

To the Mayor and Councillors of the City of Guelph

- Part 1.

Petition contact person: Joan and Jim Ferguson

Telephone Number: [REDACTED]

Address: [REDACTED]

- Part 2.

The petition of the Residents of part of Dawn Ave

- Part 3.

We opposed the Proposed Zoning By-Law Amendment for **ZONING BYLAW AMENDMENT NO. OZS22-006 ~ 1563-1579 Gordon St., 42-48 Lowes Rd W. & 164-182 Dawn Ave.** for the following reasons:

**154 Stacked Townhomes and 8 individual homes to replace 9 homes** causes a lot of issues for a neighborhood.

**First issue being increased traffic**

- No traffic study down at the corner of Dawn Ave and Lowes Rd.
- Traffic studies submitted were from previous applications and not representative of current times.

Within the next 6-8 months Reid's will have completed 36 single family homes on Ferris Circle and Lowes Rd, (which is already increasing traffic on Lowes Road and Dawn Ave.) and an apartment building. We need to complete those projects, before any further applications are approved in the neighborhood, then complete a traffic study to see how the increased traffic has impacted the neighborhood. **Remember they are taking down 3 homes on Lowes, and 3 homes on Dawn and 4 on Gordon and adding 162?**

- With 162 homes being introduced into our neighborhood, or any neighborhood would cause increased traffic flow. Lowes Rd to Dawn Ave has been a short cut for the Clairfield's neighbourhood for many years. Cars travelling down Lowes Rd to Dawn, rarely stop at the stop sign. May install a traffic light?

## **The Second issue is Parking**

- Parking offered with the proposal is extremely inaccurate to the number of units being built and the number of cars they expect people to have. In their proposal they are offering 206 parking spaces:
  - ❖ 206 total spaces
  - ❖ 52 (26 garage and 26 spaces in front of garage -> these spaces are dedicated to the homes with the garages)
  - ❖ 31 Visitor spaces
  - ❖ 2 Accessible Visitor Spaces
  - ❖ Leaving 121 spaces available for the 128 stacked units that do not have dedicated parking. So, if a unit has two vehicles, they may have a spot on the lot if they are one of the lucky 121 or may not get a space on the lot if they are one of the unlucky 7. Their other vehicle will have to park on the street, causing severe congestion, like in other developments. **PICTURES ATTACHED**
  - ❖ Minimum allow parking for any development should be 2 spaces per unit. With only having 121 spaces available, the units should be cut down to allow for 2 vehicles per unit, which would be 60 staked townhomes. Not allowing appropriate parking for the development, adds to parking issues for the neighbourhood, which worsens during the winter restrictions of – no parking on street overnight from Dec 1 to Mar 31.
- We understand the idea of growth, but it should not come without the realization that parking is a major issue. Unless we build smart, we will not fix the problem. We just are making it worse.

### **The Third is Tree Loss and Wildlife**

- With this development application there will be a loss of 177 mature health trees. This cannot be replaced with money or new trees.
- Removing these trees will increase the water run-off, down Dawn Ave.
- The loss of trees and increased traffic will have a profound impact on the wildlife that lives in our neighbourhood.

### **The Forth issue is Water Table, Storm Water Management**

- Storm water management – they are not able to connect to Gordon St. They will be using a ground water infiltration system, that will affect ground water levels especially with the removal of 177 mature trees **\*\*\*AS PER THEIR STUDY WEATHER EVENTS RAISE WATER TABLE LEVELS.**
- Water table issue have been a concern on Dawn Ave for years. At the last zoning approval for the 36 Homes on Ferris Circle, my husband and I met with people from the Engineering department. To date nothing discussed has manifested...and now you want to build more. PICTURES ATTACHED.

### **The Fifth Concern**

- Height of the Stacked Townhomes with respect to the rest of the homes in the neighbourhood.
- The size of the lots of the individual homes – not consistent with the balance of the homes on the street. 30-foot lots, with single garage – These homes will also add to parking issues on the Street. **See pictures of Ferris Circle Homes and Homes on Lowes recently build by Reid's.**

### **The Sixth Concern**

We have heard a rumour of another developer on Dawn Ave and Lowes road, was trying to build 4 homes on the lot he purchased. The City turned down the 4-home proposal and is only permitting 3 homes to be built on the lot. How does this happen? Reid's got approved for 36 homes on 5 lots, and now is trying to put 162 units on 9 lots?

**We understand the need for building new housing and increasing the density, but it should not come at the cost of trees, parking, traffic, and the existing neighbourhood.**

**PETITION AGAINST ZONING BYLAW AMENDMENT NO. OZSS22-006**  
 1563-1579 Gordon St., 42-48 Lowes Rd W. & 164-182 Dawn Ave.

**PETITION SUMMARY AND BACK GROUND:**

9 HOMES TO BE REMOVED AND REPLACED WITH 154 STACKED TOWNHOMES AND 8 INDIVIDUAL HOMES

**REASONS AGAINST ZONING AMENDMENTS:**

- 1 NO TRAFFIC STUDY COMPLETED AT THE INTERSECTION OF LOWES RD W AND DAWN AVE
- 2 IMPACT OF INCREASED TRAFFIC ON DAWN AVE NOT STUDIED
- 3 PARKING \* 128 UNITS REQUIRE PARKING- ONLY PERMITTED 1 SPACE, MOST HOMES NEED 2 OR MORE \*DEVELOPMENTS LIKE THESE CAUSE PARKING ISSUES THAT NEVER GET FIXED
- 4 LOSS OF 177 MATURE TREES
- 5 STORM WATER MANAGEMENT NOT ABLE TO CONNECT TO GORDON ST \*GROUND WATER INFILTRATION WILL AFFECT GROUND WATER LEVELS ESPECIALLY WITH THE REMOVAL OF 177 MATURE TREES \* AS PER THEIR STUDY WEATHER EVENTS RAISE WATER TABLE LEVELS
- 6 NO RECENT TRAFFIC STUDY \* USING STUDY FROM PREVIOUS BUILDS
- 7 HEIGHT OF STACKED TOWNHOME UNITS \*IN RESPECT TO CURRENT HOMES, AND TOWNHOMES IN THE AREA
- 8 Ground Water Levels

