

To City Council and Planning Staff,

We'd like to voice our opposition to the proposed development of a 10-storey high rise at 785 Gordon St.

We've been long time residents of the neighbourhood having lived on Oak St for 28 years and we are concerned that the high rise building will be an eye sore to residents on neighbouring streets. Additionally, we feel that the apartment building will adversely impact the privacy of the neighbourhood residents. None of the apartment buildings built further south along Gordon St. (e.g. the Solstice buildings) look down onto residential areas. Furthermore, a 10-storey building is not in keeping with adjacent buildings such as the Delta Hotel or the OMAF building, which are no more than 5-storeys high.

We also anticipate that with the addition of the proposed 389 residential units there will be a significant increase in the volume of traffic on Gordon St., which has already become very busy, making it almost impossible to turn left onto Gordon from Oak St. Have there been any traffic studies to address the increase in traffic in the area that will likely result from the proposed development?

Another concern we have is overflow parking. There are already many people who park their vehicles on Oak St every day as they work in the area or attend the University of Guelph. The proposed development does not appear to provide adequate parking for all of the residents which will likely lead to overflow parking on neighbouring streets.

We understand the need to increase the residential density of Guelph, but the proposed amendments to the Official Plan for this development are too drastic. In our opinion, a four storey building would be a more manageable size that would better suit the neighbourhood and community in this area.

Respectfully,

Marc and Nicole Oudejans