

Clerks

From: Jackie MacKenzie [REDACTED]
Sent: Monday, March 7, 2022 9:09 AM
To: Clerks; Michael Witmer
Cc: Jackie Mackenzie
Subject: ZONING & BY-LAW APPLICATION: 1373-1389 Gordon FILE # OZS22-01

Categories: Correspondence

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I am a resident at [REDACTED] Vaughan St. and am vehemently against the application for changes to our Planning By-Laws. While the City of Guelph pays serious attention to Reids Developers, there is no mention in any documents of early consultation with residents upon whom these changes will be forced.

Gordon Street is not able to deal with the huge numbers of high density mid rise or greater, building plans! If you are going to house 40% of the City's new population an improved transportation infrastructure is needed. The traffic on Gordon, contrary to reports from the City and Reids Developer, will be negatively affected. Currently, there is poor parking and vehicular movement within this subdivision, the result of poor planning and trying to make space for as many townhouses and single dwellings as this small subdivision can possibly hold. Adding more pressure on this existing problem will lead to severe congestion.

Destroying over 200 trees to add a parking lot facing a Residential area (Vaughan St.) makes no sense!!. Why has this option even been entertained by the City? Where is the advocacy for the voice of the residents?

Why must residents continue to be adversely affected with plans of growth? When will it be time for the Developers to come up with creative solutions that do not adversely affect existing healthy neighbourhoods?

Make no mistake this neighbourhood is angry and upset! They do not trust that our City will defend the best interests of our residents.

Please note the following comments regarding the File # OZS22-01.

1. **Changing the Planning Rues to allow a High Rise apartment building on the corner of Gordon and Vaughan streets.**

Reid's Development wants to increase the maximum height of the existing 'Neighbourhood Commercial Centre' use on the property to permit a 9 storey building. This will be the first of several apartments that will be built on the northwest corner of Gordon and Vaughan Streets. Changing the planning rules now sets a dangerous precedent for this section of Gordon Street and does not bode well for future buildings.

Solution? Keep the city planning rules to allow mid rise buildings on the property, ie. Maximum height of 6 storeys.

2. **Changing the Planning Rules to allow a Large Surface Parking Lot to support the Development**

Reid's Development is proposing a +/- 160 space parking lot which exits onto Vaughan St.. Changing this bylaw enables this to occur.

The impact would be at am and pm peak times where traffic will be 72-74 vehicles from the apartment exiting /entering the neighborhood via Vaughan St., Revel and Heritage Dr.. Add to this number, existing resident traffic, school buses, delivery trucks, emergency vehicles, parked cars and significant traffic jams will occur. Cars will be idling and could pose potential safety issues for children walking to and from school and using the Playground.

Solution? Direct the traffic from the development to Gordon St. as outlined in the City Urban Design Concepts.

3. **Changing the Planning Rules will permit the removal of nearly 200 mature trees to add a parking lot.**

Although small thin trees will be replanted, this will not hide the visual impact of the parking lot in a residential area. This would certainly affect selling prices of the townhouses who would face this parking lot on the other side of the street.

Solution? Underground parking

Please reply at your earliest convenience.

Jackie Mackenzie