



Re: Agenda Items 5.1

September 5, 2025

To Mayor Guthrie and Members of Council,

My name is Virginia Andersen and I am the newly elected Chair of the Board of Directors of GCAT.

I believe that you all are familiar with GCAT and GCAT's mission to increase active transportation by making walking, biking, and rolling an equitable, safe, enjoyable, and preferred way to get around our community, for a healthier, more sustainable, and connected Guelph.

The 1 Clair Rd E application (Item 5.1) presents a key opportunity for the City of Guelph to move towards achieving its transportation modal shift and climate goals while continuing to build housing that is as attractive and affordable as possible.

Item 5.1 — 1 Clair Rd E: Help Reach Guelph's TMP's Modal Share Goals AND Increase Housing Affordability

1. Reduce the parking minimums for residential units, as parking requirements increase the cost of housing

As an example, say the average cost to construct an underground parking space is \$50,000. With a minimum of 1.1 per residential unit, the parking requirement adds a cost of \$55,000 per unit. If the requirement is reduced to 0.7 parking spaces per unit, the cost of parking decreases to \$35,000 – **a savings of \$20,000 per family!**

2. Incorporate the best in class cycling, pedestrian, and transit infrastructure to make active transportation and transit the easier and more attractive options

The costs of car ownership (the vehicle itself, maintenance, insurance, gas) are a larger budget item for many families in Guelph. Creating housing options where families can choose to use alternatives for many or all of their trips makes a large impact of making their budget stretch further.

I ask you to direct staff to require the infrastructure that make non-car trips a viable and attractive by adding in site-specific conditions now and at site plan later, such as:

- A safe, low-speed internal network
- Secure short and long-term bike parking, including spaces for cargo and adaptive bikes
- Protected cycling on all surrounding streets, including protected intersections

3. *Have the surrounding cycling, pedestrian, and transit infrastructure in place*

This new development is located on a major transit corridor and future cycling spine. We in Guelph need to prioritize investments in active transportation infrastructure and transit around this new development and across the city to make these viable and attractive options to the new residents of this and other developments in Guelph.

Often a common concern for nearby residents is handling the increased traffic load in the area. Let's design new development, especially those of medium and high density, to add to the vibrancy of the neighborhood, rather than additional traffic loads to our roads. Let's build housing that moves as towards achieving our transportation and climate goals.

Thank you,

Virginia Andersen

Chair, Board of Directors, GCAT