

January 19, 2021

To the attention of city of Guelph clerk, City Council, Mr. Dan Gibson and Lindsay Sulatycki

These are our concerns regarding the development at 77 Victoria rd. n. in Guelph:

We feel that this development is not appropriate for this location, this is a well-established single family residential zone.

City of Guelph has indicated that the proposed development area is an institutional zone, since that at this LOCATION THERE WAS A FARM HOUSE for many years we would like to know if this was always zoned institutional or if it was recently changed from residential to institutional to accommodate this development.

On the proposed development it shows that the land on the south side of property is a High school but it is actually an elementary school, we believe that this type of development will infringe on the privacy and safety of the elementary students and surrounding residents.

This property has a city easement which is for a watermain from the Bradburn well property to the watermain on Victoria Rd. N. for public use. The city's Bradburn well was decommissioned several years ago leaving the domestic water service to St John Elementary school still connected to this watermain. As the city is constantly looking for more sources of water for our city residents I would like to suggest to have the same area retested for a possible water source to rebuild a new well.

The development request to have this easement removed, this would require the watermain to be removed and in so doing the existing water service for the St. John Elementary school to be relocated. I would like to know who will pay for the infrastructure changes, I would also like to know if City Guelph funds will be allocated for this development (tax payers or hidden utilities surcharge) to aid this private development, tax payers should not subsidize costs for private developments.

Traffic has not been evaluated as it should be, the volume is horrific especially during school hours we are continually having difficulties getting in and out of our driveways. We have had cases where vehicles ignore the red stop light at the entrance to St John school and Church, with this development definitely it will increase these traffic issues.

Although we are in favor for the development of this land presently there is no clear indication of the total number of families allowed to take occupancy in this development , we are opposing the three storey stacked high density townhouses, we would support much needed bungalows for seniors.

We hope our concerns will be properly addressed on the development of this property . Thank you

Respectfully

Joesphine and Domenico Basso

Lillian and John Pusic

Dino Dametto