

From: Gord Jones

Subject: Staff recommends approval 1300 Gordon Street...

Just noticed this today... the bottom line seems to tell the tale so to speak... with 639,371 reasons up front for moving forward and 123,700 (and increasing) reasons for each up-coming year as to why moving forward was such a good idea, I've got a feeling that city staff and city council may be really "listening" but not to neighbours or owners like myself who live along Gordon Street.

Life gets tricky when the municipality restructures the rules in such a way that it has hundreds of thousands of reasons to do you in and almost no reason not to... and all of this from a single lot with a single detached home.

Making **1300 Gordon St.** a **HIGH Density** site is simply wrong both in and of itself, and in the precedent it so clearly and obviously establishes for breaking the rules on up-coming developments along Gordon Street.

Sincerely,
Gord Jones

Staff recommends approval of more apartments on Gordon Street

guelphtoday.com/local-news/staff-recommends-approval-of-more-apartments-on-gordon-street-2612133

GuelphToday Staff



1300 Gordon St. conceptual renderings.

City staff is recommending approval of a six-storey apartment building on Gordon Street that has been over three years in the making.

The Carousel Estate Homes Ltd. proposal, which goes to the council on Aug. 10 for decision, calls for a six-storey, 32-unit building at 1300 Gordon St., on the east side of Gordon just north of Arkell Road.

It was first submitted in July 2017 before undergoing changes.

The 0.6-acre site is currently home to a bungalow that would be torn down.

The apartments would all be two-bedroom units and there are also 46 enclosed parking spaces.

The developer requires Official Plan amendment and a zoning bylaw amendment from the city to allow the development.

There were public concerns regarding height, intensity of the development and parking when the proposal first came to council in Oct. 2017.

Design changes were made to refine the design of the building to better suit the site, says city planning staff, although the height of the project remains the same.

The city would ganer an estimated \$639,371 in development charges and estimated annual property tax revenue of \$123,700.