

File No: OZS22-007

1166 – 1204 Gordon Street

I attended presentations at the Salvation Army several years prior to the pandemic regarding the future proposed development of the above properties, and several others on the Gordon St. corridor

I recall The City of Guelph Planning Dept had assured concerned citizens that future development of the subject properties would not exceed a maximum of 3 to 4 stories high

To date, I have not been able to locate the handout. I'm sure you must have this on-file.

I have many concerns regarding this new proposal. Water and Traffic are at the top of my list.

The water source for this property [REDACTED] and many neighbours is a WELL. What implication will the excavation for underground parking have on the water table that may affect the quality and water supply to our homes? What party will be responsible for correcting any negative result? -- the developer? -- the City of Guelph ??

All access to the proposed development is from Landsdown (not Gordon). 156 units x 2 est. vehicles per unit? (more if rented to students). This is a significant increase to a narrow side street with a sharp curve. This, in addition to the recent increase of traffic due to the development behind the homes on Landsdown off Loverly Lane. Also, many residents from the Valley Rd development use the Landsdown entrance to Gordon as the Valley Rd. / Gordon entrance can be very congested.

Are there plans to widen Landsdown? Are there plans to install traffic lights at Gordon / Landsdown?

Presently, there is a shortage of parking with the existing units in our neighbourhood. I had many tenants (from the townhouses across the street and the apartment bldg at the corner of Gordon and Edinburgh) approach me asking to rent a spot to park in my driveway. Landsdown will no longer be an option for students to park with the recent change in parking restriction (2hr max.). High density developments appear to overlook parking .

The apartment at 1291 Gordon blocks the satellite signal to the radio in my car. The apartment at 1878 Gordon Street blocks the cell service to some residential homes on Gordon Street south of there. Signal blocked from high rise structures is a major concern for many that no longer use a landline.

A 6 storey structure will infringe on the privacy of the surrounding residential homes. It will also block sunshine to nearby homes.

It is very interesting that the City of Guelph is in favour of destroying so many beautiful trees to make room for this proposed development. Less trees and grass makes for a much hotter environment. Does the lay of the land in question support the required drainage after grass is replaced by concrete and pavement?

The Specialized High Density Apartment zoning must be declined. Residential homes similar to those built on Valley Road and Emeny Lane would be more suited to this parcel of land.

Respectfully
Brenda Giffen

