

Re: To amend the zoning by-law
343 Waterloo Ave, Guelph, ON.
File # OZS25-009

Aug 28, 2025

Dear Mayor Guthrie and Members of Guelph City Council,

I live in the Beechwood neighbourhood. I walk, ride a bike and drive by the 343 Waterloo Ave property almost every day. I see a house there, a one time home, that is still standing and from the outside of the building, the structure looks in good shape. Respectfully mayor, it is not "burned to the ground" as stated during the July 22nd council meeting I recently became aware of and watched.

Although the building looks in good shape, I also see a property clearly not maintained and has gotten worse over the years. The weeds fall over the sidewalk making it not walkable and does affect road visibility. Weeds that are noxious allergens like Ragweed. How can this be a sign of reassurance to the neighbourhood and community at large that these landlords will look after this property any differently with a new building. The city has also been called a number of times by various people about this overgrowth of weeds and nothing has changed.

Outside of the few that received letters about this requested zone change, most of the neighbourhood would have found out about this development when the sign was posted on the property. That was 10 days prior to today and just over 2 wks from the Sept 3, 2025 upcoming meeting . The July 22nd meeting was close to a month before the signage. Given that , it is not surprising there were no delegates in opposition of this change at the July 22, 2025 council meeting. As well as the posted incorrect meeting time. Please also consider it was and is prime vacation time for many people.

Also in the council discussion from July 22, it was stated that using strong mayoral powers will move this project forward by about 6 months. Is it worth overriding the cities own processes, which were put in place for a reason, for a 6 months advance in time? This oversight can and most likely will have repercussions, not for 6 months but for many years. Repercussions for the city, neighbourhood and including those people in the building itself. Parking for instance, there is not enough parking included for the number of apartments proposed on the site. Why have other developments had to follow guidelines and this one does not have to do so, and what about future developments and their parking? And with smaller setbacks and tight space, how many garbage bins will they have to store and where? Considering garbage smells and wasps being attracted to the garbage, will these bins be along the boundary of the house next door or beside the proposed zen garden? Just a few things to consider, but regulations are there for valuable reasons and I do implore you to reconsider going forward with this zoning change without further amendments to the size and setbacks.

Thank you,
Pauline Cunningham
■ Chadwich Ave