

Date: June 8, 2022

Subject: Proposed (10) Ten-Storey High-Rise at 785 Gordon Street - File No. OZS22-05

To: Guelph Council and Planning Staff,

An application has been submitted to City Hall proposing an amendment to the Official Plan and Zoning By-law to permit the rezoning of 785 Gordon Street (current location of the Day's Inn) to build a 10-storey student apartment building.

As a longtime resident of Guelph and living close to the 785 Gordon Street site I have a few concerns with this proposed amendment. My concerns are listed below for your review and consideration.

1. The location of this apartment building is at the gateway to Campus Estates, a 50+ year old subdivision consisting of single family homes. Having an apartment building of this scale will seriously infringe on the privacy, noise, traffic flow and appeal of this quiet neighborhood. The current plans have driveway access off Harvard Road, which is one of the main entrance roads to this quiet family neighborhood as well as opposite an already busy shopping plaza. Homes adjacent to the driveway entrance will definitely be impacted by the increase in traffic.
2. Ten stories is vastly different from any other building in the south end of Guelph that has been built for student use, namely those built farther south on Gordon (1219 Gordon Street - 6 storeys, 1291 Gordon Street - 4 storeys, 1353 Gordon street - 5 storeys), see Figure 1 below. None of these buildings back onto existing residential neighbourhoods. From Stone Road to Clair Road, there are no other apartment buildings that are beyond the 4 to 6 storey range. The current student apartment building adjacent to the site at 785 Gordon Street is 3 storeys and appears to fit with the surrounding neighborhood (see Figure 2 – 4 below).
3. An additional 500+ residents in this very small area will put enormous pressure on traffic flow. Not to mention that sufficient parking has not been factored in. Currently the plan is to have just 220 parking spots to accommodate over 500 students plus additional needs for commercial enterprises planned for the main floor of the building. There is already an issue with daily parking on Oak and Yewholme Streets, likely because of student rentals and possibly commuters taking the GO Bus. If in the future the proposed apartment building is repurposed for residential use, there will not be adequate parking. This is a very real issue in other neighborhoods where multi-unit dwellings have been built such as Westminster Woods.
4. In the planning justification report, it gives rationalization for the rezoning by stating under section 6.1, paragraph one '...without negatively impacting the surrounding communities'. It is without a doubt that building a 10-storey structure meters from a residential neighbourhood will have a huge impact for the reasons cited above as well as the adverse impact of being visible from all backyards facing north. The report indicates the request for a higher occupancy as was requested and granted in Waterloo. However, these towers were not built adjacent to family neighborhoods.

In Summary; a new building (between 4 to 6 storeys high) would be in line with the scale of other student apartment buildings along Gordon Street and is much more in keeping with the adjacent neighborhood.

A 10-storey student apartment building housing over 500 students will have a very large impact on many aspects of the Campus Estates neighborhood.

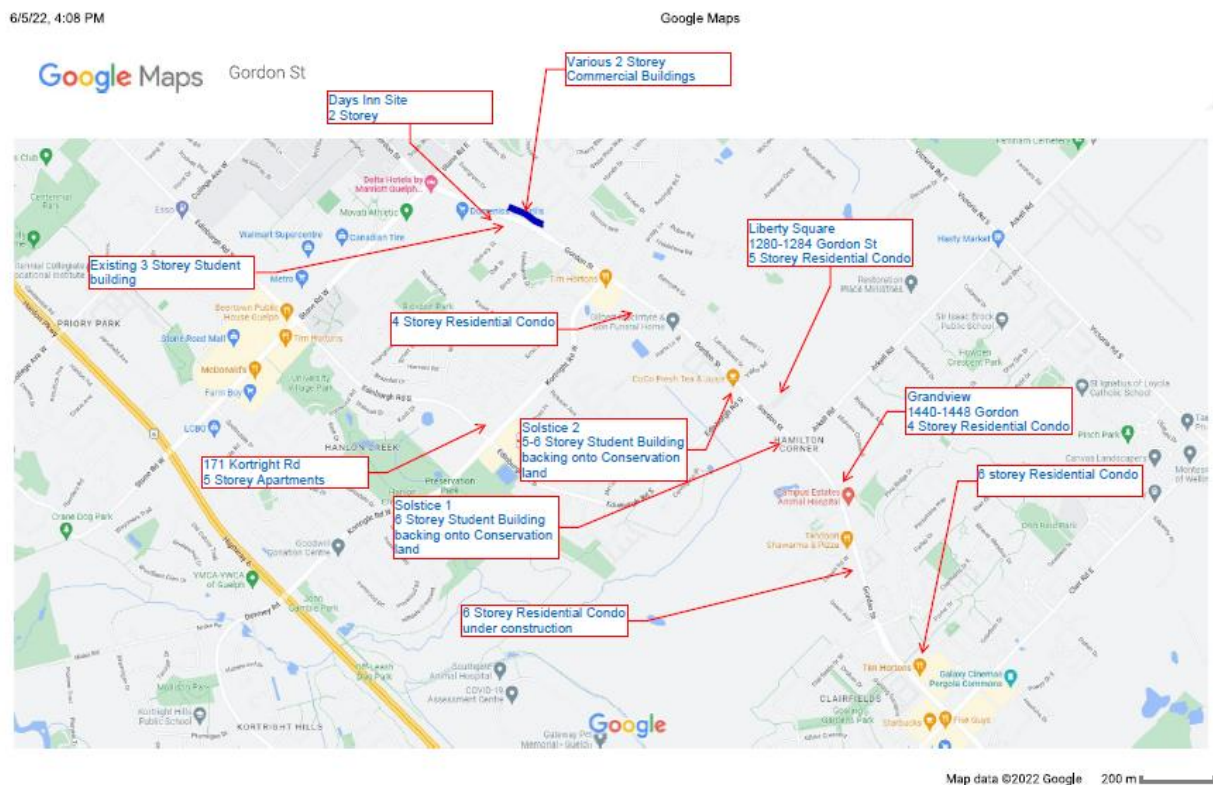
Due to previously scheduled travel I am not able to deliver this information as a delegate on June 13, 2022. I welcome any questions or comments from Council or City staff, which I can respond to upon my return.

Thank you for your consideration of this matter.

Kind regards,

Karen Sagan,

Figure 1 – Existing Building Heights on Gordon Street



Review of Existing Building Heights on Gordon Street (Stone Rd to Clair Rd)

Figure 2 – Proposed View from Oak Street Park of 10 Storey Building



Figure 3 – View from Hickory Street



Figure 4 – View from Oak Street Park



Figure 5 – View from Hickory Street, Adjacent to Oak Street Park

