

**Revised Agenda General Correspondence  
Statutory Public Meeting Report – 77 Victoria Rd North – File 0ZS20-013 –  
2021-13**

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 two doors down from the proposed development.

I am concerned about this application, for the following reasons.

The height of the development, at three storeys, is out of keeping with the rest of the neighbourhood. It's much higher density than the rest of the neighbourhood. Victoria Road is already a busy street, and it's often difficult to get in and out of our property. Increasing the density by this significant extent will cause problems. There are mature trees on the property, and several will come down or be damaged in order to build these units.

I know that there are always concerns about neighbours saying "not in my back yard", and the City needs more housing. I don't have a problem with building on this site - this proposal is just too much for this location.

I ask that Council reject the proposal and maintain the existing low density residential land use zoning.

Yours truly,  
Andrew Harrison  
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Dear Councillors,

I am writing to voice my objection to the proposed stack townhouses at 77 Victoria North.

To be clear I am in favour of intensification and making more affordable housing on parcels of land inside the City boundaries.

However the proposed units are excessive. Please stick to your current zoning plan guidelines.

Most concerning is the lack of parking to me. Plan on 2 spaces per unit or a minimum of 1.5 spaces per unit. As a realtor I see this all over the City. Townhome complexes placing a burden on street parking and other neighbourhood parking lots for example schools.

St. John's has a limited parking lot that is filled with the teacher's cars and the volunteers at the school daily. The proximity to this development would see the new residents parking in this location overnight requiring the school to install some kind of controls to ensure their parking spaces are vacant in the morning.

St. James also has limited parking. Both schools struggle now to provide adequate parking for their teachers and volunteers.

Please be extremely strict on the number of parking spaces for this proposal. So many new residents are moving into our City from the GTA and keeping their jobs in the GTA that require the residents to have usually two cars to get to work.

Thank you for your time and consideration.

Jo-Anne McDermott

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I am a resident of Palermo Crescent and a licenced Professional Engineer. I would like to voice my concerns regarding the proposed application for new stacked townhouse units at 77 Victoria Road North in Guelph. My concerns are with respect to the residential compatibility of the proposed development with the existing surrounding neighbourhood. The proposed development is located in a low-density residential neighbourhood made up of primarily single-storey detached houses. The proposed three-storey height (with sloped roof above) will be substantially taller than the surrounding houses on Victoria Road and Palermo Crescent.

The proposed development is also to be taller than the neighbouring single-storey elementary school (St. John Catholic School) and two-storey (+mechanical penthouse) high school (St. James Catholic School). There are no other three storey buildings visible from the development site with the exception of St. John's Parish Church tower. The closest residential buildings of this height are located at 32 Hadati Road (opposite the Victoria Road Rec. Centre), 5 Schroder Crescent (adjacent to the commercial development at Grange and Victoria Road) and 35 Cassino Avenue (adjacent to the mid-rise apartment buildings at 68-72 William Street). These other sites are on generally larger properties and better incorporated into the surrounding neighbourhoods.

The proposed density of the development is also significantly greater than the surrounding area with this density achieved in part by the relatively tall and narrow stacked units. This density also requires almost the entire remainder of the site surrounding the buildings (with the exception of a common amenity area) to be taken up by the parking lot. This will require the existing trees located on the site to be removed and may damage the root structure of any mature trees in the rear yard of Palermo Crescent properties which will further increase the sightline visibility of the development from the existing surrounding houses.

Based on the provided information I understand a request has been made to amend the permitted use to allow for the proposed density of 77 units per hectare based on multiple unit residential buildings such as townhouses being allowed. The

proposed stacked townhouses and higher density they provide should not be considered as equivalent to traditional townhouse units and as a result should not be allowed based on the allowance for townhouses. The proposed density is substantially higher than the surrounding neighbourhood and more than double the maximum net density of 35 units per hectare stated in the Guelph Official Plan for a Low Density Residential area.

While I am in support of this property being used for residential purposes, for the reasons stated above I believe the development should be limited to 2 storeys in height with a reduced density, such as conventional (non-stacked) townhouses.

I would also like to raise concerns associated with additional traffic entering and exiting the proposed development from Victoria Road. The provided traffic survey was in part based on information gathered during the 2020 season, prior to Covid-19 restrictions which in my experience as a local resident had significantly reduced the normal volume of traffic on Victoria Road, evidently impact the quality of the data obtained. The existing exit driveway from St. John Catholic School onto Victoria Road (immediately to the south of the proposed development) includes signage restricting left turns onto Victoria Road during morning and afternoon rush hours. This restriction is evidently due to the high volume of traffic along Victoria Road and in my opinion, a similar turn restriction would need to be applied to the proposed development. Vehicular traffic along this portion of Victoria Road is likely to further increase over time, particularly if the nearby property at 103-105 Victoria Road N. is also infilled with residential units in the near future.

I believe the proposed development is not compatible with the surrounding neighbourhood as presented and should be amended to better fit within the existing City of Guelph requirements for Low Density Residential developments. Specifically the height and density of the development should be significantly reduced to better fit the neighbourhood and help address the traffic concerns with this property. Landscaped areas should also be required and existing trees located on the site should be maintained where possible or new trees planted to replace trees which are removed.

Regards,  
Stephen MacDougall, P.Eng.

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Hello my name is Bobbi Jo Dal Bello I am a long time resident of Guelph I also own a home and business in ward 1 . I am very concerned about the proposal of of 24 3 story units on a small piece of land beside St Johns School. which is an elementary school and at times has heavy foot traffic. I travel this road several times a day and it is already congested and dangerous adding more dwellings is a recipe for disaster with people trying to make turns in and out this property as there will not be a side street entrance . As we all know most families have more than 1 vehicle and this proposal is only allowing for 28 parking spaces which 5 will be for visitor parking , so as it sits there is not enough allotted parking for all the units , this will again add for more traffic problems , all the extra parking on the side streets Delmar Cassino Grange Palermo Domo Anthony and of course extra traffic that they can't handle .