PRINTED NAME	SIGNATURE	ADDRESS	COMMENTS	DATE
1 Allan Sherrer	<i>[Signature]</i>	[REDACTED]		6/1/22
2 <i>[Name]</i>	<i>[Signature]</i>	[REDACTED]		6/14/22
3 <i>[Name]</i>	<i>[Signature]</i>	[REDACTED]		6/14/22
4 <i>[Name]</i>	<i>[Signature]</i>	[REDACTED]		6/14/22
5 DAN LACROIX	<i>[Signature]</i>	[REDACTED]		6-4-22
6 <i>[Name]</i>	<i>[Signature]</i>	[REDACTED]		6-4-22
7 <i>[Name]</i>	<i>[Signature]</i>	[REDACTED]		6-4-22
8 Ayesha Rigas	<i>[Signature]</i>	[REDACTED]		6-4-22
9 Brandon Rojas	<i>[Signature]</i>	[REDACTED]		6-4-22
10 <i>[Name]</i>	<i>[Signature]</i>	[REDACTED]		6-4-22

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11	IBry				6-04-22
12	Mark Duterbridge	M. Duterbridge			2022-06-04
13	Colleen Duterbridge	Colleen Duterbridge			2022-06-04
14	Paul Duterbridge	Paul Duterbridge			2022-06-04
15	Luisa Byrne	Luisa Byrne			2022-06-04
16	Troy Byrne	Troy Byrne			2022-06-04
17	V. Horrie Costanzo	V. Horrie Costanzo			2022-06-04
18	Anna Costanzo	Anna Costanzo			2022-06-04
19	Jamie Allan	Jamie Allan			2022-06-04
20	April Dickin	April Dickin			2022-06-04

