

Dear Mayor Guthrie and Members of Council,

We are writing as concerned residents in the Beechwood/Waterloo Avenue neighbourhood regarding the proposed redevelopment at **343 Waterloo Avenue**. While we support growth and infill development, this concept plan presents serious problems, particularly with respect to parking and traffic, as well as environmental and design concerns. These issues conflict with several of the City's own planning policies.

## **1. Parking and Traffic Safety**

The concept plan does not provide sufficient on-site parking for residents or visitors. Given the size and density of the proposed development, this shortfall will inevitably push overflow parking onto surrounding residential streets. Our neighbourhood streets are already under pressure, and this development would create new conflicts for residents, visitors, and service vehicles.

Even more concerning is the proximity of the site to pedestrian crossings and bike lanes. Extra on-street parking and added traffic will increase congestion and reduce visibility, raising risks for children walking to school and for pedestrians using the crosswalks.

The **City of Guelph Official Plan (2022)** requires that development to minimize adverse impacts on adjacent streets, properties, and the surrounding neighbourhood. By failing to address parking demand adequately, this proposal conflicts directly with that policy.

Further, the **Urban Design Manual (2017)** stresses that parking should be designed and provided in a way that reduces neighbourhood impacts, enhances safety, and supports walkability. The current plan does not meet these expectations.

## **2. Loss of Trees and Green Space**

The plan calls for significant removal of mature trees and permeable landscaped areas. This undermines the **One Canopy Tree Planting Strategy (2020)**, which sets a goal of achieving a 40% urban canopy by 2070, and conflicts with **Official Plan Amendment 42 (OPA 42 – Natural Heritage System Policies)**, which requires the protection and enhancement of natural features and ecological functions.

## **3. Building Massing and Neighbourhood Compatibility**

The proposed building is out of scale with the surrounding single-family homes and does not provide an appropriate transition in height, massing, or buffers. Both the **Urban Design Action Plan (2009)** and the **Urban Design Manual (2017)** emphasize compatibility, human scale, and sensitive integration of new infill developments. This proposal does not meet those standards.

## 4. Stormwater and Environmental Infrastructure

The extent of hardscaping raises concerns about stormwater runoff and drainage. Chapter 6 of the **Official Plan (Municipal Services and Infrastructure Policies)** requires developments to effectively manage stormwater and avoid negative impacts on adjacent properties. This has not been demonstrated in the current concept plan.

## 5. Alignment with the City's Growth Vision

The **Official Plan (OPA 80, 2023)** and **OPA 48 (2017)** establish a vision for growth that is sustainable, compatible, and protective of valued community and environmental assets. By failing to address parking, safety, green space, and neighbourhood character, this proposal does not align with that vision.

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### Summary of Policy Conflicts

<b>Concern Area</b>	<b>Relevant Policy/Plan</b>
Parking & traffic safety	Official Plan Section (2022); Urban Design Manual (2017)
Tree loss & green infrastructure	One Canopy Tree Planting Strategy (2020); Official Plan OPA 42 (2010)
Urban design & neighbourhood fit	Urban Design Action Plan (2009); Urban Design Manual (2017)
Stormwater/environment	Official Plan, Chapter 6 – Municipal Services & Infrastructure
Growth vision & sustainability	Official Plan (OPA 80, 2023); OPA 48 (2017)

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## Conclusion & Request

We respectfully request that Council:

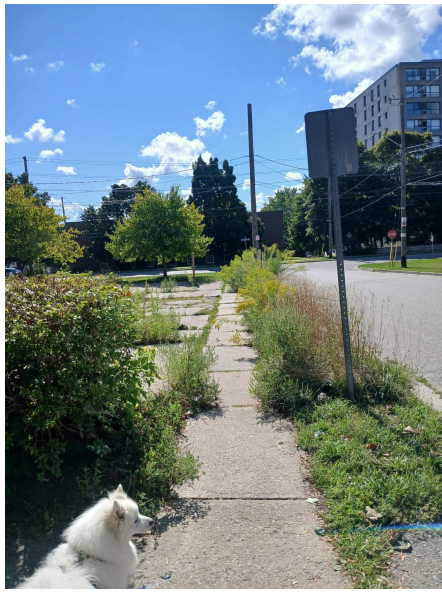
1. **Require a revised concept plan** that provides adequate on-site parking and fully addresses traffic safety, consistent with the Official Plan's site design and urban design policies.
2. **Preserve mature trees and green buffers** in line with the One Canopy Strategy and OPA 42.
3. **Mandate appropriate building scale and transitions** that respect the existing character of Beechwood/Waterloo Avenue.
4. **Ensure full stormwater compliance** with Chapter 6 of the Official Plan.

We support thoughtful growth, but not at the expense of parking, safety, neighbourhood character, or environmental health. We ask Council to uphold Guelph's Official Plan and strategies by requiring a more suitable development at 343 Waterloo Avenue.

Thank you for your consideration.

