

Hello Leanne, Cathy and Dominique,

We are writing to you as our councillors and former councillor. We have written before with constructive comments or recommendations mostly concerning:

1. 1166-1204 Gordon Street
2. 1242-1270 Gordon Street and 9 Valley Road

In a series of e-mails, we have done detailed analyses of parking concerns at the 2 development sites because:

1. this is a reasonably good thermometer of whether the developer is going to follow by-laws or intends to seek out exceptions and
2. It is also a reasonably good thermometer of the direct impact of that development on its nearest neighbors.

In our previous e-mails we compared these 2 projects with the woefully inadequate parking that accompanied the building of Solstice 2 which saw Landsdown Road filled with parked cars for many months before the City put up restricted parking signs because emergency vehicles couldn't get through (thanks Dominique).

The last sentence is critical because plain good common sense (often not so common) finally showed through. We are writing now because the coordination of the 2 projects above seems to us to be woefully inadequate and we hope you can help fix it.

Just to follow on from the introduction, the last submitted versions of each of these 2 projects met the City's by-laws for parking though in the case of 1242.... they had to make substantial adjustments to their first version to get there. You should all be aware that though 1166-1204 Gordon Street does meet the City's by-laws for number of parking spaces, those spaces are significantly smaller than the Guelph by-law and we certainly wouldn't want to park there !

But that isn't why we are writing. Instead it is the coordination of these 2 projects and others that will surely come that bothers us immensely.

Please imagine that both of these projects are eventually approved and that our neighborhood moves from its low density past to a density commensurate with Guelph's future mandate. To many around here, this means all of our neighborhood that use cars will access Gordon Street via a 4-way traffic light at the Edinburgh-Gordon intersection with the 4th limb being an extension of Landsdown through the 9 Valley Road property. This would mean that Landsdown would become a service road. There are a number of our neighbors that won't like this. But in our opinion it is really the most realistic solution to development of our neighborhood. Further, it would allow the City to eventually eliminate

Valley Road stub down to Gordon Street and allow other projects to use the lands between the 2 project areas above for development of other high density options.

To achieve this needs coordination and buying in to a future plan. Instead what's happening now is piece meal. We offer today's invitation that we received concerning the July 9th "NOTICE OF DECISION MEETING" concerning 1166-1204 Gordon Street project without any decision yet on what to do with Landsdown Road and how to get traffic safely in to and out from our soon-to-be-densified neighborhood. The method that is put forward by the 1166-1204 project developers is that the residents of this large complex will use the Landsdown Drive - Gordon Street intersection - the one with the busy bus stop on the corner just over the brow of a hill.

We kindly request your attention to this matter.

Rgds,  
Chris & Anne Marie

Chris Doyle