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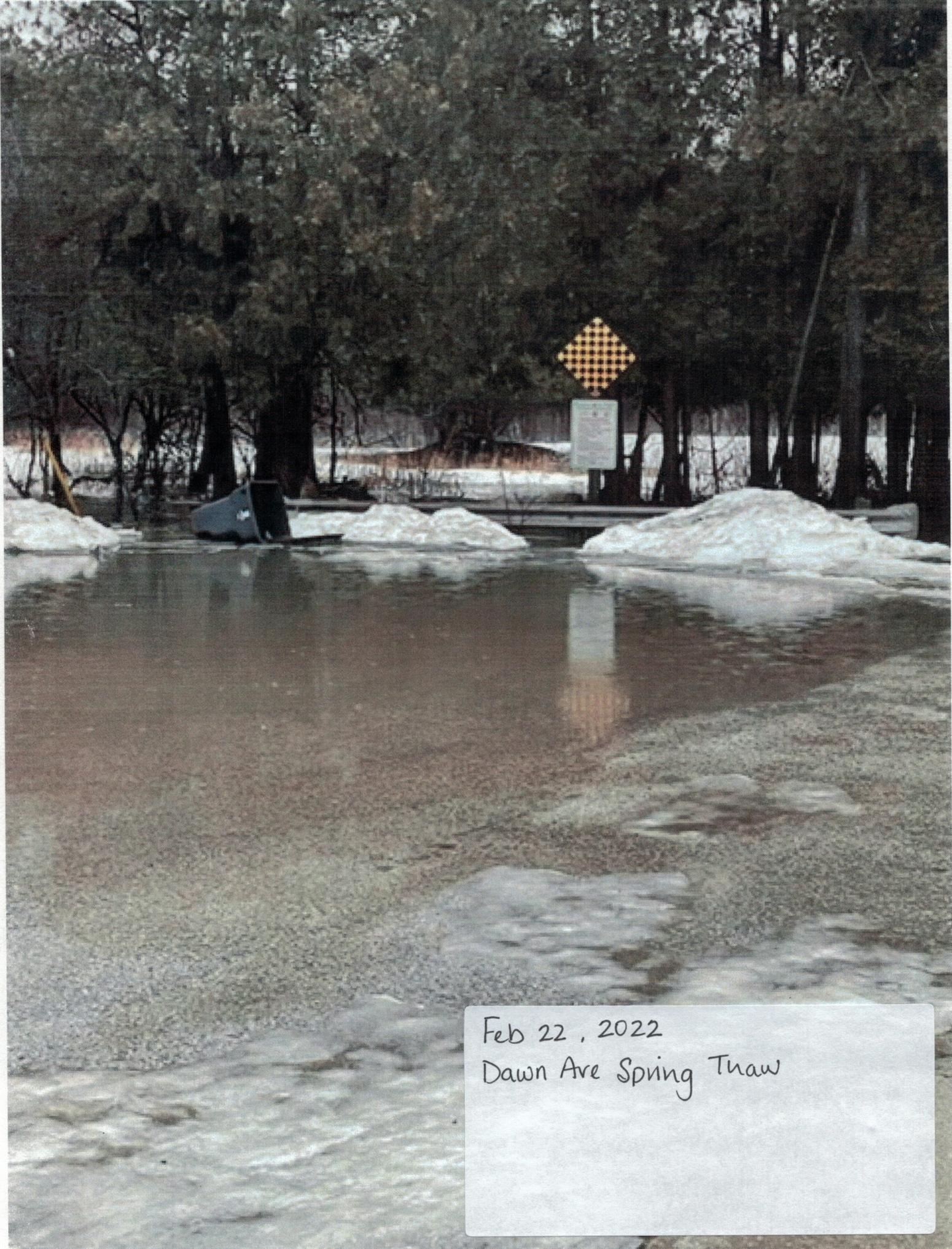
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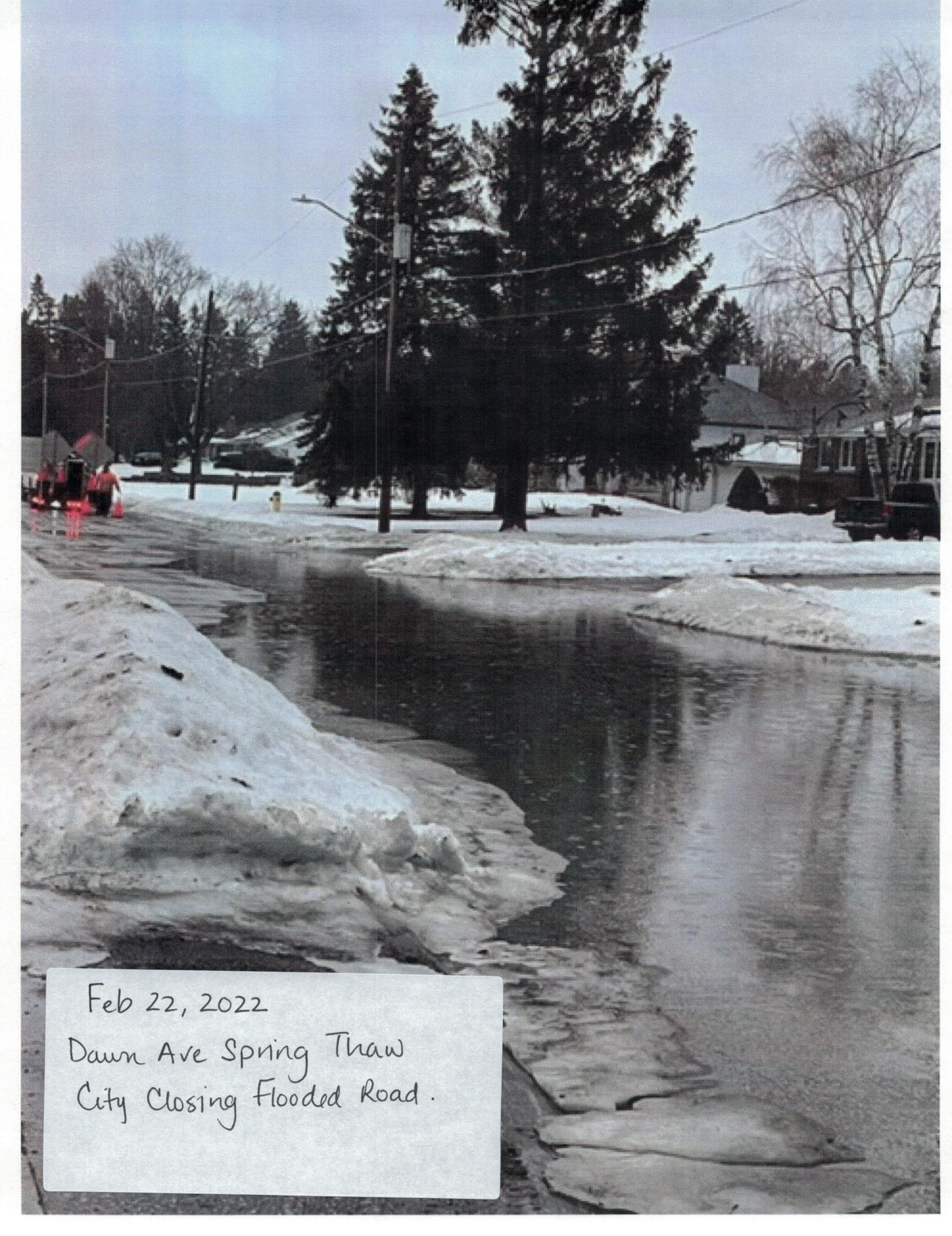
