

Community

Our tenants weren't just local small businesses but a community

Then came an arsonist who aimed to attack one of our tenants.

Thankfully, everyone was safe.

But the space for the community we had nurtured had been destroyed



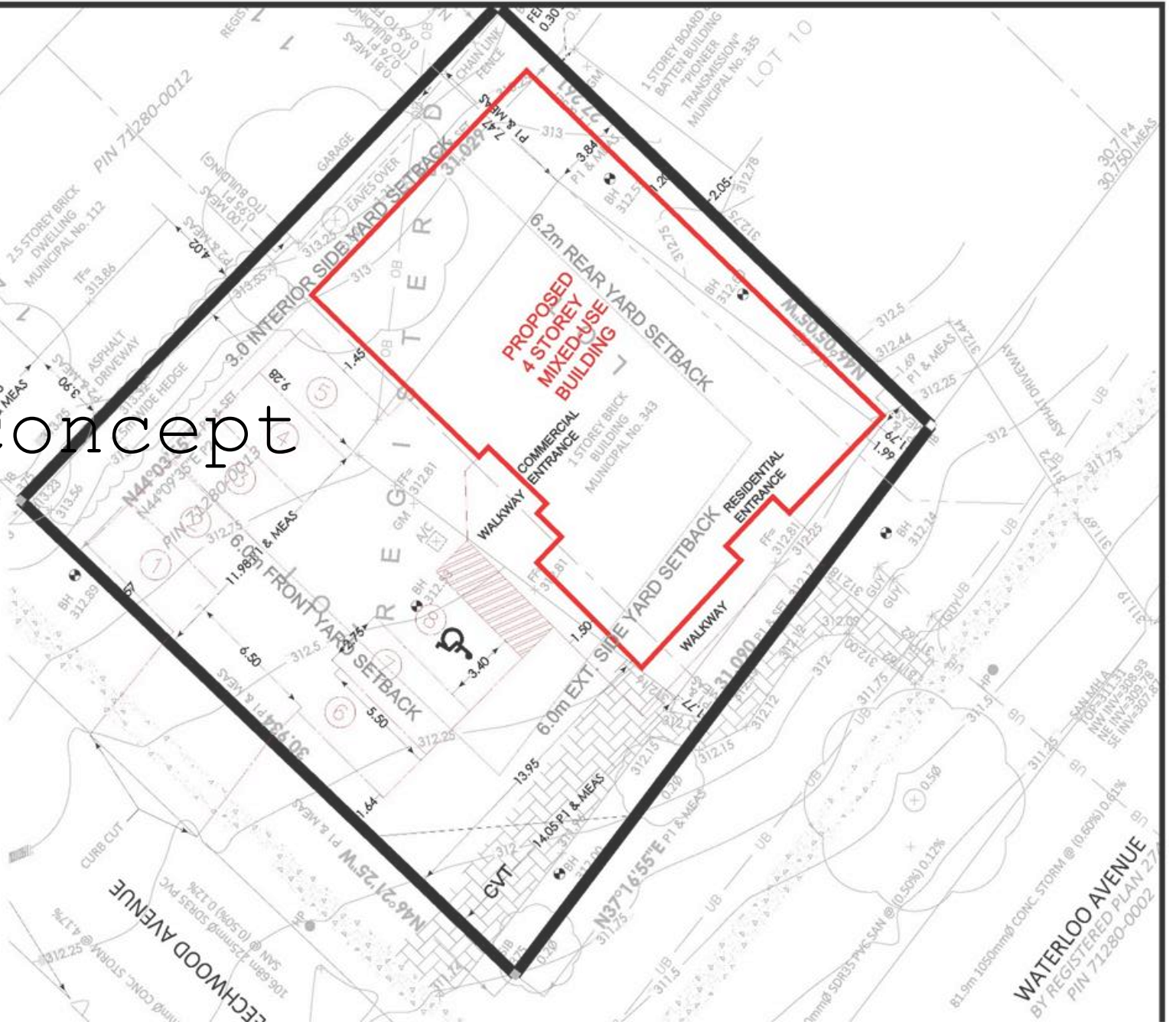


Redevelopment for the Community

- From adversity comes opportunity. The tragic loss of 343 Waterloo Avenue to arson was a moment of hardship, but today, we stand with a renewed vision—one that aligns with Guelph's leadership in sustainability, affordability, and community growth.

