

June 9, 2022.
To Guelph City Counsel,
Re: Rezoning of 785 Gordon Street (Days Inn)

I have concerns regarding the rezoning & building proposed for this property.

I have lived on Hickory St. for 36 years & have enjoyed the residential neighbourhood it represents. It is a residential area and the new proposal will destroy the makeup of the area. When people locate in an area to make a home, they expect their city counsel to look after the best interest of the community. In the Planning Justification Report, section 6.1, paragraph 1, it is stated*without negatively impacting the surrounding communities*. This rezoning will not be in the best interest of the people who live in this community, known as Campus Estates.

The new proposal will increase the density of the area by a large number of people and all in one area. It will infringe on the privacy of the neighbours, the traffic will increase, the increased noise level will destroy any peace that is now enjoyed by those residing nearby. There are so many student residences in the area already such as 803 Gordon St. (next door to the proposed building) More are planned, such as on the corner of Stone Rd. & Gordon St. (the former College Motor Inn), on the corner of Scottsdale Dr. & Stone Rd. (the former Holiday Inn), & various buildings along Gordon St. More student housing is not required in this area.

I already deal with lighting problems (right into my bedroom), noise from running vehicles & people late at night. I also deal with garbage problems from the Days Inn patrons. I can only imagine what it would be like to have to deal with a 10 storey building at the end of my property.

There is not enough parking spaces allocated for the new building. Parking will end up overflowing onto the surrounding streets in the neighbourhood, which already happens. On the plan that the city has sent out, the garbage containers are not placed well. They will overflow or be used carelessly & cause many problems with odours, animals, etc. On the plan sent to the residents, it looks like a fence will be needed to separate the properties. It will probably be a board to board fence. Fences, of this type, shrink after several years & light from vehicles parking will penetrate the fence into my back yard. That would have to be addressed at a later date, if approval is given. The present fence (a board to board fence), owned by Days Inn now, is not in good shape. It looks like a wave if you look along it & is leaning, in places, on an old existing fence.

The 10 storey height of the building is not in character with the community. It should be reduced to a much lower number of floors, if it is approved. The student residence at 803 Gordon St. (next door to the proposed building) has 3 or 4 storeys. That height is much more acceptable, if approved.. There is a plaza across the street on Harvard Rd. which contains many different businesses. More commercial business will only increase the traffic & where are the patrons for these businesses supposed to park. There will not be enough room for them to park on the property at 785 Gordon St. as it is planned right now. Please take the comments & statements of the Campus Estate residential community to heart. I am sure I am not the only one to raise questions regarding the idea of this building being approved.

Yours truly,

Sandra Byers