

General Correspondence

Statutory Public Meeting Report – 77 Victoria Rd North – File 0ZS20-013 – 2021-13

I am writing to oppose the proposed townhome development for 77 Victoria Rd. N. Our property backs onto this property and we are concerned with the privacy issues and noise issues that will arise from the development. Furthermore, having additional traffic in that area poses a safety concern for the adjacent schools. It has been a single dwelling for many years and should remain that way to maintain the integrity of the area.

Regards,
Gina King

Good Morning. I am writing to you to express our grave concerns regarding the proposed development for 77 Victoria Rd N.

I am a resident of Palermo Cres and my property backs onto the proposed site. My concerns are as follows:

1. Proposed height of the units: the townhomes they are proposing to build are 3 stories high. There are no other properties in the area that are 3 stories. This is not in keeping with the structures in the area, and will invade the privacy of the neighbouring properties.
2. Only one parking spot per unit: we know that most families have more than one vehicle. This will cause residents to either try parking at the school, or on neighbouring side streets. This is a safety concern, and will also cause issues during winter months for snow removal with vehicles being parked on the road.
3. Increased traffic: currently, Victoria Rd N is a very busy street. Surveys done in the past deem that a left turn lane is not needed. Considering the likelihood that most of the proposed residents will be commuters, the increased traffic flow next to a school causes significant concern for the safety of the children in the area. During peak traffic times, it will be difficult to turn left from this development and put many people at risk.
4. Removal of 20+ trees: the property in question has 20+ mature trees that would need to be cut down. Not only removing these will negatively impact green space and environmental impact (air quality etc), it will encroach on the privacy of the surrounding neighbours.
5. Increased noise: adding 24 units will add to increased noise from the additional traffic. The surrounding residential area is a quite area that has seen generations of families thrive on the tranquility of the area. Proposing that many units in such a small area, next to schools and churches, will negatively impact all neighbouring residents.

Please take these concerns seriously and vote "No" to the proposed development.

Regards,
Gina King

Hi,

My name is Mary Lou Gobbi and I am writing about the proposed 24 – 3 storey stacked townhouses to be built at 77 Victoria Road N. My family and I feel that the proposed 3 storey townhouses will not be in coming with the general house height in the area. These townhouses will be casting major shadows in my back yard. How are the issues of traffic congestion and parking being addressed, knowing the difficulty it is to turn left out of St. John's Catholic school specially in that area? Will there be enough of a barrier between the development and the school for the children's safety? As well as accounting for extra cars and parking areas?

Mary Lou Gobbi

Good afternoon

My name is Stephany Collins a long time resident of Guelph and 4th generation owner of a house on Victoria Rd. I am very concerned about the proposal of a 24 unit 3 story's high complex at 77 Victoria Rd N. This property is only 1.9 acres. On one of the busiest st right beside St John's school. This road is so congested and uncontrollable there will be no side street entrance and no turning lane. Clearly no one studied this in the day during school hours. Has anyone thought about parking? Most dwellings have space for 1 car but most people have more than 1 car. Where will be the overflow of parking? St John's school Delmar Cassino Palmero Grange Karlalee? These side streets can not take the over flow of traffic or parking. Not to mention the 23 mature trees that are over 50 years old. This property has always been a single family home for over 100years owned by generations of Bradburns. Please think about the impact that this is going to have on the community all people close by the school and church. This is not the right property to try and jam housing in

Thank you
Stephany Collins

Hello Mr Gibson and City of Guelph

My name is Stephany Collins I am writing to you about my concerns on the new property proposal at 77 Victoria Rd N. This is a piece of land that is only 1.9 acres beside a school on one of the busiest streets in Guelph. There is now a proposal to put up 24 stacked units split into 2 blocks 3 storeys tall. I'm not sure who thought this would be a great idea but I am strongly against this. The article in the tribune says that there was a traffic survey done to see if a left hand turning lane was needed if the buildings were erected. They said No . Was this survey done at night ? Have you ever drove down this road when school is on ? This road is so congested

already lets add more traffic. This road is already dangerous and uncontrollable. There will be no side entrance for this property only one on Victoria Rd. Has anyone thought about parking? Most dwellings have space for 1 car and we all know the average house was more than 1 car. The overflow will be at St John's school or Delmar which can not take the impact of additional people parking on the street or traffic. Plus 23 mature trees that have been on this property for over 50 years will be taken down. This property has always been a single family home for over 100years owned by 3 generations of Bradburns. Please think about the impact this is going to have on the community all the people close by or the school and church. This is not the right property to be building this on. And Mr Gibson you are our voice in this ward please stand up and speak for us

Thank you
Stephany Collins

To Mr Gibson and City Council

I hope you are enjoying a safe and merry Christmas season.

