

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

From: Stacey Brea

Subject: **PLANNING APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING & BY-LAW AT 1373-1389 Gordon FILE # OZS22-01**

I am a resident at [REDACTED] Vaughan Street and am vehemently against the following changes in our Planning ByLaws as follows.

1. **Changing the Planning Rules 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 their site 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 the future scale and intensity of building in the already congested area.

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 apartment building**

Reid's Development is proposing a +/- 160 space parking lot **exits** onto Vaughan St. Changing the City's planning rules 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., Revell St. 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 neighbourhood 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 Vaughan.

Solution? Underground parking

Please reply at your earliest convenience.

Signed:

A handwritten signature in black ink, appearing to be 'Stacey Brea', followed by a long horizontal line.