

Julia and Jeff MacCheyne
[REDACTED] Gordon Street
Guelph, ON [REDACTED]
[REDACTED]

August 28, 2025

Anand Shah, Senior Development Planner
Planning and Building Services
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

To whom it may concern,

Please accept this letter in response to the posted application for development of 1 Clair Road East (file number: OZS25-005)

We are **OPPOSED** to the submission based on the following:

1. Removal and reduction of current retail and commercial space.
 - a. The proposed ground floor commercial and retail space is well below the current and will limit the type and amount that will be feasibly possible in the area.
 - b. It will continue the trend toward promoting only franchises and large retail commercial businesses in the City of Guelph which is creating a very industrialized culture and feel.
 - c. 48 new dwelling units at [REDACTED] Clair Road West and the additional proposed commercial business park on Clair Road-East will require retail and commercial businesses support.
 - d. All current commercial space is occupied.
2. Impact on current towers' view and property values.
 - a. The glut of new units will immediately drop the real estate value of the current condominium units in the area.
 - b. The current views to the NE and NW will be directly impacted by additional towers at the same heights.
3. The number and type of units to be added to the area.
 - a. An additional 715 units will likely become investment and rental only.
 - b. Currently 16 units are for sale in the current 3 towers in [REDACTED] Gordon Street.
 - i. 3 units on our floor have not sold and have been removed from the market in the past year.

4. Impact to the Dark Sky Bylaw of the City of Guelph.
 - a. Direct impact of light penetration to neighboring buildings.
5. Impact on traffic in the area.
 - a. Increased vehicular traffic and parking issues.

Sincerely,

A handwritten signature in cursive script that reads "J-MacCheyne". The signature is written in black ink and is positioned above the printed name.

Julia and Jeff MacCheyne