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	<i>Print</i>	<i>Sign</i>		<i>DATE</i>
21	<i>ROSE BEGG</i>	<i>Rose Beggs</i>		<i>JUNE 4/22</i>
22				
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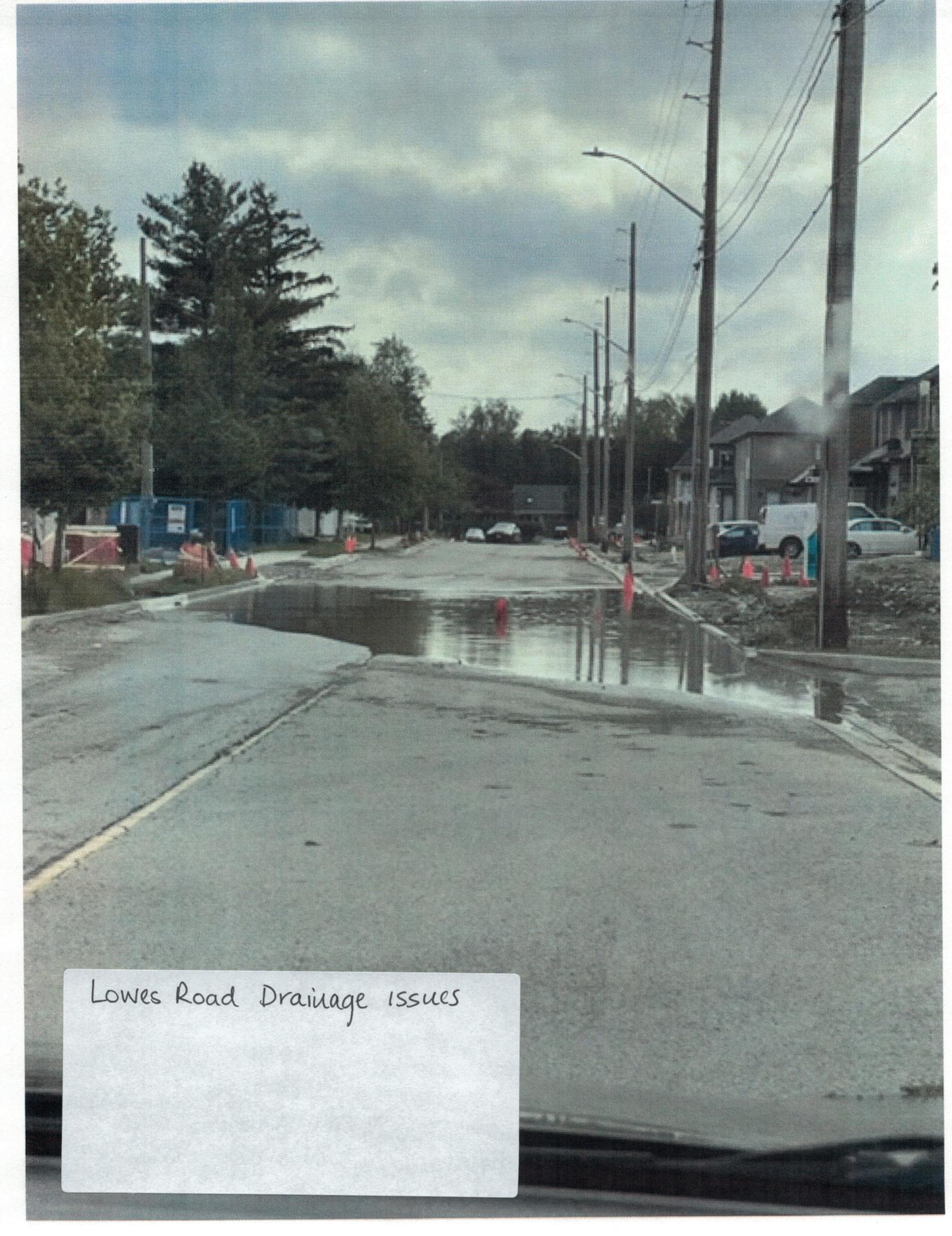


