

January 22, 2021

City of Guelph  
Clerk's Department  
1 Carden Street,  
Guelph, ON  
N1H 3A1

**Attn: Lindsay Sulatycki, Senior Development Planner**

Re: Official Plan and Zoning By-law Amendments-77 Victoria Road North

The Wellington Catholic District School Board is in receipt of the documents related to the development of 24, three-story stacked townhouse units adjacent to St. John Catholic School in Guelph. The Board has significant concerns related to the proximity of the development to the school (63 Victoria Road North) with regards to the privacy of the school's outdoor learning and play spaces and the effects of lighting and shadows created by a residential building. There is also a great concern for student safety during the staging of construction.

In addition, the Board transports approximately 370 students utilizing 21 school buses on a daily basis. Based on our analysis, approximately 775 students attending St. James Catholic High School and St. John Catholic School walk to school and, for many, their route will be impacted by the proposed development. In particular, there is concern about the increase in traffic and congestion at the entrance to St. John Catholic School and St. James Catholic High School, which is part of the aforementioned walking route. While we reviewed the traffic study, it is unclear how school traffic data was specifically used. No data was collected centrally through the Board's planning department. Also, there is an existing issue with traffic congestion and student safety at both school entrances and we have been in contact with Engineering and Transportation Services regarding the stop arm and crosswalk. Last year the City indicated they would be conducting a traffic study. Through email correspondence on December 17, 2020, City staff indicated that the updated data for the intersection at Victoria/St. James was not useable and they were going to complete another study the week of January 11, 2021 (pending the return to school). St. John Catholic School and St. James Catholic High School enrolment projections indicate growth of approximately 200 students over the next 5-10 years, exacerbating the traffic issue.

Lastly, there is concern in regards to the parking associated with the new development. The Board currently utilizes the school on evenings and weekends as part of our mandate for community outreach. The schools are made available to the community for youth, adult and senior programming. We have concerns that construction of the 24-unit residential building will affect the parking at our school site as there does not appear to be adequate parking currently allocated for a development of this size and density.

The Wellington Catholic District School Board appreciates the opportunity to provide feedback on this proposal and we are requesting further consultation to address the concerns that we have identified.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tracy McLennan', with a long horizontal flourish extending to the right.

Tracy McLennan  
Associate Director, Corporate Services and Treasurer  
Wellington Catholic District School Board

c.c. Michael Glazier, Director of Education, Wellington Catholic DSB  
Attachments (2)

75 Woolwich Street`  
P.O. Box 1298  
Guelph, ON, N1H 6N6

Tel: 519-821-4600  
Fax: 519-824-3088







