

General Correspondence

Public Meeting 66 Duke Street Proposed Official Plan and Zoning By-Law Amendments 0ZS-008-2020-134

HI Katie,

I own a property that directly backs onto 66 Duke Street. XX Alice Street. I am appalled that Guelph would allow a 4 story building to embed itself amongst a bunch of bungalows.

How far along are they in this process? I see the application is complete. Is the zoning already approved for a 4 storey building? Will the public consult even mean anything?

Can I let you know here, IF they seek for me to allow to build closer to the property line, that I firmly decline?

Thanks

Joanna Zycki

I would like to register my concerns with the proposed development and amendment to the City of Guelph's Official Plan for 66 Duke Street. I am a homeowner at XX Alice Street, which is just around the corner from the proposed development and I object for two reasons:

1) Inappropriate for area: While I am well aware of the provinces Places to Grow legislation, which encourages infill development, along with the various infill projects in St. Patrick's Ward (Metalworks,, the former Biltmore Hat factory site and 120 Huron Street), I feel the 66 Duke Street development is inappropriate for that particular part of the Ward.

A townhouse development, similar to that at the corner of York and Neeve Streets would fit in that area more appropriately, which is primarily single residences.

2) The parking reduction: Parking in this section of St. Patrick's Ward is challenging at the best of times. Duke Street is one of the few streets with on-street parking in the area and is frequently used for such. That section of Duke Street (from 66 Duke to Alice Street) is frequently filled with legally parked cars and reduced to one lane of traffic. This is exacerbated during winter months with snow (it is one of the last streets to be cleared).

Area residents have already lived through the inconvenience caused by extra parking when the infrastructure of Alice Street was updated and when the City's downtown parkade was refurbished. Any additional parking needed because the 66 Duke Street request for a reduction of parking spaces will have a negative impact on this section of St. Patrick's Ward.

Thank you for the opportunity to express my concerns with this development.

Yours sincerely,

Robert White