Feb 22 , 2022  
Dawn Ave Spring Thaw



Feb 22, 2022

Dawn Ave Spring Thaw  
City Closing Flooded Road.



Lowes Road Drainage Issues

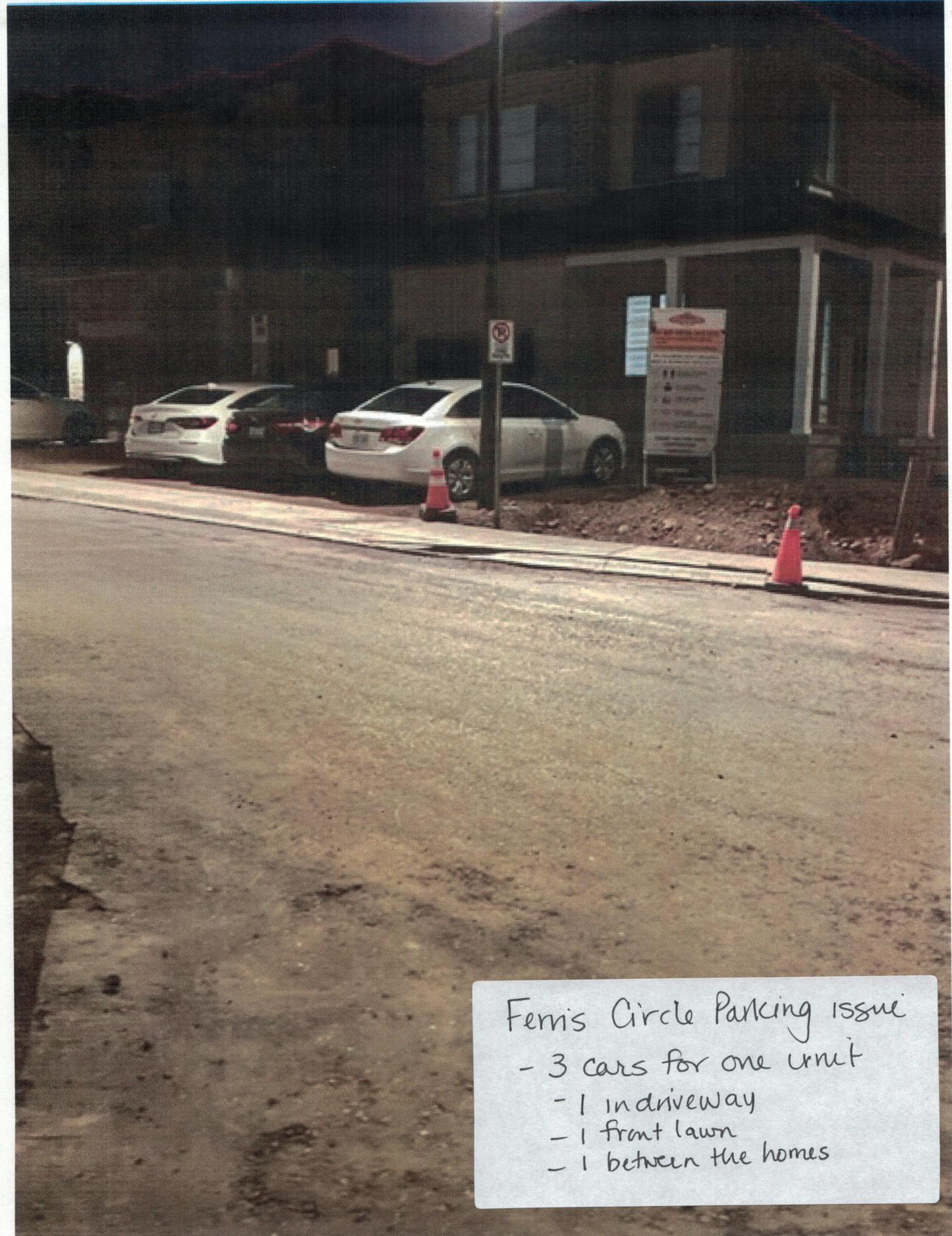


Ferris Circle Parking Issues

- parking on soon to be  
grass area

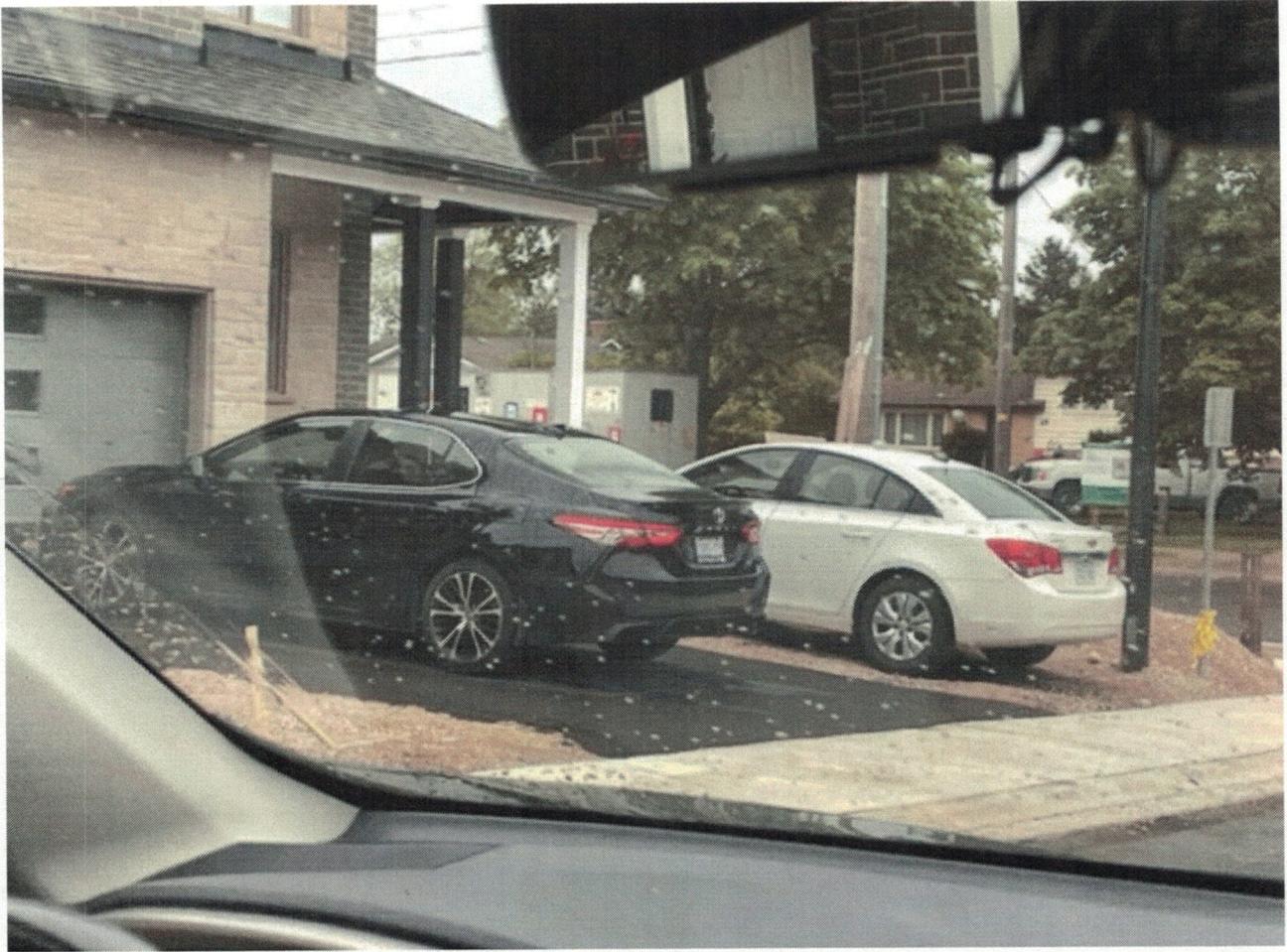


Fernis Circle Parking Issue  
- truck does not fit in  
driveway - overhanging  
the sidewalk

