

Clerks

From: Brigid Porter [REDACTED]
Sent: Thursday, March 17, 2022 1:01 PM
To: Clerks; michael.witmer@guelph.ca
Subject: ZONING & BY-LAW APPLICATION: 1373-1389 Gordon FILE # OZS22-01

Categories: Correspondence

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

I understand the Gordon Intensification Corridor requirement of more housing to meet the planned needs of the community - but more thought needs to be given to the increased traffic, parking and access situations before all these new buildings are given approval.

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 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

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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 come and view the road of Vaughan and Heritage to see the parking and access situation currently.

Many businesses direct their staff to park on the residential streets as their businesses do not have parking, nor do the current residents.

Please reply at your earliest convenience.

Regards

Brigid Porter