This affects all of us in the community and this is not the right property for this development,

Thank you  
Bobbi Jo Dal Bello  
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I am a nearby resident of the proposed 24 stacked townhouse development at 77 Victoria Rd. I wish to voice my objection to this proposal due to the following reasons.

1. The increased traffic consequence of this proposal would further the congestion that currently beholds Victoria Rd and Grange Street. I have lived nearby the site for 40 years and I am familiar with how the traffic has changed over these years. It is currently very congested and 24 more families with likely multiple cars per family and visitors would make a mess, especially during school opening and closing hours. There have already been a few fatalities of citizens crossing the street over the years and I believe this proposal would only add to this risk.

2. The proposed three storey stacked townhomes do not conform with the adjoining character of the neighbourhood as required by the Planning Act. No where in the near area is there such a similar development. 2601265 Ontario Inc. is asking for an exemption to the allowable density that is much too excessive for this neighbourhood. This excessive density would add to the already scarce privacy and contribute to more noise pollution.

3. Parking of vehicles is also an issue. It is reasonable to assume that 24 more families will have more than one vehicle and their extra vehicles would likely be parked at neighbouring quiet streets. Furthermore, it is not reasonable to think that the proposed 5 visitor parking spots can accommodate visitors for 24 units. Again, visitors would park at neighbouring streets adding to the congestion. Instead of trying to decongest a situation that is becoming more and more unbearable, this would make it worse, there are times where in order to turn into Grange from Domo a person has to wait 15 minutes at the stop sign waiting for a good soul to allow him or her into the traffic.

For these reasons, I wish to formally object to the proposed development and hope that the City of Guelph truly considers my objection and that of my fellow Guelph citizens.

With thanks  
Angelo Stefanelli  
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Following the notice I received in the mail and recent article in Guelph Today re: 77 Victoria Road North, I would like to further express that I do not agree with this development and have some significant concerns.

My first and foremost concern is the safety of the children attending the schools. The traffic is very congested at peak times and drivers can be reckless on this very

busy road area. Adding additional traffic in and out of this area is problematic. I am not sure when the mentioned survey was completed but additional traffic on this road is dangerous and a threat to the children.

Where will additional parking be located? If it will be on neighbouring streets that will also cause congestion and risk for current residents. I grew up in my home residence on Palermo Crescent and there already is traffic with drop off and pick up for school. If additional cars are allowed to park on these streets it brings added congestion and security risks.

What will happen to the mature trees that have been in the area for over 50 years? These trees bring both beauty and privacy to the area, not to mention the environmental benefit. I feel strong opposition is taking place because this property development doesn't fit with the integrity and long history amongst this family neighbourhood. This development is looking to place 3 storey high stacking townhouses in an area that does not blend with surrounding homes and will also encourage extra traffic and parking causing problems for current and long standing residents. Why would we agree to something that is damaging to long standing residents?

I hope that Guelph council takes into consideration the many and significant concerns with this development to prevent future issues and makes the right decision for the many tax paying families who wish to continue to call this area home and feel safe.

Sincerely,  
Linda Dametto  
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Re: proposed development on [77 Victoria road north](#) to build 24 triple-storey townhouses

My name is Darrell Tucker. Together with my wife, Lelia, we currently live on Palermo Crescent in Guelph in a house that was built by Lelia's parents in 1967. Of all the changes made or proposed over the 50+ years in this area there has never been a case presented that has compelled a response such as the one to build 24 triple-storey townhouses on the lot at [77 Victoria road north in Guelph](#). Even before hearing the expressed opinions of our neighbours both verbally and written, we had our own concerns regarding this proposed development. After all was heard and said, it was clear that our concerns were strongly and unanimously echoed among the surrounding neighbourhood.

Leading the list of concerns is traffic on Victoria road and all its associated safety risks - as well as vehicle congestion especially during school drop off and pick up times. It is important to be cognizant of the specific location of 77 Victoria road relative to its proximity of 2 schools and a church. The proposed development is directly adjacent to all three institutions.

Both Palermo crescent and Hadati road have walkways leading to the school yard and park. In the past few years traffic has become so heavy that these walkways have become utilized for the overflow from Victoria road to drop off and pick up children. During these times, we have seen Palermo crescent fill with idling parked vehicles until all children have been retrieved from the school. We have tolerated these daily events with understanding and awareness of the circumstance that is the congestion on Victoria road.

It should be clearly obvious to anyone familiar with the daily activities in this area that any significant, and deliberate increase in traffic will directly impact the safety of the children and other pedestrians who regularly frequent to and from both schools and church.

Another concern is the environmental impact of the proposed development. Currently there are several large and beautiful trees on the property at [77 Victoria road](#). Will these trees be sadly removed? Would the suggestion that this land be repurposed for the sake of preserving and even beautifying the area in a way that would benefit nature unimaginable, or is the idea of financial profit too lucrative to ignore?

Then there is the disquietude of compromised privacy. Ours, and several of our neighbouring backyards, adjoin the school grounds/park. These backyards also face the property address of [77 Victoria road north](#). If the proposed 24 triple-storey townhouses were built it would measurably impinge on the visibility into our yards - specifically from upper windows of the townhouses.

These are a few of the main concerns we have for the proposed development on [77 Victoria road north](#) and why we object to it. For those involved, Please reconsider this land's potential and how it can be best utilized for the benefit of the environment and the community.

Thank you  
Darrell and Lelia Tucker  
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