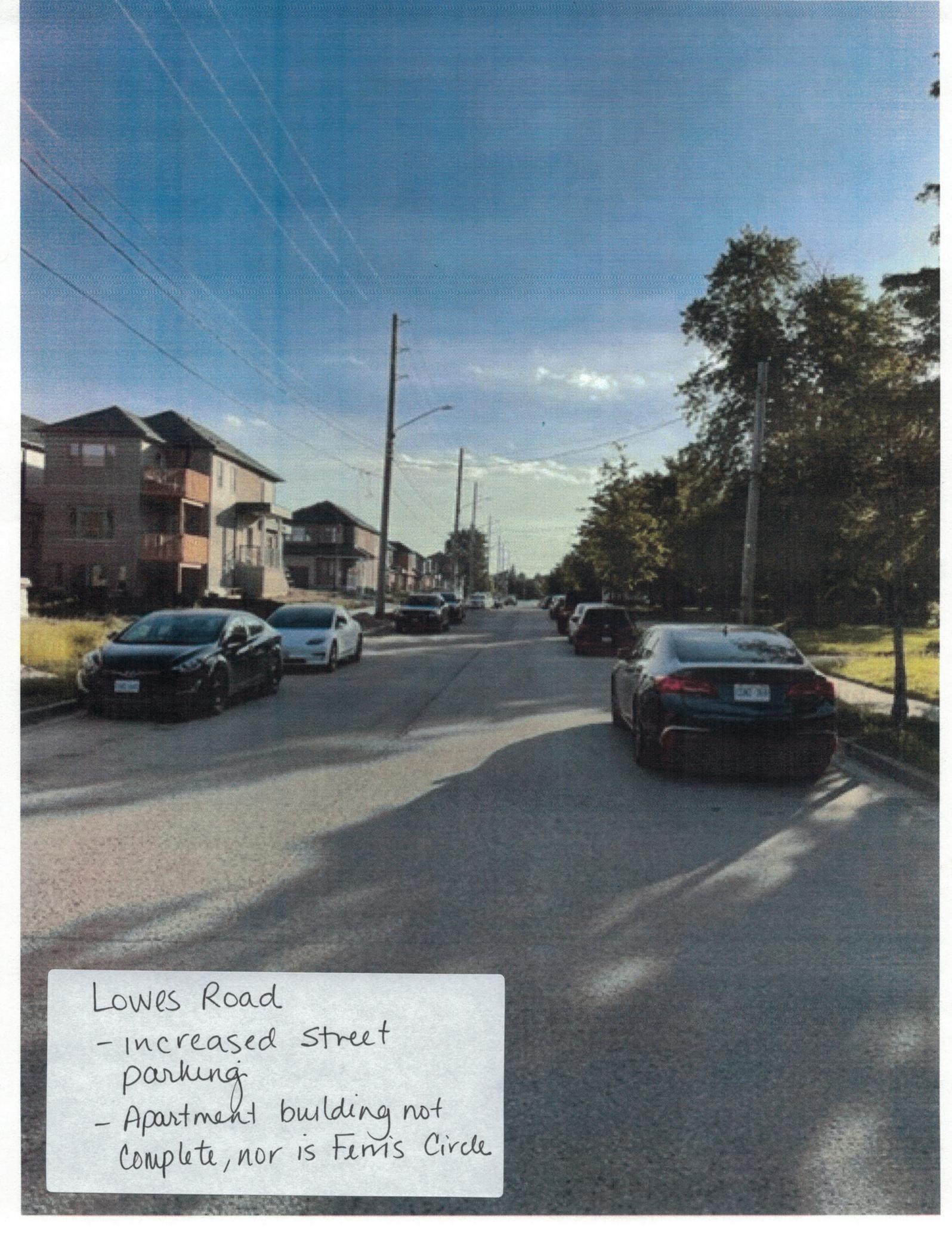


### Ferris Circle Parking Issue

- 3 cars for one unit
- 1 in driveway
- 1 front lawn
- 1 between the homes



Ferris Circle Parking Issue  
- parked on front lawn  
(soon to be)



## Lowes Road

- increased street parking
- Apartment building not complete, nor is Ferris Circle



Parking starting to  
increase on Lowes Road  
- Fernis Circle Homes and  
apartment building  
not complete.



## Gosling Gardens

- new development stacked townhomes not complete
- Always has parking issues

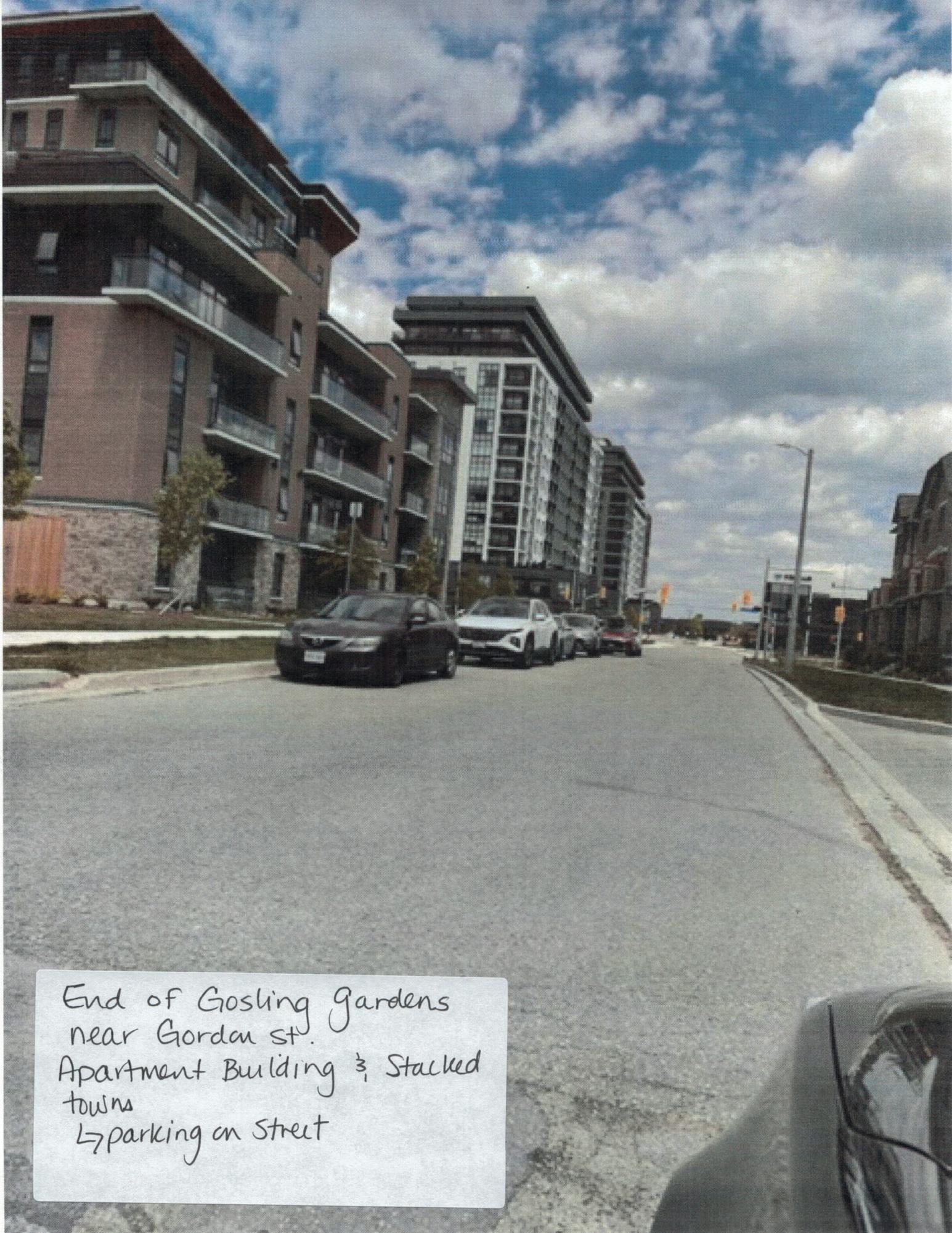


## Gosling Gardens

- parking issues near townhome development
- Always has had parking issues



Gosling Gardens  
-parking on road  
issues



End of Gosling Gardens  
near Gordon st.

