

Hello Dominique,

We are writing with our comments about 1166-1204 Gordon Street. As with our previous comments on other developments near Valley Road, we have chosen to focus solely on Parking because permitting buildings to be constructed with inadequacies affects the safety of all residents in our area.

To remind ourselves of the current situation, Solstice was allowed to be built at Gordon and Edinburgh with vastly inadequate parking so that residents and visitors regularly use Lansdown and Valley Road as their parking areas. The new development will dramatically impact the number of spaces that Solstice residents and visitors can use. We want to know from Guelph Council what is the plan for coping with this.

At first reading, the new proposal for 1166-1204 Gordon Street has adequate facilities for its residents and visitors in terms of total number of spaces. However, the developer has achieved this by reducing the size of each space down from the mandated 3.0m x 6.0m to a paltry 2.75m x 5.5m. With due respect council members, this will cause parking nightmares in very tight spaces. They are also asking that council agree to waive by-laws for location of parking proximal to property boundaries to squeeze in these inadequate facilities.

We strongly recommend that you refuse to accept this proposal in its current flawed format. Equally well, if you as a group are going to accept proposals for this area of Lansdown, you must have a plan for the well-known Solstice overspill parking issues.

On a final note, we understand the need for Guelph to actively promote and utilize the Intensification corridor concept as Guelph grows. Council should want to do this properly. We want to see it done properly. Parking is a critical issue. It cannot be treated lightly and any suggestion to “reduce parking minimums for high intensity buildings” should be treated as reckless to the safety and well-being of the community. So please don’t even consider it.

Rgds,

Chris & Anne Marie Doyle