I am writing to express my concerns about the new development proposed for 77 Victoria Rd North.

I live on Palermo Cres and see a lot of traffic due to parents dropping off their children for both schools. There is very limited parking and extreme traffic congestion at St John and St James parking lots, so parents are encouraged to use nearby streets. These streets are now being encouraged to use by the future development as they are limited in their parking arrangements too.

Traffic is horrendous on Victoria Rd and Cassino, with frequent accidents (we really need a "left turn signal only" there but that's another story). Will it take a child being hit before traffic safety and already existing congestion be noticed?

I have been on parent council for St John for past 9 years because my main priority is the safety of my children and their classmates. We discuss traffic and safety of our students and parking at every meeting. I cannot imagine the scenario we will encounter with 24 more families in the area. Not to mention another townhouse/apartment development on Eastview Rd.

I strongly do not feel that this is the right type of development for the safety of our children and our neighborhood. Please vote against this Proposal.
Thank you for time. Please feel free to contact me.

Thoa Tran

Hello Dan and Clerks of Guelph

I reside on Glenburnie off Victoria and my 3 boys all attend St John School. I am completely against this proposal on the mere fact that accessing the school is already incredibly difficult to do. Turning left into the school takes 20 plus minutes - even with only a few cars ahead. This year I have given up trying to get to the school lot completely and park on side streets to walk the kids. This is on the days I drove my boys. The other days my children walk to school (Grade 2, grade 4, grade 6) with neighbour kids the same ages. My children having to cross an entryway at an already congested and dangerous spot (because drivers are edging from the long wait to turn) increase the danger to our children. Our school parking lot is already a very dangerous area without enough parking space. Building a complex with fewer parking spots than required for the number of units is a very dangerous decision. This is not the spot for this. This would exasperate an already dangerous situation. Cassino and Victoria is also an already dangerous intersection. One I approach carefully every time I cross it. And that's me in my own car. We send our children through this on foot and we are proposing to increase traffic and cars needing to turn? Any approval on this decision would be highly disastrous and detrimental to our children who we need to keep safe.

Thank you for your time.
Signed, a very concerned parent
Jennifer Loomis

https://www.guelphtoday.com/city-of-guelph-information/proposed-development-in-your-community-3221573?utm_source=dlvr.it&utm_medium=facebook

Hi,
I'm emailing regarding this information from Guelph Today.

This property has always been a single family home for over 100 years. They have proposed 24 units on a little over an acre property on one of Guelph's busiest streets with 28 parking spaces 5 of which are for visitors. As we all know that most families have more than 1 car so where are they going to park? St John's school? Which btw is an elementary school not a high school. Delmar Cassino Grange Palmero Karalee are the closest side streets that they will be trying to park on. These streets can't take the extra parking, let alone traffic. The entrance will be right on Victoria Rd without a side entrance. No turning lane because a survey was done by the city and apparently it's not needed. Did they do this survey at night? Plus cutting down 23 mature trees that have been there for well over 50 years. Yes I know that they have to replace them but where? 3 story's 24 units 28 parking spots on a little over an acre - this is not the right spot for these dwellings.

Despite what our government seems to think, we do not wish for our city to become a concrete, over developed place like Mississauga or Toronto. This is too small of a lot for what is proposed.

Katrina Nadvornik

Hello Dan,

Happy New Year!

I heard about the proposed 24 townhouse units planned for 77 Victoria Road.

I wanted to voice my opinion in this. I grew up on Cassino Ave, attended St. John's elementary school and St. James high school.

My mother still lives in my childhood home at XX Cassino Avenue.

Over the last 20 to 30 years traffic on Victoria Road has increased greatly and this increase in traffic has impacted Cassino Avenue. I cannot possibly think how the city allowing 24 homes to be built will just add to the traffic congestion. Also, most families have 2 vehicles so when you factor in 48 vehicles trying to turn into their complex from Victoria Road, the traffic will just become a nightmare.

As it is now, traffic at Victoria and Grange, Victoria and Cassino and Victoria and Eastview is always backed up especially during peak hours.

Please note that I do not approve of these homes being built at this location.

Regards,
Adriana Perron

To whom it may concern,

I am writing with regard to the above file, which relates to 3 storey stacked townhouses on 77 Victoria Road North. I own a property in the area.