Site plan concept

Official Plan = "Low Density Residential"	Policy	Proposed
9.3.2 2. Maximum Height	3 storeys	4 storeys
9.3.2 3. Maximum Net Density	35 u/ha = 3 units	9 units = 100 u/ha
Zoning = "CC-3"	Regulation	Proposed
8.2a) Lot Frontage	18m	30.9m
8.2b) Lot Area	370m ²	900.1m ²
8.3a) Front Yard and Exterior Side Yard	Min 6.0m Max 13.0m	13.9m
8.3b) Interior Side Yard	3.0m	3.0m
8.3c) Rear Yard	20% of the lot depth to a maximum of 7.5m =6.2m	1.2m
8.3d) Buffer Strip	A 3 m wide buffer strip is required adjacent to interior side and rear lot line A 3 m wide buffer strip shall be maintained adjacent to the street line, except for those areas required for entry ramps	3.0m ISY 1.2m RY 1.9m ESY 0.57m /1.6m to parking
8.4a) Building Height	3 Storeys	4 storeys
8.4 Gross Floor Area	400m ²	1276m ²
Parking	Residential 1/unit =9 Visitor 0.15/ unit =1.35 Commercial 3/100m ² 282/100 *3 = 9 spaces Total Required = 20 spaces	8 spaces





Ontario's Housing Crisis

- Ontario is experiencing an unprecedented **housing shortage**, and Guelph is no exception.
- **Rental vacancy rates are critically low**, making it harder for residents to find affordable, quality housing.
- The **cost of living is rising**, placing financial strain on individuals and families.



343 Waterloo Ave Development

- We propose a **new, environmentally responsible development** at 343 Waterloo Ave.
- This project will include **3 residential floors with 9 rental units**, directly contributing to Guelph's housing supply.
- The first floor will be rebuilt for our business. No other commercial tenants

City of Guelph – a Leader in Environmental Solutions

A United Vision: **GUELPH'S COMMUNITY PLAN**





How we're partnering

- A community is built by hands joining
- Here's how we're joining hands with the initiatives by the City of Guelph

