

**From:** Brandon Walters [REDACTED]  
**Sent:** Wednesday, February 16, 2022 11:21 AM  
**To:** Clerks; Michael Witmer  
**Subject:** Zoning amendment and Official plan File OZS22-001 (1373 and 1389 Gordon St)

**Categories:** Correspondence

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Hello,

I am a resident on Vaughan Street who is directly facing the property that is subject to a proposal to redevelop the land to a 9 storey mixed use apartment.

While I am in favour of developing existing land to provide higher density living spaces I would like to submit the following comments and questions for the Council's consideration:

- traffic: the proposal seeks to include 144 total parking spaces of which 113 will be residential and routinely occupied.

Vaughan Street does not have a traffic light at Gordon. The increased traffic will cause substantial congestion both on Gordon heading northbound and on Vaughan Street as cars wait to turn left. The intersection with traffic lights on Heritage drive will see increased volume as cars try to avoid the left turn onto Gordon. I am aware of the proposed street widening plan for Gordon that will include dedicated left hand turning lanes. However, I urge the Council to install a traffic light at the Vaughan Street intersection to accommodate the increased traffic.

- Access to parking: on a similar vein, the proposal includes only one entrance to the parking lot. A second entrance on the north of the lot should be considered to disperse traffic caused by the increase in vehicles.

- Residential spaces: as a question to the applicant, what is the planned occupancy for each suite? Is the intention of this building to provide living spaces for families or will it be designed from the ground up to house university students? If the latter, the suites would likely be owned by investors looking for short term rentals. New families would be quickly priced out of the market and would be excluded from the neighborhood. How does the applicant and Council foresee the proposal will tackle the housing shortage faced by families looking to live in Guelph?

- commercial units: what number of commercial units will be built that could be used as restaurants, fast food, grocers, retail?

- existing trees: There are a number of trees currently on the property. Does the proposal ensure that as many of the existing trees as possible will be kept?

- Environmental: has the Council considered the potential impact of adding the parking lot to runoff and groundwater? What was the outcome?

Thank you for your consideration of these points. I look forward to hearing them discussed during the public meeting.

Kind Regards,  
Brandon Walters

[REDACTED] Vaughan St, Guelph, N1G [REDACTED]