Sincerely,

Natalia, John, Cecilia & Benedict Crewson (Beechwood Ave Resident)



# 343 Waterloo Ave City Council Presentation

Natalia Crewson  
Wednesday September 3rd, 2025 @ 1pm



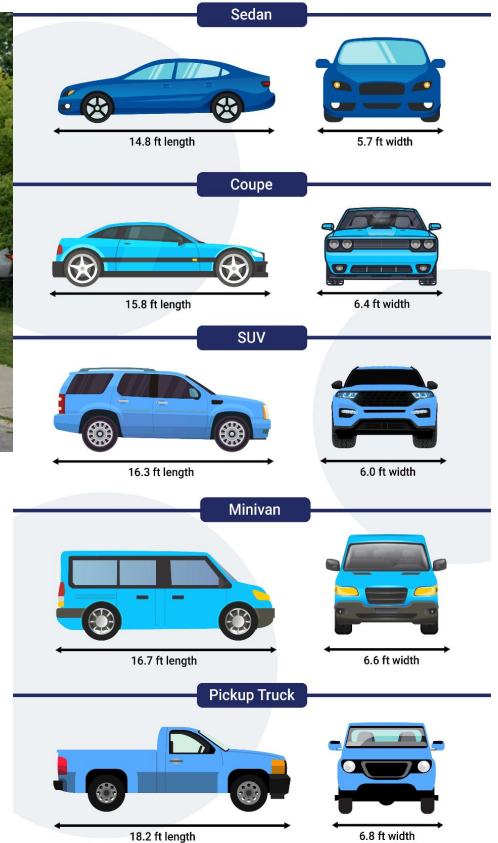
# Parking Concerns



July 2023

Parking spot dimensions  
Length 5.5 m = 18.0446 ft  
Width 2.75 m = 9.02231 ft

## Comparing Car Length & Width by Body Type



# STATCAN Data About Vehicles

Geography	Guelph, Ontario ( <a href="#">map</a> )				
Vehicle type	Total, vehicle type <sup>2</sup>				
Statistics	Number of vehicles				
Fuel type	2020	2021	2022	2023	2024
	Units				
All fuel types	5,870	6,243	5,878	6,416	6,613
Gasoline	5,333	5,403	4,732	4,807	4,835
Diesel	201	177	247	269	284
All zero-emission vehicles	124	259	474	575	631
Battery electric	88	192	407	457	477
Plug-in hybrid electric	36	67	67	118	154
Hybrid electric	212	404	425	765	863
Other fuel types <sup>3</sup>	0	0	0	0	0

Geography	Canada ( <a href="#">map</a> )	Guelph, Ontario ( <a href="#">map</a> )
Vehicles	2021	2021
	Percent	
Had one or more vehicles <sup>2</sup>	90	90
Had one vehicle <sup>2</sup>	40	27 <sup>F</sup>
Had two vehicles <sup>2</sup>	35	44
Had three vehicles <sup>2</sup>	10	F
Had four vehicles <sup>2</sup>	3	F
Had five or more vehicles <sup>2</sup>	2	F
Did not have any vehicles <sup>2</sup>	10	F

Symbol legend:

E use with caution

F too unreliable to be published

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 <sup>2</sup>	900.1m <sup>2</sup>
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 <sup>2</sup>	1276m <sup>2</sup>
Parking	Residential 1/unit =9 Visitor 0.15/ unit =1.35 Commercial 3/100m <sup>2</sup> 282/100 *3 = 9 spaces Total Required = 20 spaces	8 spaces

The development is providing 40% of the required parking spots

Over 90% of the Guelph population has one or more vehicle.  
Overall there is an upward trend of vehicle ownership in Guelph.

# Transportation



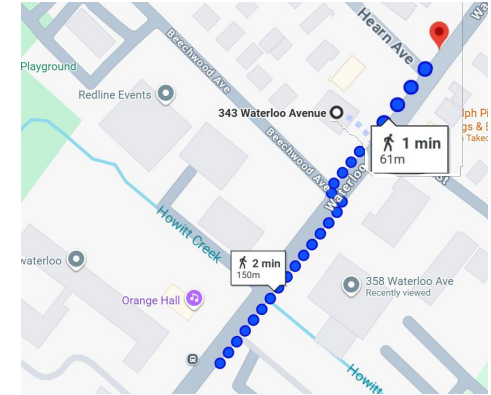
## Scores for 343 Waterloo Avenue



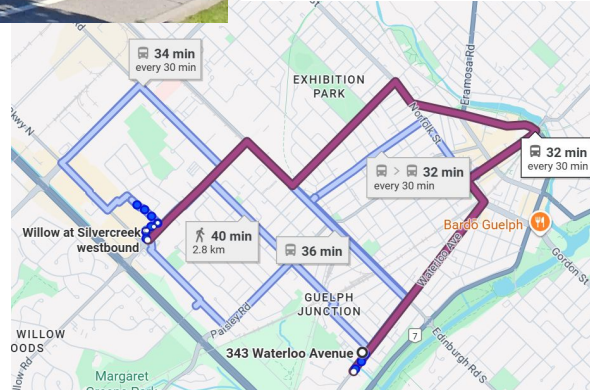
## Community



- Accessible units
  - Barrier-free – grounds and interior
  - Elevator
- Accessible bike parking
- Public Transportation
  - Directly in front of the building
  - Easy access to downtown and greater Guelph



No Frills grocery store  
 ~ 40 min to walk  
 ~ 32-36 min via bus  
 ~ 11-12 min via bike  
 ~ 5-6 min via car



## Bus stops on Waterloo Ave

61 m to Westbound bus  
 150 m to Westbound & Eastbound bus

\*both require crossing one or two streets\*

# Community Safety Concerns

How will trash collection work?

