

Clerks

From: Jackie MacKenzie [REDACTED]
Sent: Thursday, March 17, 2022 7:00 PM
To: Michael Witmer; Clerks
Subject: File # OZS22_001: 1387-1389 Gordon St. Proposed Official P and Zoning By_Law Amendmentlan
Attachments: petition_commnents.docx

Categories: Correspondence

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

The Neighbourhood of Vaughan St., Revell Dr., Heritage Dr., and Zess Ct., have noted their opposition to the aforementioned By_Law changes through the petition which was developed March 9, 2022. As of March 17, 2022 there are 155 signatures. Several residents provided comments which I am forwarding to you for your review and that of Council.

These are the voices of a community who have come together in a very short period of time to communicate their significant concerns to you, our Councillors and Planners! These comments reflect a collective voice that the Neighbourhood has something very important to say!

Jackie Mackenzie

Clerks

From: Jackie MacKenzie [REDACTED]
Sent: Thursday, March 17, 2022 7:17 PM
To: Michael Witmer; Clerks
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Please note we have received further comments from the petition prior to the 5 pm. cut off.

Please attach these comments to the previous email with petition comments.

Thank you,

Jackie Mackenzie
Neighbourhood Representative

-Dear Michael Witmer and Planning Staff, It is encouraging to see development taking place, however like many other residents I am deeply concerned about the removal of all the existing trees in addition to the configuration of the surface parking in relation to the neighbourhood and natural heritage system. As you know this development is adjacent to mature townhouse dwellings in addition to a significant natural heritage system. It would be unfortunate for the developer and community if this existing context was not integrated into the site plan. I also believe the additional 3 stories being proposed is not appropriate for this site as the property setback is very close to the existing residential community and does not provide adequate transition.

On Thu, Mar 17, 2022 at 7:00 PM Jackie MacKenzie <jmackc565@gmail.com> wrote:

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Jackie Mackenzie

Comments (31)copied Verbatim from the On-line Petition (to Thurs. morn March 17, 2022).

- In addition, require underground parking and reduce surface parking. Requested exceptions to zoning requirements are excessive. Proposal is overbuilt for the site.
- I disagree with the building of this 9-story development. It's does more harm to the area and ruins the aesthetics of the area
- We need to consider the destruction of wildlife. We continue to expand with seemingly no consideration but the short advantages to humanity.
- Guelph needs more affordable housing, but the parking lot for this building should be underground. A hard-top parking lot will not only impact the wildlife and tree canopy habitat, but also our water table. Due to rainwater run-off from the parking lot, we'll lose the water naturally absorbed into the ground. Left to the natural process, it takes approximately 25 years for the water to reach our water table. Also, during the winter months an enormous amount of salt will be used to melt snow and ice.
- We are people, not sardines!! Enough with all these developments
- totally agree with contents of petition
- The development will strain the environment, increase congestion on Gordon/Clair and exacerbate accident rates
- Keep Guelph green!
- Doesn't make sense to kill trees the builder can just put underground parking in and pass the cost of that along to the new condo dwellers. They definitely also need more than one entrance to that building so they don't sacrifice street parking for the existing residents
- Most concern is the large removal of mature trees
- Stop the SPRAWL! Greed! Ignorance! Climate change!
- We need every tree. Find an existing parking lot and build there. Stop destroying trees. Our grandchildren depend on us to preserve the planet
- Find a location where you aren't bulldozing mature trees.
- Quite simply we have very small children. We want them to have the freedom to play in their neighborhood. We also support many students in the area. We do not have any room for 75

more cars.

- It is crazy to consider this development for the corner of Vaughan and Gordon! Already the parking in this area is full from the commercial tenants using our streets for parking, and to have more traffic flowing onto Vaughan is going to increase accidents. Not to mention the effect on the wildlife being on the edge of the conservation!

- The proposal infringes on the beauty of the conservation/green space; something that many local residents cherish. As you make your way into the trail, being welcomed by a concrete tower with parking pad full of cars at the edge of the water would be a travesty. Traffic planning was already a failure with the town homes on Vaughan and this project, which is strongly opposed, amplifies the issue ten fold. Adding commercial space would further intensify the traffic flow daily. All the mid-density construction that has been fueled along the Gordon St corridor by a 'need' for 'affordable' housing has been so at the expense of the local residents

who wish to retain the serenity and beauty of the area. (ex. Solstice 1) Affordable does not necessarily mean vertical - focus on town homes! Developers want max unit builds to maximize profits. More units = more DCs and taxes to the city coffers. Council needs to action on what the people want and we want/need a balance on the mid-density builds as its getting out of control.

- this is wrong

- Do not destroy more trees! The city was just doing a consultation for maintaining the Guelph chapter canopy - how can these two suggestions exist together?

- I wondered how many accidents have to happen at the lights of Heritage Dr. and Gordon before amendments are made to the Southend freeway that has become Gordon Street. With cars leaving the street to avoid collisions and colliding with bus stops? Never in my dreams did I think the answer relied on building more high rises while we try to accommodate the traffic within the city. I believe Guelph's agenda is to move the long time residents and have a complete university city??

- Absolutely unbelievable! It appears to me (and to most of the others in neighbour hood) that The City of Guelph really have no concerns for residents in this area, or people travelling on Gordon Street with regards to safety or quality of life for humans or wildlife.

- That greenspace - including 200 mature trees - is necessary for the future residents of that area to LIVE in, rather than merely EXIST in. ONLY IF the developer can keep the required amount of parkland ON THIS SITE (i.e. NO CASH-IN-LIEU) AND retain as many MATURE trees as possible should the City consider this application. Guelph has been mandated to grow; let's grow so that new residents can THRIVE rather than just survive. Thank you.

- We need to value the little green space left that we have in the urban environment who displaces all the little animals and creatures trees and shrubs just for the advent of more construction and more concrete.

- Agree with petition

- There are a lot of areas around Guelph more suitable for this project. Gordon is starting to be a horrible area to be around. I've been proudly Canadian since 2014 and lived in Guelph since 2004, the city is losing its charm with these horrible developments that only invade spaces that were supposed to be conservation areas.

- Please consider a more appropriate development. Please consider the preservation of these ancient trees, and wildlife habitat while mitigating the traffic and parking issues in our neighbourhood.

- The increase of 3 stories to the proposed apartment building, with their exit leading on to Vaughan will impact our neighbourhood. Exiting from Vaughan Street onto Gordon is already hectic enough, but with added vehicles trying to make the turn, the wait will cause an undue burden to us. With the number of buildings that have gone up (and continue to go up) along Gordon, the corridor is already feeling overloaded. Some controls need to be put in place.

- The traffic flow, the accidents near here due to the traffic congestion, the lack of parking for our own guests at our home are all VERY concerning things for our neighborhood and other ones nearby. Why would they want to build ANOTHER building like this in this area!!! Pick a new area please and leave us alone.

- Please do not allow for this congested mess. I won't be able to visit my daughter on Vaughan due to lack of parking!!

- Please don't allow for this congestion as I won't be able to visit my daughter due to lack of parking!! I'm also concerned for the wildlife!

- Please stop this! Can we please preserve what's left of the area rather than developing on it. There are plenty of areas closer to downtown that could be developed that are not connected to a park and home to the little remaining wildlife areas we have left in the city.
- Good friends live in the area and it's an added danger to the main street and wildlife.