



Written Submission – Board of Directors, Wellington Standard Condominium Corporation No. 235 (WSCC 235)

To: City Clerk, City of Guelph

Email: clerks@guelph.ca

Date: February 27, 2026

Re: Proposed Development at 70 Fountain Street – Written Submission (March 6, 2026 Deadline)

Dear City Clerk,

The Board of Directors of WSCC 235 is submitting the following comments regarding the proposed 24-storey student housing development at 70 Fountain Street. We appreciate the opportunity to provide input on a proposal that will have a significant impact on the surrounding neighbourhood.

Our concerns focus on the following three areas:

1. Parking and Traffic (Primary Concern)

- The proposed project includes approximately **420–424 rental units with only 95 parking spaces**, a ratio of roughly 0.22 spaces per unit, which we believe is insufficient given the scale of development.
- On-street parking in the neighbourhood is already constrained and the potential repurposing of the nearby 102-space Neeve Street surface lot for residential use would further reduce available supply.
- Regardless of whether the building primarily targets students, the limited on-site parking is unlikely to meet the actual demand from residents, visitors and service providers and will add to congestion.
- Inadequate parking may result in spillover onto adjacent streets, impacting safety, accessibility, and quality of life for existing residents.

2. Project Viability and Demographics

- Conestoga College has deferred its downtown campus project due to declining international student enrolment.
- 70 Fountain Street is approximately a 30–35 minute walk from the University of Guelph campus, raising questions about the feasibility of attracting sufficient student tenants.
- If the building is intended as student housing, parking and amenity needs differ from those of long-term residents and families. The City should clarify the intended resident demographic and ensure infrastructure aligns with the actual occupants' needs.

3. Number of Units / Density

- The proposed 420+ residential units represent an intensity of development that is disproportionate to the site's limited parking supply and the surrounding neighbourhood's capacity.

- The Board believes the current unit count is excessive given the anticipated impacts on parking, traffic, and local infrastructure. A reduction in the number of units should be required to better align density with available services and neighbourhood conditions.
- Although the building is proposed at 24 storeys, our primary concern is the resulting density and its cumulative impact on parking availability, traffic congestion, and overall neighbourhood livability.

The Board respectfully requests that Council consider the following actions:

1. Increase the parking-to-unit ratio to prevent further strain on neighbourhood street parking.
2. Conduct a comprehensive traffic and parking impact study, including the potential repurposing of the 102-space Neeve Street surface lot for residential use.
3. Clarify the intended resident demographic to ensure building infrastructure meets the needs of actual occupants.
4. Reassess the number of units and building height to balance downtown intensification with community impact and infrastructure capacity.

Thank you for considering the Board's perspective.

Sincerely,

Board of Directors

Wellington Standard Condominium Corporation 235