

Subject Lands:

1 Clair Road East

Legal Description:

Block 1, Plan 61m165, City of Guelph

File No.: OZS25-005

Subject: Opposition to Condo Development at Poppy & Hawkins —
Demolition of Movie Theatre

Dear Mayor Guthrie and Members of Council,

I am writing as a resident of Ward 6 to register my firm opposition to the proposed condominium development at Poppy Drive and Hawkins Drive that would demolish the existing movie theatre. This project is destructive to community life, harmful to our environment, and dangerous for our city's long-term livability.

1) Demolition of a vital community space

The Galaxy theatre is not just a building; it is a third place—a gathering point where families, neighbours, and youth connect. Stripping this away for private condos erases social infrastructure at a time when cities everywhere are suffering from the loss of such spaces.

2) Environmental impacts adjacent to green space

The site borders South End Community Park and nearby green corridors. Under Guelph's Environmental Impact Study (EIS) guidelines, any project here must prove no negative impact on natural heritage or hydrologic features. No approval should even be considered until a full EIS, scoped with City staff, is made public.

3) Groundwater vulnerability

Guelph is Canada's largest city relying almost entirely on groundwater. Paving over recharge areas here will increase polluted stormwater runoff and undermine our drinking water security. A Salt Management Plan and low-impact development measures (bioswales, permeable surfaces, green roofs) should be non-negotiable—yet nothing of the sort has been committed.

4) Traffic, air quality, and health risks

Clair and Gordon corridors are already choked. Adding hundreds of new vehicle trips here, without guaranteed transit upgrades, worsens congestion and pollution. Health Canada links traffic-related air pollution directly to asthma, heart disease, and premature death. Council would knowingly be exposing residents—including children—to greater harm.

5) Noise, wind, shadow, and bird safety

City guidelines require studies for noise, sun/shadow, pedestrian wind, and bird-friendly design. These must be completed, peer-reviewed, and released publicly. Otherwise, residents will be forced to live in the shadow of preventable design failures.

6) Tree canopy destruction and climate resilience

Guelph's One Canopy plan calls for net canopy gain. This development would likely mean the opposite—clear-cutting mature trees for a high-rise slab. The result: hotter streets, faster flooding, weaker climate resilience.

My ask to Council

- Reject the re-zoning and site plan outright.
- At minimum, require:
 - A full EIS with proven protection of groundwater and green space.
 - A Transportation Impact Study that shows no net harm to corridors or safety.
 - Binding air-quality mitigation (reduced parking supply, EV infrastructure, street trees, on-site amenities).
 - Full Noise, Shadow, Wind, Bird-Friendly studies with peer review.
 - A Tree Preservation/Replacement plan with net canopy gain.
 - Cultural/community benefit: retain or adaptively reuse the theatre as a community cinema or cultural hub.

This proposal is demolition-led speculation that sacrifices community and environment for short-term private profit. Guelph deserves better. I urge you to stand with residents and reject this development.

Respectfully,

Alexander Young

■ McIntyre Court

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