

To: Email address: clerks@guelph.ca,michael.witmer@guelph.ca

From: [REDACTED]

Subject: ZONING & BY-LAW APPLICATION: 1373-1389 Gordon

FILE # OZS22-01

I am a resident of [REDACTED] Heritage Drive, Guelph ON and am vehemently against the following changes in our Planning ByLaws as follows.

-Parking in this neighbourhood is already a mess and very busy due to the plaza across the street and all the people who work there (as they park on our side streets).

-A high rise building of 9 will look out of place and too much in this neighbourhood, keeping to the 6 storey max will keep the built up areas not looking too out of place.

-Traffic and the building exit should not be onto Vaughan, this must be directed onto Gordon. There is already a lot of congestion including busses and vehicles during peak times that by having this exit onto Vaughan would make it very difficult for everyone who currently lives in the neighbourhood to enter and exit their premises. This would area would require a traffic light in order to make it possible as Gordon is busy and it is already hard to turn left at non-peak times.

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.

Signed: *Megan Muto*