

Duncan & Kathryn Young
Hearn Avenue, Guelph, ON

Email: [REDACTED]

August 28, 2025

Via Email: clerks@guelph.ca

City Clerk
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

To Whom It May Concern:

Re: 343 Waterloo Avenue Redevelopment - City File No.: OZS25-009

We are writing to formally register our concerns regarding the proposed development at 343 Waterloo Avenue in advance of the Public and Decision Meeting scheduled for September 3, 2025.

Not Opposed to Redevelopment/ Densification

We are not opposed to the redevelopment of 343 Waterloo Avenue nor densification of the downtown core in principle (particularly when it includes the provision of affordable housing units). We are, however, proponents of responsible urban planning and design practices.

Insufficient Parking Allowance

The development is understood to include a commercial office space on the ground floor and nine apartments on the upper three floors. However, the site plan only provides parking for only 8 vehicles (including one barrier free space). This allowance for on-site parking relative to the proposed scale of the development, both commercial and residential, just does not add up:

- The proposed ground floor commercial unit layout shows a combination of enclosed offices and open work areas with a seat count of 11.
- The proposed residential development includes 1 two-bedroom and 8 one-bedroom units.
- It would be assumed that some of the proposed parking would be dedicated to patrons of the commercial business (not including the 1 barrier free spot).

A gross assumption that the Developer and City Staff appear to be making is that many of the staff of the commercial unit as well as the tenants of the residential units will not require parking for a personal vehicle. What is more likely to occur is that the surrounding residential streets will be used as overflow parking (both day and evening).

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Application of City Planning/Policy Guidelines

The City's Housing Affordability Strategy (2024) indicates that parking requirements would be reduced or removed for new affordable housing units to promote and speed up development. The proposed development only includes 2 affordable housing units. Accordingly, any exemptions to City planning guidelines and existing by-laws concerning parking should only apply to the portion of the development which is considered affordable housing and not the entire development.

Local Neighbourhood Concerns

As residents of Hearn Avenue, we have significant concerns regarding the potential impact of overflow parking stemming from the development of 343 Waterloo Avenue as proposed. We note that our street already sees regular on-street parking from the surrounding area and high rates of traffic (particularly southbound towards Waterloo Avenue) throughout the day and evening. Additional on-street parking stemming from the proposed development is likely to exacerbate the traffic and safety issues already being experienced on our street and the surrounding area.

Closing

We strongly request that the approval of this development application be deferred until the identified concerns regarding on-site and off-site vehicle parking can be shown to have been adequately addressed by both the Developer and City Staff.

Regards,

[REDACTED]

Duncan A. Young

■ Hearn Avenue