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We are writing to register our strong opposition to the proposed townhouse development at 77 Victoria Road. There are far too many units proposed for the amount of land available.

“Schedule 1 – Proposed Conceptual Site Plan” was sent to the nearby homeowners by the city. In this document, it appears that St. James High School is next to the proposed development. This is not correct: it is St. John **elementary** School that is adjacent to the proposed development.

This development will affect the traffic flow on Victoria Road and will also be a safety issue for the elementary school.

Safety: There is only one entrance to this proposed development which is directly beside the parking lot of the school. There is a steady stream of children walking home at dismissal time. We are deeply concerned about the safety of these young children, as young as four years old, walking with siblings who are only slightly older. Drivers trying to enter the development from Victoria Road or trying to exit from the development, will become impatient and will take chances. Sooner or later, something serious will happen.

Traffic issue:

Apparently, a traffic study was done that indicated no left-hand turning lane was needed. A proper traffic study could only be done at dismissal time when all students are attending school. Because of Covid-19, many students are “home schooling” and not attending school. Clearly, a proper traffic study could not have been done. Traffic on Victoria Road will most definitely be affected, especially when turning left from Victoria Road into the development. The more units in the development, the more vehicle traffic.

Another concern is the lack of available parking for the residents. There are a total 28 parking spaces: 1 parking space for each of the 24 units and four visitor spaces. There are no parking spaces for residents who need an additional parking space. Most households have a minimum of two vehicles. This is totally inadequate. According to the General Provisions of the Guelph Zoning bylaws, 4.13, the **minimum** required parking spaces per unit are 1.5 for the first 20 units, then 1.25 per unit. This would require the development to have a **minimum of 35 parking spaces.**

If this development is allowed, residents and visitors will be forced to park elsewhere. People will park in the closest space -- the St. John School parking lot -- and in the nearby streets. How long before the school board takes action to prevent parking in the school parking lot? To avoid crossing Victoria Road, Palermo Crescent will be used. Many residents on Palermo Crescent park their vehicles on the street from April 1-November 30 resulting in limited parking. In addition, it is very congested between 8:30-9:15 a.m. and 2:45-3:30 p.m. due to parents dropping off and picking up children from school. This congestion occurs at both the Cassino/Palermo entrance and at the entrance to Palermo Park. The city of Guelph has no on-street parking from December 1-March 31; where will these cars be parked? Will the sale of the units be restricted to people with only one vehicle?

Lastly, we are opposed to the height of the proposed development. Townhouses that are three-storey high will be out of place with the existing homes.

Wayne and Dina Carter,

