new Medium Density Residential 6 zoning that the developer is requesting seeks “to accommodate cluster townhouses, stacked townhouses, back-to-back townhouses, and stacked back-to-back townhouses to a maximum height of 4 storeys, and mid-rise apartment buildings to a maximum height of 6 storeys.” So of course this site could easily accommodate a townhouse development similar to the one that is directly across the street. Community members feel that a lower-rise, less dense development would be a much better fit for the character of the neighbourhood.

City staff remarked in their initial report that “the general impression of the submitted concept plan is an **over-development** of the site”. Community members agree. At that point, the developer was looking for approval to over-step or not meet about a third of the zoning requirements: a significant 30% increase in the density of units allowed, large reductions in parking provided, etc. The developer has changed very little in their revised proposal, and still will exceed or not meet about 30% of the zoning regulations. Yet now the city staff are recommending approval of the project. The facts have not changed. It is still an over-development of the property.

At the close of the last meeting about this application, the Mayor remarked to those community members attending that “it’s not going to be as bad as you’re imagining.” Perhaps not, but it will not be good. It will negatively affect the property values of the surrounding residences. It will decrease privacy, enjoyment of property, and quality of life. The building will not fit in with the surrounding neighbourhood, which consists solely of low-rise family dwellings. It will increase traffic in the area which includes a school zone, and will likely result in parking overflow onto surrounding streets. Continually increasing traffic at the intersection of Elmira Road and Willow Road will likely result in more cars diverting around the intersection via Flaherty Drive. Already many cars have been observed using Flaherty at an excessive speed, putting neighbourhood children at risk.

The biggest insult to homeowners is that when we invested our life savings into our properties, we did our due diligence and investigated the zoning of the property at 105 Elmira Road North. At that time the zoning allowed for a building no more than 2 storeys high. You can imagine our shock when we saw signs indicating that a 6 storey apartment building was to be built. We discovered that in 2023, this city council approved new zoning regulations with little to no public consultation. If there was public consultation, it was very poorly advertised, since nobody in the community that we have talked to was aware. We would have strenuously rejected such a change had we been aware.

Thank you for considering these concerns.

Dan and Cheryl Madill
■ McLachlan Place
Guelph