Apartment Building 3, Stacked  
towns

↳ parking on street



Poppy Dr E

↳ townhomes near the  
movie theatre

↳ parking on street issues



Hawkins Drive

↳ on Street parking  
ISSUES

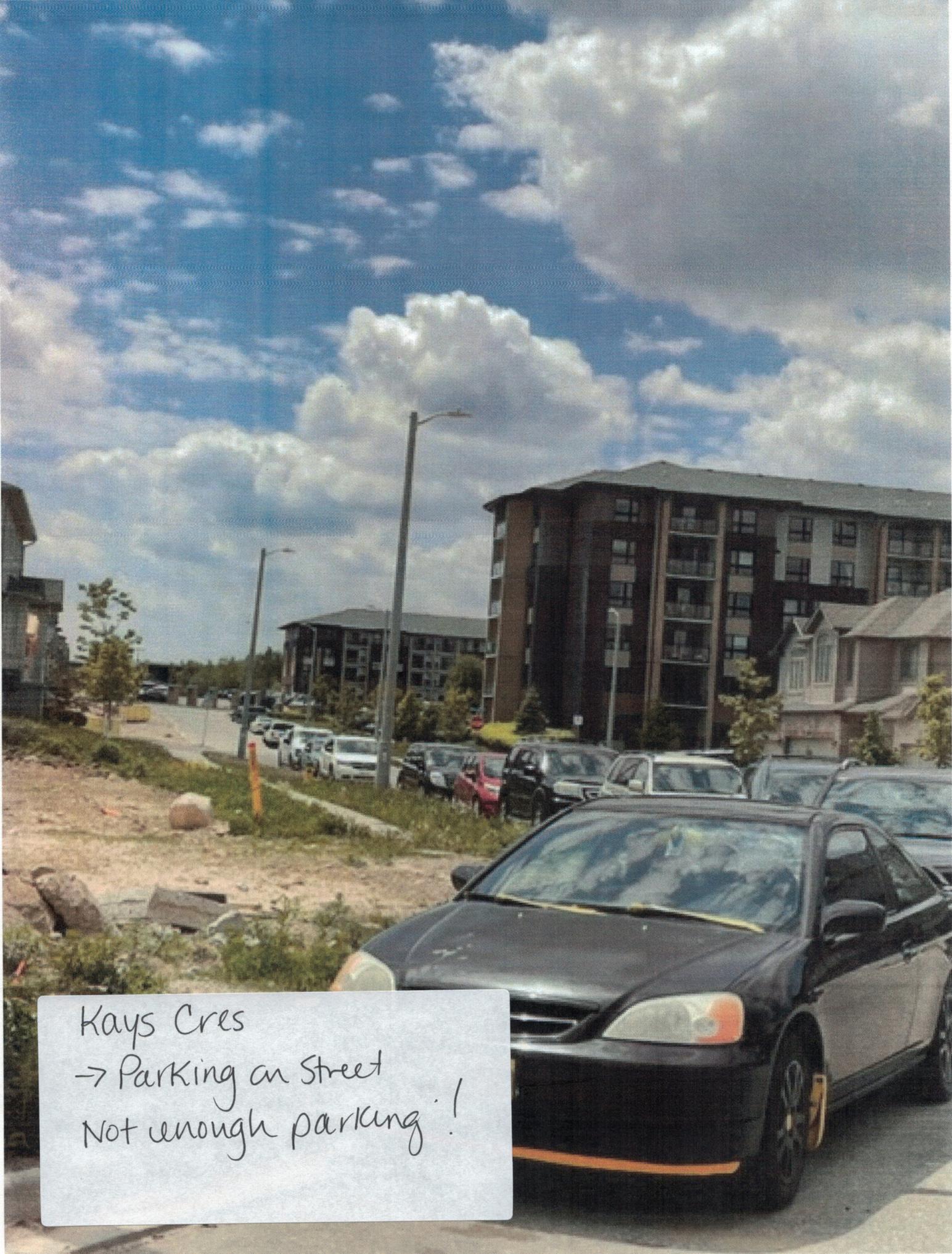
↳ not enough parking.



Poppy Dr. E  
- on street parking  
issues



Kays Cres. Area  
→ Parking on Street



Kays Cres

→ Parking on Street

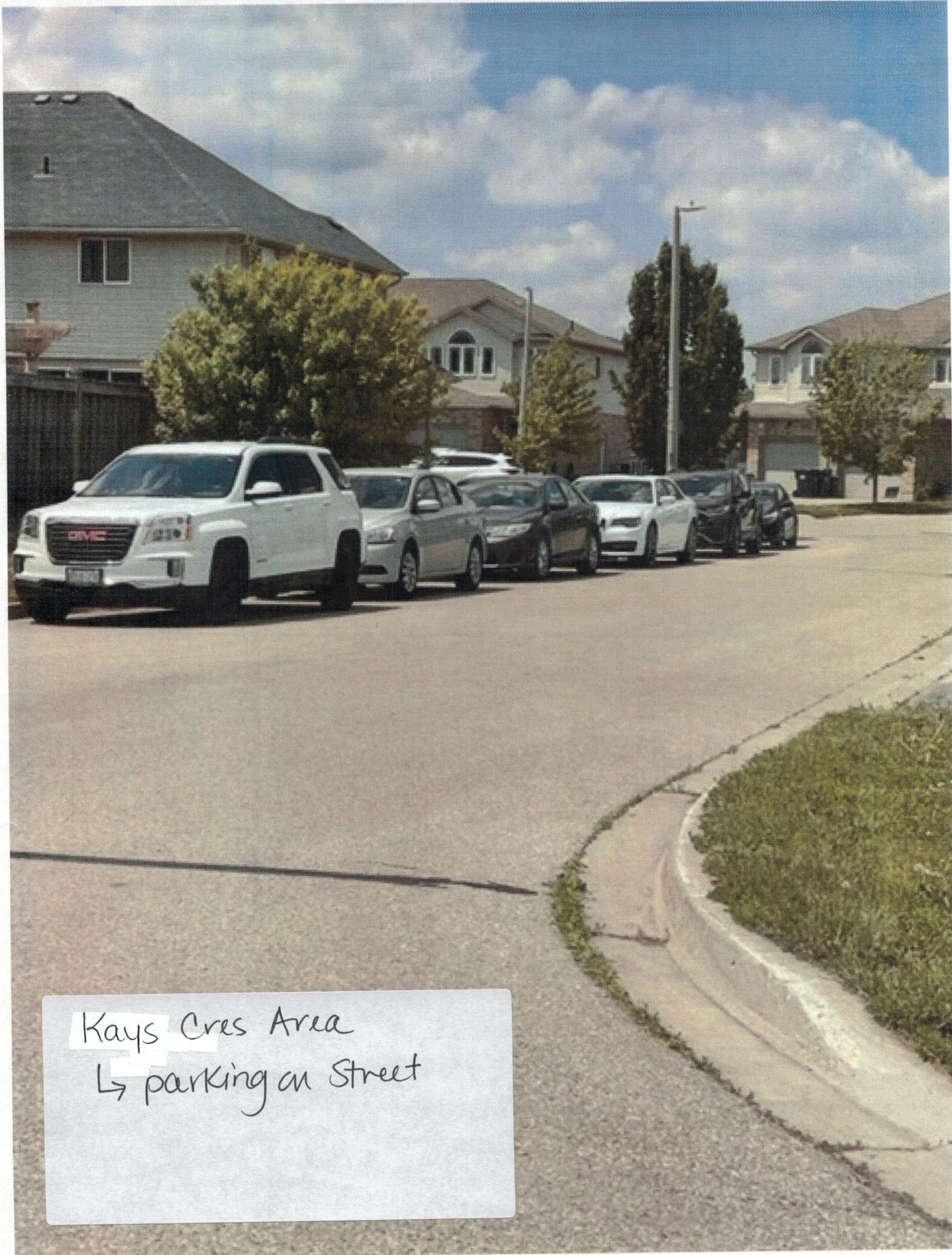
Not enough parking!