How will snow removal work?

Will the sidewalk be clean and accessible the during construction?



WASTE COLLECTION GUIDELINES FOR MULTI-RESIDENTIAL DEVELOPMENTS IN THE CITY OF GUELPH, page 6 section 3.2 access for waste collection point  
g) No reversing onto public roadways;



In March 2013, five-year-old Kayleigh Callaghan-Belanger was killed when a City of Toronto garbage truck struck her and two other children at the intersection.

In September 2013, a Toronto high-school student was killed on the first day of the new school year after she was struck by a dump truck on Tuesday morning.

In May 2024, a 23-month-old boy has died in hospital after being struck by a waste collection truck in south-end Barrie.

# Construction Concerns

How will the construction vehicles access the site?

Where will they park?

No parking on Waterloo Ave plus a bike lane.

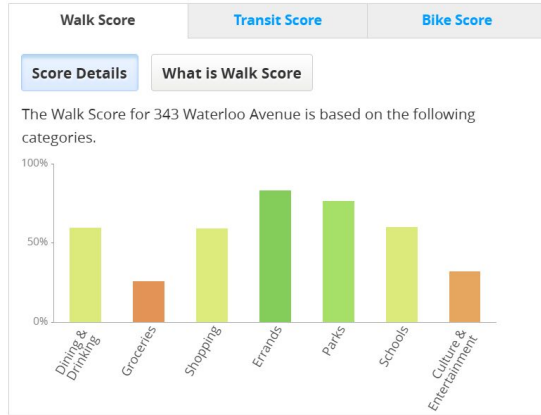
How will the trees be protected?

Where will the workers park?

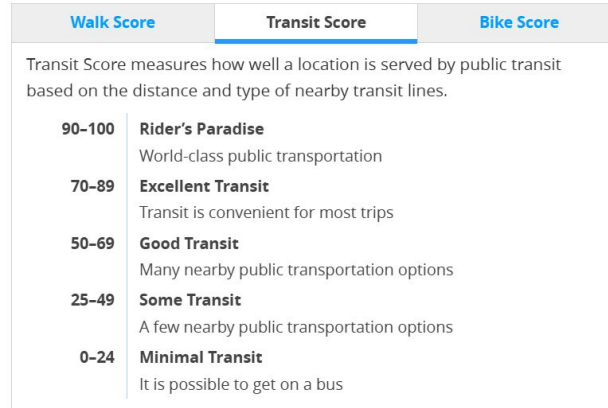


# Legend of Walkscore

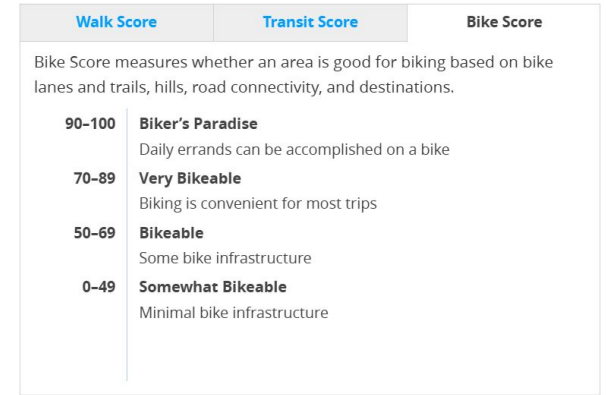
## Scores for 343 Waterloo Avenue



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# Citations

Slide 2 - Average car length image - <https://www.findthebestcarprice.com/average-car-width-and-length/>

Slide 2 - Google street view of Beechwood Ave from bottom - <https://maps.app.goo.gl/mhjRUFKwY7TL22469>

Slide 3 - STATCAN data table 2021 -

Statistics Canada. [Table 38-10-0173-01 Vehicles and charging stations owned by Canadian households](#) DOI: <https://doi.org/10.25318/3810017301-eng>

Slide 3 - STATCAN data table 2020-2024 - Statistics Canada. [Table 20-10-0025-02 New motor vehicle registrations, quarterly, by geographic level, annual sum](#) DOI: <https://doi.org/10.25318/2010002501-eng>

Slide 4 - Google street view of 343 Waterloo Ave from Beechwood/Waterloo Ave - <https://maps.app.goo.gl/UA9DG9kK3fLkDrwU7>

Slide 4 - Google maps to No Frills - <https://maps.app.goo.gl/oqxvE4oagr|Gt4vb8>

Slide 4 - Walkability, transit and bike score - <https://www.walkscore.com/score/343-waterloo-ave-guelph-on-canada#>