

Dear Mayor and Councillors,

I am really concerned with Fusion's proposal for a 23 storey building at 58 Wyndham Street, across from the Fire Station. These are my concerns:

1. 6-18 Storeys is allowed there, no higher should be allowed, I even think the lower end of the allowable storeys would be more suitable. A nice row of townies with step back height similar to the Metal Works would be something to consider and more inviting for the streetscape and engaging for the streetscape.
2. Concern over the hydrology of the site and the amount of our "Ground Water" that will need to be extracted yet once again in order to build on that site (the giant River Edge on Wyndham had major ongoing water extraction from their site "what are we doing?". We shouldn't be taking water away as Guelph depends on ground water as does its many rivers and underground tributaries.
3. It is not AFFORDABLE housing but just more expensive housing. It will do nothing for those in Guelph seeking affordable family housing, something that all parties should be involved in.
4. It will block the Church of Our Lady view from the Ward. Did you know that the Ward is the only part of the city where protected view corridors were not sanctioned, but that it was the Ward Catholics who resided here in the 20's etc that helped pay for the spires and church that we see today?
5. Traffic at this corner is already deadly and intense.
6. One of my biggest pet peeves is how developers show you their planned high rise design without incorporating the surrounding area, this doesn't do justice to the surrounding environment. Decisions should not be made in isolation to the surrounding area. It basically looks like the surrounding area was annihilated and this was popped down. There is no context on how it will fit into its environment.
7. The proponent is also asking for nine zoning by-law amendments in order to achieve their development, excluding the change in stories from 18 to 23. There appears to be no regard for the city's plan for this site.

I also think that more traffic studies need to be incorporated for the intersection at Neeve and Wellington and Howitt and Wyndham Street S. The amount of traffic already at the corner of Wellington and Wyndham is very intense. At certain times of the day there is gridlock on Wyndham waiting to turn onto Wellington. It is then impossible to get onto or off of Howitt Street. This doesn't even take into consideration the added traffic that will be generated with the newest monolithic high rise called the River's Edge on Wyndham Street S. across from Howitt Street. As a pedestrian and cyclist it also becomes deadly to try and cross over to the York Road Park. All of this needs to be looked at if we are going to intensify with this new proposed high rise. As far as Neeve and Wellington, traffic studies should also be done here as there is already increased pressure as many people try to avoid the Wellington/Wyndham Streets intersection and then traverse down Surrey Street to Neeve, plus the increased traffic from all the other high rises. The City needs to realize and take into consideration that there are many seniors living in this area as well as people with mobility issues. The City wants to encourage more walking and cycling, but increased traffic and intensification will make it much harder to do these activities safely. How will this be accommodated?

In closing I would just like to say, this is a public meeting under the Planning Act, the reason for these meetings are for the public to be engaged and give feedback. Citizens are not always NIMBY'S, Mayor Guthrie, perhaps we see things differently because we live in the area that is experiencing the developments and we can see the issues. We just want the best long term plan for our community. Developers shouldn't be going to the city and proposing developments that do not meet the Official Plan and Zoning of our community. The City is required to provide these documents and the

community as a whole contributed to this. Why should developers come in and say we don't like your plans, we want you to do what we want?

Do not support their application, tell them to follow our OP and Zoning and require them to maintain the current height allowed on site.

Be Well,

Lori Pagnan 