Kays Cres Area

↳ Parking on street

↳ not enough parking



Kays Cres Area  
↳ parking on Street



Another townhome development  
in Guelph  
- Small parking spaces

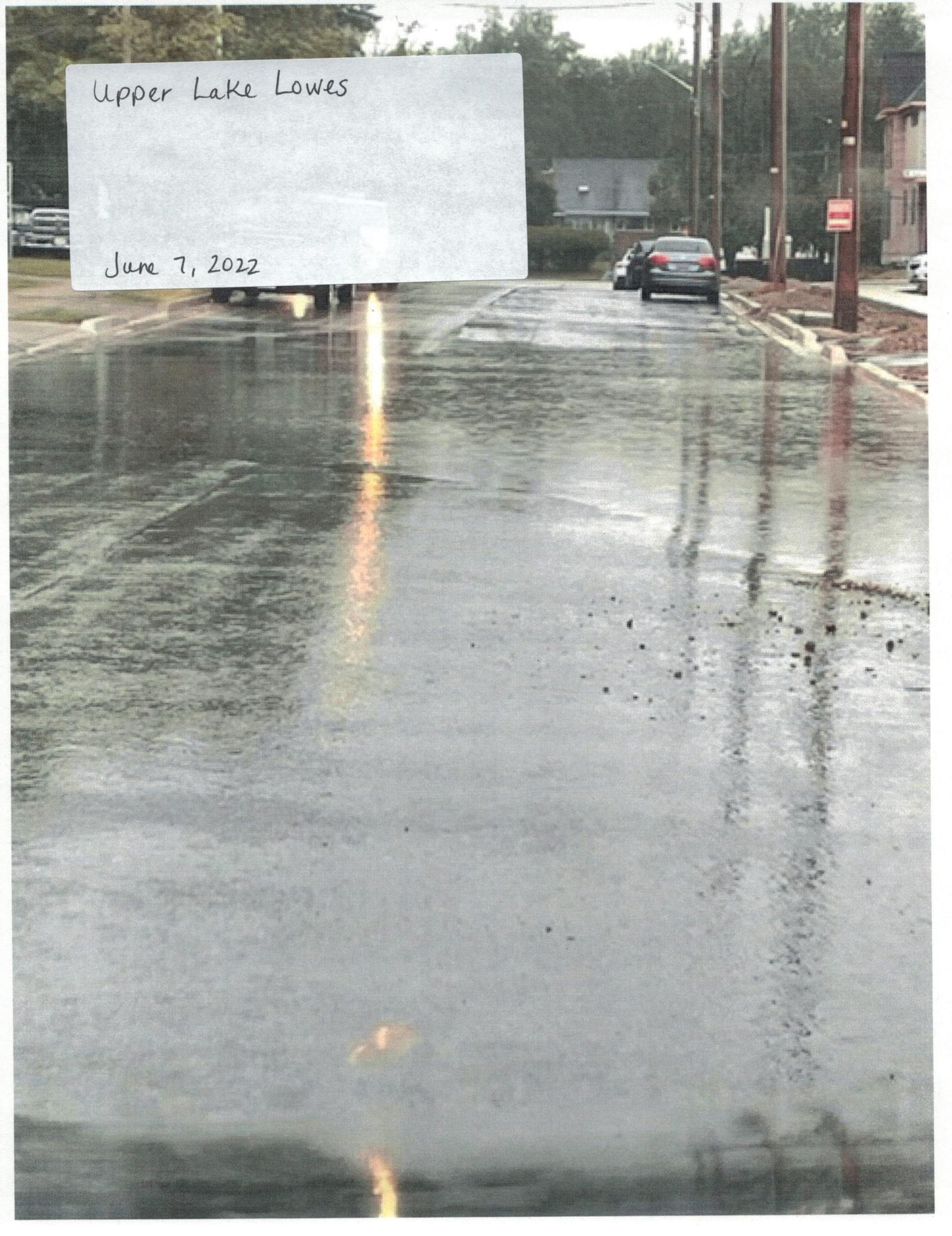
Water flowing Down DAWN  
Ave

June 7/22



Upper Lake Lowes

June 7, 2022



Lower Lake Lowes

June 7, 2022