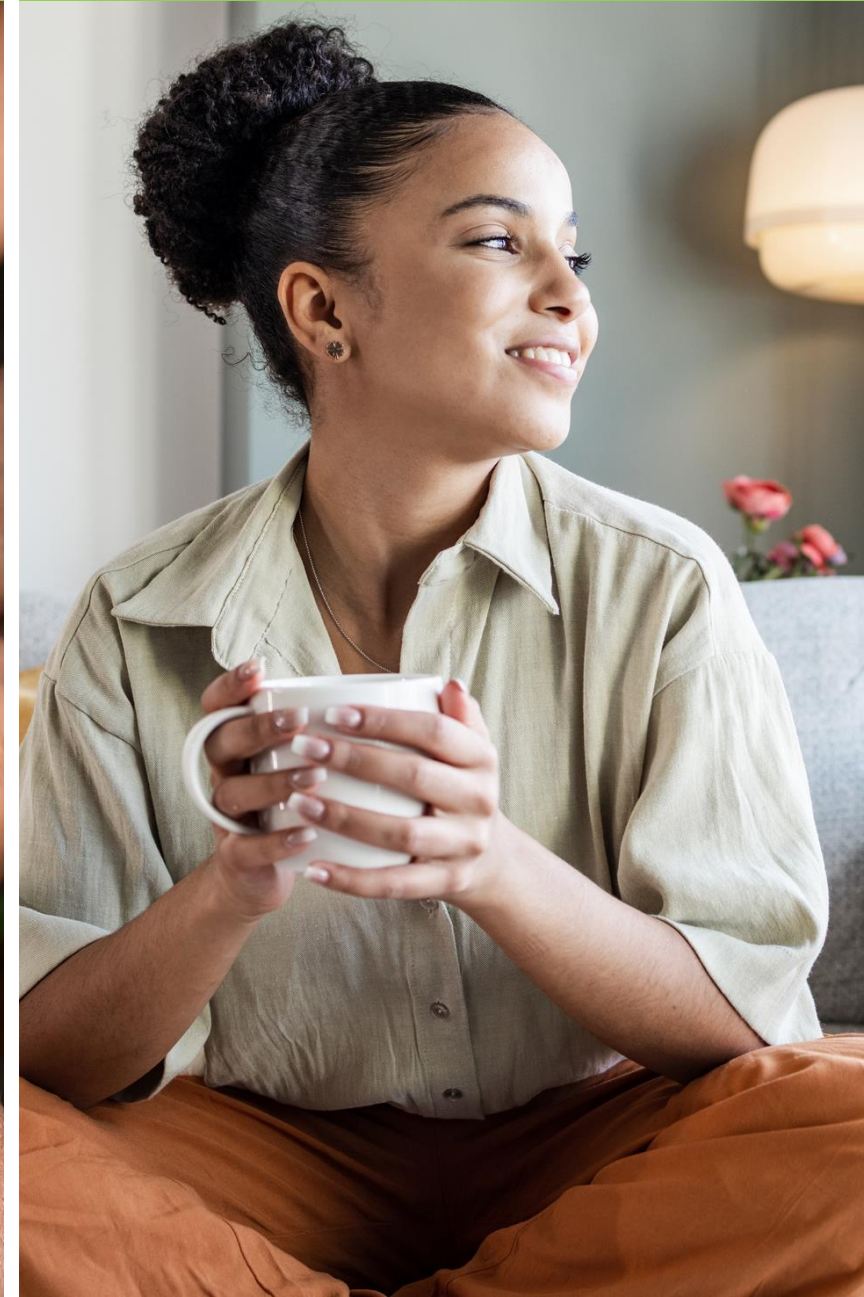
Community



Environment



Wellbeing



Community



Accessible units

- o Barrier-free - grounds and interior
- o Elevator



Accessible bike parking



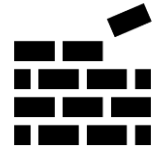
Public Transportation

- Directly in front of the building
- Easy access to downtown

Community



Commitment in zoning to
2 truly affordable
units that meet the
council's approved
standards



Environmental
Initiatives

Investment in the
community bringing in a
local regional

Environment



- Commitment to Renewable Energy & Efficiency
- Naturally heated driveway and walkways
 - Eliminate the use of salt
 - Protecting ground water quality
 - Sustainable winter maintenance
- Electric charging stations
- Solar panels
- Heat Pumps – no gas
- Increased insulation & more

Wellbeing



- Green space (Zen garden)
- Shared balcony space
- Financial wellbeing
 - Over half (54%) of Canadians report negative effects from financial stress, specifically to shelter costs*
- We're helping with two significant life expenses
 - Rent Affordability and utility costs
 - Sustainable Transportation
 - Bike
 - Public Transit
 - Car Share potential

*Source: FP Canada 2024 Financial Stress Index

Development Partners



CIP Grant Application to be
Submitted



Apartment Construction Loan
Program (ACLP)
Criteria for this loan are:
Affordability, Accessibility, and
Environmental Sustainability



Coming together

- The heart and intention of this project is to utilize our resources to join hands with the initiatives of the City of Guelph in order to be of service to our community
- 343 Waterloo Avenue is a development project that balances growth, sustainability and affordability