

## Comments on the Zoning By-law Amendment of 210-222 College Avenue East

If built as proposed, this building will have a serious detrimental effect on the Cutten Fields golf course, namely shadows and inadequate parking.

- At various times of the year, the building will cast shadows on parts of the golf course and clubhouse. Sunlight is critical for the wellbeing of grass. Over the years Cutten Fields has gone to great lengths to remove trees that were negatively affecting golf course greens. This building's shadows will affect the ninth green very negatively.
- The upper west-side face of the building is sloped, likely to minimize shadows that would be cast on the property at 204 College Avenue East. No such effort was made on the north face to minimize shadows on the golf course.
- The application states that the building is designed in an efficient manner to best utilize the site. I do not believe this is the case. There is a very large atrium that is open to the sky in the centre of the building. This causes approximately 200 square metres of area on each of 10 floors not to be utilized as building floor area, thus causing the volume of the building to be much larger than necessary, resulting in larger-than-necessary shadows.
- The building's population will be 529. Sixty-five parking spaces are proposed, with 13 of them for visitors. That leaves 52 parking spaces for 529 residents, which is far fewer than the City of Guelph's recommended ratio. Inadequate parking could result in illegal parking on Cutten Fields' property.

Respectfully,

Gary Harding

■ Basswood Drive. Guelph. ON ■