I am most concerned about this application, and outline the main reasons for my concern below:

- this is an area of bungalows. A 3 storey townhouse development is out of keeping with the neighbourhood, and the townhouses will overshadow the surrounding properties
- this is a neighbourhood of mostly single family dwellings. A 3 storey townhouse could increase population density beyond the number of additional living units, as larger families or multiple families might live in each unit
- Victoria Road is a very busy street already, and adding such density in this location is problematic, especially as it is next to a school. In addition to being a very busy main thoroughfare throughout the day and evening, that section of the road is extremely busy and congested at the beginning and end of the school day. Adding 28 parking spots/cars next to the school is problematic for traffic congestion and safety.

- There are many mature trees on the property, and several will come down in order to build these units, which would be a great loss.

I think this proposal is very problematic and ask that Council reject it, and keep the low density residential land use zoning.

Yours truly,
Barbara Harrison

To whom it may concern,

Re attached flyer: I have viewed the area in question and if the information referred to in it is correct then I do agree that this development could have a deleterious effect on safety, traffic flow, and parking.

Being a retired municipal police officer I feel I do have a good understanding of these types of matters enough to provide input on them.

Please feel free to contact me if there is any information to the contrary or if I could be of any assistance in helping to resolve and or improve this proposal.

Regards,

Peter D. Stewart

Good Afternoon Mr Gibson and City Council.

I am writing to express my concerns about the new development proposed for 77 Victoria Rd North.

I have been a parent at St. John Catholic School since 2007 and an active member of the Parent Council there for the past 11 years. My one child has since graduated from St. John and is now in his final year right next door at St. James Catholic High School and my other 2 children will be moving there upon their graduation from St. John as well. I am very familiar with the school location right on the very busy Victoria Road and have been actively involved for many years with our school council and other parents regarding our children's safety concerning the traffic volume.

If you are ever between Grange Street/Road and Cassino on Victoria Road you will know the amount of traffic that is there and the volume of accidents that already occur, especially at the intersection of Cassino. Adding in a 24 unit townhouse complex is just going to add to the ongoing problems in the area.

St. John is primarily a walking school and the increased traffic by the entrance to their school and what will undoubtedly filter over onto the side streets of Palermo, Hadati and Cassino is of major safety concern. Adding to this concern is that I see

more and more parents driving their kids to keep them safe. There is already a lot of traffic due to parents dropping off their children for both schools so just imagine an increase to that.

With very limited parking and extreme traffic congestion at St John and St James parking lots, parents are encouraged to use nearby streets like Palermo, and Hadati from drop offs and pick ups and these streets are now being encouraged to use by the future development as they are limited in their parking arrangements. 28 spots for 24 units and 5 being allocated to visitors. Most families now have 2 vehicles so doing the math they are already short a lot of parking spots.

With that we also can foresee residents of this new development coming home after school hours and parking in what is known as the teacher's parking lot for St. John, the smaller lot that runs parallel to the proposed development site. Then imagine residents leaving in the morning when all of our students are arriving for school. Traffic is increasing and lots more vehicle movement while our students are safely trying to walk to school. Or strangers coming in and out of the lot to get their vehicles during the school day when our children are outside safely playing.

Traffic is horrendous on Victoria Rd and Cassino, with frequent accidents now add in 24 residents trying to turn into their parking lot a few feet further away! More accidents! Will it take a child being hit before traffic safety and already existing congestion be noticed?

I can tell you that over the past 11 years that I have been on parent council at St. John that we discuss traffic and safety of our students and parking at every meeting. I know that City officials have been to the school before regarding our concerns and still nothing has been done. The thought of more traffic coming scares me! I cannot imagine the scenario we will encounter with 24 more families in the area. FAMILIES.... not people....FAMILIES! Even with 3 people per unit you are looking at 75-100 more people adding into that tiny space!

Traffic issues aside, let's focus more on the safety of our children if this is allowed to continue. Who will be watching the children while big construction vehicles are going in and out of the site? Who will ensure that this site is fully locked down so that nothing happens to the little ones out at recess for play? Kids will be curious and we all know that accidents happen. Will the construction impact their outdoor time? Will it be a point of that for the kids safety outdoor time is cancelled? Will they overtake into the parking area and cause more congestion there?

It also appears to me that they are trying to down play the fact that there is an ELEMENTARY school there. All the plans I have seen on the website are noted as St. James Catholic HIGH School. Like they are trying to say that it is all older kids there and not little ones and draw the attention away.

I strongly do not feel that this is the right type of development for the safety of our children and our neighborhood. Please vote against this Proposal.

Thank you for your time.

Please feel free to contact me.

Ellen Sorbara

I writing regarding about the proposed development at 77 Victoria rd. I am against the proposal because of traffic issues and parking on my street (Palermo cres). THE 3 Stories high is of concern to me it does not fit the surrounding area, I feel my privacy will be I fringed on. I will also have a negative impact in the school and church.

Kind regards,
Jane Morrison
