

Re: **1166-1204 Gordon Street** - File **OZS22-007**

For those of us living in the area there are many challenges and points of pain associated with this development...

Even at 150 u/ha the quality of this area will be significantly diminished for all the long-term tax-paying residents who have lived here for many years and 176 u/ha is simply ridiculous... and that density should simply not be allowed.

Landsdown Dr has accommodated less than 20 residential driveways for its entire existence. The proposed development will increase that by 22 for townhouse units plus 2 larger driveways for another proposed 156 residential units. The traffic impact on Landsdown Dr will render it unrecognizable for those of us who live here.

Landsdown Dr itself is a very narrow street. Presently it cannot accommodate two-way traffic when even a small-sized vehicle is parked on either side of the street. To have two-way traffic on Landsdown Dr throughout the day, the on-street parking would have to be eliminated entirely. Already, the on-street parking here is overused by residents and visitors of nearby residential properties. When on-street parking is reduced or eliminated, the pain and problems will increase. This is not well planned.

Because of the way Guelph has developed, most of the residential properties adjacent to and in the area of the proposed development rely entirely on wells for their water source (and have done so for decades). It seems the developers want to build structural foundations down to within 18" of the top of the on-site water table. 18" surely doesn't seem to be a very large margin of safety for those of us who have relied on that water table entirely for so many years. If our water table is disturbed what accounting will there be for that?

These particular pains relate directly to the proposed intensification of 1166-1204 Gordon Street. Not only should the project fall within the existing 150 u/ha guidelines, the serious parking and traffic issues must be better considered and the potential interference with the water table closely monitored.

Respectfully,
Gordon Jones