

[REDACTED]

From: Luis Ramirez [REDACTED]
Sent: Monday, February 21, 2022 10:15 AM
To: Michael Witmer; Clerks
Cc: Cathy Downer; Leanne Caron
Subject: File No. OZS22-001 Subject lands: 1373 and 1389 Gordon Street

Categories: Correspondence

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City of Guelph
Michael Witmer
Senior Development Planner
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Reference: File No. OZS22-001 Subject lands: 1373 and 1389 Gordon Street

Mr. Witmer,

I am resident and owner of a house in [REDACTED] Vaughan St in Guelph since 2007, when this neighborhood was developed, and resident in Guelph for 21 years after graduated from U of Guelph.

I have the following comments to the intention to develop a building in lands of 1373 and 1389 Gordon Street, as per City letter of February 14, 2022:

1. The proposed building of 9 storey is of excessive height. These lands back onto a conservation area and the properties or lands of reference contain mature trees and forest that will be erased by such construction. Other similar buildings in proximity have been built to a maximum of 6 storey, and with moderate or low impact to trees in the building's areas.
2. The proposal contains building a parking lot, which as said, it will remove mature and healthy trees. Why a surface parking lot when similar buildings in the area have underground parking? This can be the case here.
3. The proposal lay outs an entrance through Vaughan Street. It seems a bridge will be constructed over the water management creek between such lands and Vaughan Street. This will result on the removal of mature and healthy trees facing this creek. Second, the traffic of many vehicles to the building, at least 108, will create an extremely high volume of traffic to an already crowded street, where vehicles belonging to residents of townhouses at 30 Vaughan St. town houses park there. Third, there is not traffic light at Gordon and Vaughan; the next light is at Heritage Drive and Gordon. It is obvious that this new building vehicles will impact the traffic in a residential single dwell houses in Heritage Drive, Revell Drive and Vaughan Street. These streets and area are not suit for such additional traffic and for sure does not fit with this neighborhood residential urban design.
4. Understanding the need of residential spaces in Guelph, new proposals must respect the urbanism design of existing zones and avoid any negative impact to existing community life and existing forest and trees, environment and wild life.

Thank you for your attention and consideration.

Luis A. Ramirez

[REDACTED] Vaughan St. Guelph, On. N1G [REDACTED], Tel [REDACTED]