

Dear Councillors and Mayor Guthrie,

I'm writing to express my support for the zoning amendment to permit a mixed-use residential/ commercial building at 343 Waterloo Avenue. I own a home a few doors down from 343 Waterloo Avenue and I believe this neighbourhood is the perfect location for a mixed multiplex because of the affordability, carbon reduction and health benefits that result from reduced car dependency. Waterloo Avenue is walkable, bikeable and is located on a bus route that leads directly to Guelph central station. In fact, if I stand on the sidewalk looking east, I can almost see the Go train passing over the downtown train bridge. There is also a car share a few blocks away. With these 5 options, residents would have the possibility of living car-free or car-light, potentially saving \$1300 and 383 kg of CO2 per month (according to some studies).

One of the great things about Waterloo Avenue is the variety of amenities that I can walk to within 15 minutes, including coffee, gifts, beer, pizza, dentist, thrift store, auto mechanic, financial planning and more. (Full disclosure: I am a customer of one of the existing businesses at 343 Waterloo Ave and I chose to patronize it because I can walk there). Fifteen minutes on a bike gets me to additional destinations including groceries, farmer's market, hair salon, hardware, pharmacy and doctor's office I have personally reaped the health benefits of walking/biking to do my errands which is why I believe the mixed commercial/residential aspect of this development is fantastic. Not only does it add services that the whole neighbourhood can walk to, it provides employment and promotes the local economy as well.

There are two more benefits of this multiplex design. One is the shared walls, which reduce the energy and material consumption per home. Second is the fiscal sustainability that comes with reducing sprawl. As a taxpayer I prefer infill and gentle density to suburban sprawl because I can share the cost of water main and sewer maintenance with far more tax payers. There will always be a place for suburban single family dwellings but we don't have endless space and bottomless pockets.

I would like to address the concern about parking overflow from the proposed multiplex. I hope the above-mentioned car alternatives eliminate the need for parking but if not, I will welcome new parkers on my side street because 1) they are a sign that people have homes, which is a very good thing for Guelph and 2) the on-street parking spots rarely fill up. I also wonder if there are creative solutions that could be considered. For example a few years back I had a student roommate who, having no space to park in my 1-car driveway, asked the elderly widower next door to rent his unused driveway. The neighbour obliged and in the end they became good friends and spent a lot of time watching the ball game together. I would like to ask council if we could implement a parking share system in Guelph that could match up people in possession of extra parking spaces (e.g. the elderly who wish to age in place, or unused surface lots) with those who wish to rent a space.

In conclusion, I welcome and support the rezoning of 343 Waterloo Avenue to allow a mixed-use multiplex. Although technically my property is not adjacent to this lot, I say YES in my backyard!

Sincerely,
Claire Braden