

Dear Mayor and Councillors,

My name is Gen, and I live on Upton Crescent in Guelph. I am aware of the proposed by-law alterations to the property at 140 Hadati Road, and I have significant concerns with the proposal.

My concerns are listed below:

1. A dramatic increase in street parking, which would likely double the current number of cars parked on the street in the area immediately surrounding the proposed development
2. Massive impacts on effective snow removal and timely garbage removal due to increased street parking
3. Ineffective snow removal and storage allotment will affect snow salt dispersal and drainage, which has large negative implications for Guelph's water table, and neighbouring properties.
4. A severe sunlight impact on homes directly north of the complex, with some homes being relegated to darkness for almost the entire day in fall and winter
5. The loss of neighbourhood commercial space. There's a lack of grocers in the East end and the loss of the current valuable and busy corner store is a significant loss to the neighbourhood.
6. A significant increase in local traffic congestion on Upton Crescent, Leacock Avenue and Hadati Road, which has severe implications for local residents including safety and noise. This is particularly of concern for the many young residents in the neighbourhood who play outside and walk to school or school bus pickup zones. Parked cars decrease driver visibility of pedestrians significantly, and such a huge increase in parked cars on already crowded narrow streets is a massive hazard to pedestrians.
7. Increases in local traffic and additional roadblocks in snow removal drastically impacting the safety of students at nearby St. Johns Catholic Elementary School and St. James Catholic High School
8. Environmental impacts due to the removal of mature trees
9. The high likelihood of out-of-town investors purchasing the units for rent, meaning that rent money will be directed away from Guelph to investors in the GTA or larger housing conglomerates.
10. The addition of a nearly 4-storey building in a primarily single or two-storey neighbourhood will effectively cast a number of homes and properties in shadow for a few months in the winter. Loss of light in such a low light time of year, especially for those who stay or work at home during the day, has a massive impact to quality of life.

I'm open to a dialogue, but as the current proposal stands, I see absolutely no way that I can support it. My preference is that the existing commercial real estate be maintained to continue providing benefits to our community. Alternatively, I prefer that the applicant re-submit a proposal that meets the city's current zoning by-laws.

You can see our community's concerns in greater detail on our Facebook group at <https://www.facebook.com/groups/happyhadati>. You can also see our petition regarding the proposal at <https://www.gopetition.com/petitions/opposition-petition-to-the-stacked-townhouses-at-140-hadati-road-guelph.html>.

Additionally, we as a community have summarized our shared concerns and created an impact assessment of the proposed development which can be found at happyhadati.com. Overall, we feel the proposed development will have a substantial negative impact on the community.

I am deeply grateful for your time and consideration.

Sincerely,

Gen Rodrigue