

June 10, 2022

Re: Official Plan Amendment Application – File Number OZS22-005, Subject Lands: 785 Gordon Street.

To Whom It May Concern:

We are writing regarding the application for re-zoning of the Days Inn at 785 Gordon Street, for a 10-storey student residence. We are opposed to it for the following reasons:

We have been residents of the Campus Estates neighbourhood for 23 years and we have seen a steady increase in traffic and noise pollution each year. With the increased growth in the Gordon Street corridor and future planned growth, traffic (cars, trucks, buses, etc.) is becoming a problem. Trying to exit off of Oak Street onto Gordon Street North has become dangerous with the amount of vehicles, bicycles and foot traffic, so we now have to drive around to the traffic lights at Harvard Road or Kortright Road to access Gordon Street North safely.

Adding a 10-storey student apartment building including commercial space will severely overload the Harvard Road intersection. Along with the increase in traffic, there will be a high increase in noise pollution. This is a residential neighbourhood, not a commercial zone. Parking will also be an issue in our neighbourhood as this building will not have the infrastructure to accommodate all the cars which will lead to street parking on Harvard Road and Oak Street.

Privacy for our home on Oak Street will be lost for us with a 10-storey building on the Days Inn site. During late spring to fall, with the trees in full leaf canopy, we have privacy from the 3-storey student apartment building on the lot next to the Days Inn (south). With the leaf canopy gone in the winter, we can see the 3-storey apartment building from our back yard dining room and living room windows. This is not great but it is ok for our privacy. Adding 10 stories to the lot beside it is more than tripling the height of the highest existing structure in our neighbourhood, and would offer us no privacy at all at any time of the year. Our entire skyline from the back side of our house would be destroyed by this 10-storey building, and would offer residents of the apartment building full view of our home.

The owner of the Days Inn property is also the owner of the former Royal Brock Hotel at 716 Gordon Street. This former hotel was demolished a couple of years ago and since then the property has been vacant with a couple of site trailers parked in the back of the empty lot. It is surrounded by blue construction fencing, awaiting development. It was supposed to be a complex of student residences. What is happening to this project and why would they be allowed to demolish the Days Inn and build a new student apartment building before completing the Royal Brock project? Do we want another neglected project on the Days Inn site as well as the Royal Brock project site?

Do we expect to have the need for all the student apartments on both of these sites as well as all the other student apartments on the Gordon Street corridor? It's also very common for homes in our neighbourhood to be purchased by investors to rent to students and non-students. However, this is a residential family neighbourhood that cannot accept another 600+ students.

With no building in our neighbourhood over three stories in height, giving approval for a 10-storey building would be completely out of character for an area of detached homes. It would also greatly affect our views which would negatively impact our neighbourhood community.

The Gordon Street corridor from Arkell Road to Harvard Road is becoming a neglected space in areas where developers have purchased residential homes and lots. Examples are north of Arkell Road on the east side of Gordon Street, the former Monty's Flower Shop and adjacent couple of lots have been neglected with long grass and fallen trees.

Further north on the east side of Gordon Street, in the Landsdown Drive/Valley Road area, once very grand bungalow homes are now rentals and are showing signs of neglect. Further north on Gordon Street at the Harvard Road intersection, the house at 776 Gordon Street has now sat empty for years and is showing lots of signs of neglect. Then there is the former Royal Brock Hotel site and the signs of neglect and lack of development there.

As residents of the Campus Estates neighbourhood, we do not want to see the Days Inn project become another empty lot with construction fence around it sitting neglected for years, nor do we want to see an outrageously oversized building there that does not in any way fit in with all of the other buildings and homes in the neighbourhood.

We urgently and respectfully request that you reconsider granting the zoning change for the Days Inn property. We also greatly appreciate your time and attention to our letter of concern.

Sincerely,

David Shaw & Sherra Lee Bridle

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