I am a homeowner at █ Valley Road, House █

My spouse and I resided in Toronto for many years before making the decision to move to Guelph.

Before our move, we needed to consider:

A city that was within a few hours distance of Toronto

Green space, parks, golf courses

South end proximity to the 401 for commuting

Affordable housing bracket in which to build

Character and community

One of the main reasons for leaving Toronto was that our condo at Lakeshore and Parklawn Blvd was engulfed within a massive intensification plan.

Numerous high-density condominiums with 25 storeys or higher were built.

We experienced the negativity first hand. Thousands of people inhabited these condominiums, yet nothing had changed about the traffic infrastructure.

It became overwhelming and sad to see our neighbourhood devoured by high rise development.

It greatly increased our commute times to our jobs, amenities and social interactions.

Frankly, it caused us to make the decision to move.

We moved to Guelph in 2012 and genuinely fell in love with Guelph.

However, in the past 8 years the south end, particularly the Gordon Street corridor, has become a racing strip, crowded and quite bluntly unappealing to the eye. In fact, from commencing our build in the spring of 2012 until today, it has become almost unrecognizable.

Publications such as Money Sense and Macleans Magazine, annually release a list of top Canadian cities in which to reside.

Guelph was ranked consistently high (at one-point number 2 in 2015). However, this trend has reversed.

Based on several factors, Guelph dropped to number 19 this year. Last year, Guelph placed 15th.

The most recent article in Macleans Magazine stated that Guelph "is becoming a victim of its own success."

I strongly concur.

We all understand that growth is necessary and vital for communities to benefit and progress. Yet it is how that growth is obtained is the concern here.

The south end in particular is bearing the brunt of this growth. Is this what we want visitors, potential residents, students to see as they enter? High density buildings and traffic with nothing aesthetic or pleasing to see?

In the context of needing to keep building, why is Gordon Street targeted and no other areas?

Eramosa Road, Woodlawn and Woolwich have all been identified as intensification corridors. However, unlike the projects that we have seen in the south end, there are none in the north end. I feel the City of Guelph should direct development equally, sharing the reality of increased density and increased property tax.

The following questions I have are as follows:

> How is the city of Guelph allowing itself to be bullied by Tricar to erect a high density 12 story building in the middle of single-family dwellings and at max 6 story units?

> Why is Tricar expecting to have 62% of stated city bylaws outlined to be changed to accommodate their request?

Who is in charge here?

Please make it clear that the City of Guelph is in charge, not the developers. The developer's main interest is monetary.

Where will families live and grow? History shows that those who buy and reside in high rise buildings are generally double income couples with no children (I should know as we are one of them).

At what point will the planners of the City of Guelph say enough. Planners are taking away the charm and beauty that makes this city attractive for people to move to, live in and study at.

My thoughts from being an occupant in a high density building and experiencing that are as follows:

> Residing in a high-density building separates people from the outdoors, the city and from other people.

> When you walk through a traditional neighbourhood with buildings five or six stories high, (as are already in place in the south end) you can see the faces of people looking out of their windows. You can see personalized details such as flowerpots in windows. When you walk through a high-density neighbourhood, you cannot see this sort of detail. In other words, you lose sight of the human scale.

> High density tends to separate people from the street and each other, greatly reducing the number of chance encounters. These encounters are crucial to the life of a city, creating a community and society. Because people are couped up in tall buildings, they are less likely to experience community. High density diminishes people's participation in public spaces, therefore diminishing a community. With increased populations in smaller spaces you then need to have walkable amenities. You need more public spaces. It has to be liveable!

Speaking from experience, I feel that high density building leads to the low fall of urban humanity. Meanwhile, we must not go on blindly building these vertical coffins for the premature death of the south end of Guelph.

High density simply put is vertical sprawl.

This goes against what Guelph stands for, character and community.

Tricar is a corporation, they are not looking at this from a human or community scale.

We moved from Toronto to escape the high density builds and traffic congestion.

Please keep Guelph the beautiful city that it is.

Thank you for your time.

Respectfully,

Lisa K. Haines

Homeowner

███████████

Guelph, Ontario

N1L 0H3