

# Presentation to Guelph City Council/Planning

Development Application  
Concerning  
1242/1260 Gordon Street & 9 Valley Road

Bruce Wilson, Valley Road

# Concern #1

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- ▶ This development proposal is not in line with the City's Urban Design Concept for Gordon Street Intensification...April 2018 (see quote below)
- ▶ If realized, this development will spill more cars than pedestrians and bicyclists onto Gordon as there are no nearby amenities (shopping, services, etc.)

“Gordon Street is envisioned to become a vibrant pedestrian friendly street framed by mid-rise (medium density) buildings, continuous rows of healthy trees, and active at-grade uses that engage the street and the sidewalk.”

## Concern #1 (cont'd)

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- ▶ Most other existing builds or renderings of proposals show 4 to 6 storeys
- ▶ Edinburgh at Gordon is not an intensification hub
- ▶ Canyonization of Gordon Street should not be an aim
- ▶ Seek “gentle density”, per Jennifer Keesmat (Guelph, February 2020) more in keeping with Guelph’s overall character

**“Promote mid-rise as the dominant built form for intensification to frame streets, site edges and outdoor amenity spaces.”** Guiding Principle #4, Gordon Street Vision

## Concern #2

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- ▶ Parking capacity for the area is inadequate today
- ▶ Parking Survey for area contained inaccuracies
- ▶ Parking calculations for Tricar facility are problematic and present a lower-than-anticipated capacity, specifically there are 60 fewer visitor spaces than required by the Guelph Parking By-law
- ▶ Parking capacity for adjacent surface street (Landsdown) cannot accept the proposed overflow from this development today nor tomorrow when further development in the Landsdown (Demonstration Zone 4) area occurs