

To Councillors for Ward 6 Guelph (Dominique O'Rourke, Mark MacKinnon)

We are writing to ask for your help concerning the proposed development of 1242 & 1260 Gordon Street close to our home which is at 7-15 Valley Road. It is important to explain the aspects of this development plan that we like before raising our concern.

We do want a higher intensity development to succeed in our neighbourhood. We also want to ensure that the woods behind our home are preserved and their white-tailed deer trails. We really like the planned 4-way intersection at the Gordon-Edinburgh traffic lights which should be a significant safety improvement for entering and leaving our neighbourhood.

Our big issue is that the developer's proposal is to put in only 60% (57 versus 95 required) of the visitor parking spaces demanded by Guelph By-laws. Further, all these parking spaces are only 6.7m long not the required 7m. There already exists a 6-story building on the NW corner of Gordon-Edinburgh. Each night a number of residents or visitors of those apartments use Valley Road and Landsdown Road as their parking lot. The same is true of the Townhouses just to the north of this. Parked cars from there line the side of Landsdown most nights.

Table 13 – Parking Requirements Summary

Required Parking Type	Parking Demand				Parking Supply
	Zoning By-law		ITE		
	Requirements	Required Number	Requirements	Required	
Apartment (368 units)	For the first 20 units: 1.5 per unit, and for each unit in excess of 20: 1.25 per unit	465	0.98 Parking Generation 222	361	502
Townhouse Apartment (9 units)	1.25 per unit	12	1.21 Parking Generation 222	11	12
Total Parking for Residents-		477	-	372	514
Visitor Parking	A minimum of 20% of the calculated total required number of Parking Spaces shall be provided for the Use of visitors	95	Zoning By-law ratio applied	74	57
Accessible Parking	For more than 400 required parking spaces: 1 additional space per 100 required spaces	6		5	15
Total Vehicle Parking-		578	-	451	586
Bicycle Parking	1 space per unit, in addition to an extra 2 spaces per 20 units	415	-	-	415

As shown in **Table 13**, according to the By-law, the site is required to provide at least 578 total vehicle parking spaces (477 residents', 95 visitors', and 6 accessible spaces). The site is proposing to provide



Attached is Table 13 from the developer's traffic study located at:

<https://guelph.ca/2020/07/1242-1260-gordon-street-and-9-valley-road/>

We are writing to ask that you demand that the developer conform with Guelphs By-laws. The safety and traffic congestion along Valley Road and Landsdown cannot afford yet another developer to circumvent the By-laws.

If you want to discuss, our phone number is [REDACTED]

Regards,
Anne Marie & Chris

Good Morning Councillors,

We are sharing a photograph of Valley Road taken this morning (Tuesday August 4 @ 10:32 am). The building at the base of our street is primarily occupied by students - the start of the Fall semester is a month away and this is not a weekend. In September it will be much worse.

The cars belong to visitors to that building because the building has inadequate visitor parking facilities. This is good context for discussion about why the proposal for 2 x 12 storey buildings at 1242 & 1260 Gordon Street should be rethought because there are only 57 visitor parking spaces whereas Guelph By-Laws demand 95 - so that is 38 missing spaces for visitor vehicles.

Let's put this another way. If the size of those buildings had to be reduced to match the visitor parking then either (a) the buildings would be only 7 storeys (60% of 12 is 7) or (b) alternatively just 1 of the 2 buildings would be built and a few townhouses.

The planning report done by Astrid J Clos on these 12 storey buildings shows that there are 22 Guelph by-laws to which the development does not conform. So are they by-laws ? or suggestions that can be ignored at will and up for negotiation ? We simply ask that you commit to adherence to the visitor parking by-law. Others have been in contact with you concerning other by-laws.

Regards,

Anne Marie & Chris Doyle



Hello All,

As per Dominique's request, we are sharing this email (one in a series) from us on the subject.

When considering purchase of a condominium apartment, prospective residents will not buy if their condo does not have adequate parking spaces reserved for their family. The proposed development at 1242 & 1260 Gordon Street has a huge amount of total parking spaces - 21% higher than Guelph's present by-law and 55% higher than Guelph's newly proposed minimum standard for parking.

However, the number of visitor parking spaces is 51% lower than Guelph's current by-law requirement. This will lead to parking chaos on nearby streets. Sadly, existing higher density accommodation in this area has already been built with inadequate visitor parking so Valley Road and Landsdown Drive often look like this (taken at 10:32 on August 4 2020).



We want the developer to be compelled to follow Guelph's current parking by-law which requires 20% of total parking in an apartment complex be reserved for visitors/contactors/home help/deliveries. If you make the developer follow this one by-law for 1242 & 1260 Gordon Street the number of visitor parking spaces would be 205% of the present proposal so would more than double.

We respectfully request that you make this happen before giving approval to this development.

Rgds,
Chris & Anne Marie