

Dear Mayor and Councillors,

My name is **Marc Zanoni**, and I live on [REDACTED] **Upton Cr.** I am aware of the proposed by-law alterations to the property at 140 Hadati Road, and I have many concerns with the proposal.

My concerns are as follows:

- 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
- Massive impacts on effective snow removal and timely garbage removal due to increased street parking
- Ineffective snow removal will affect snow salt dispersal and drainage, which has large negative implications for Guelph's water table
- 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
- The loss of neighbourhood commercial space
- 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
- 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
- Environmental impacts due to the removal of mature trees
- The likelihood of out-of-town investors purchasing the units for rent, meaning that rent money will be directed away from Guelph

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>.

Thank you for your time.

Yours very sincerely,

Marc D. Zanoni