

Dear Mayor and Council ,

I wish to comment on SkyLine Inc. newest proposal for a 14 storey highrise at 26-40 Carden street and 27/39 Carden Street.

SkyLine continues to disregard the City of Guelph's Official Plans, the very same plans that have clearly designated heights ,parking and number of units per hectare and suitable locations.

My question is why they cannot respect what the city has planned for ?

Second they state that it could be 120 units with 211 bedrooms, but are not sure whether it will be for student housing or individual units for the condo or rental market. The needs for each type of living accommodations are very different from each other.

The idea that they do not want to have any parking is totally out of line. Vehicles will still be needed as not everyone will be willing or can take all the public transit options. We now have the push for electric vehicles, which means the idea of car ownership is still a reality.

At the allowed six storey they would reduce the need for much of the parking required for a 14 storey and therefore could provide a better solution of less reliance on public parking.

Already downtown is becoming a logistical nightmare for pedestrians, vehicles and cyclists, 14 Storeys with no parking will just be putting more pressure on vehicles driving around to find places to park .

What Guelph really needs is affordable housing, not more expensive units. SkyLine has not seemed to offer up this type of housing on this site.

In closing I feel SkyLine needs to work within the parameters of the Official Plan which has designated the site 6 Storeys which will **still increase density downtown** . Six storeys will also provide a much nicer human scale street design. As well, more attention to detail must be made in the design of any structure that replaces the current one.

Thank-you

Lorraine Pagnan