

February 3, 2021

RE: 78 and 82 Eastview Road

I live on Starwood Drive in one of the homes that is behind this property and do have some concerns.

Some of my concerns are:

1. We moved into our home almost six years ago and are almost ready to get ourselves some chickens to enjoy fresh eggs and the education and wonder that comes from keeping them. One of the reasons we chose Guelph was the fact that we could have backyard chickens. The new development may actually change our ability to have them depending on the proximity of the new homes to our back fence where we would need to put the chicken enclosure. I hope that anyone who has chickens by the time the development is complete will be allowed to keep their animals as they would have been compliant before the new houses were put in.
2. There are two other proposed developments fairly close to us at 46, 47 and 87 Hyland Road (19 detached houses) and 520 Speedvale Avenue East (64 townhouses). Victoria will become even more congested than it is already once the three developments are complete. Traffic on Eastview may not be a huge issue, but Victoria will.
3. It is helpful that the builder added in a few visitor parking spots throughout the subdivision but that will have very little effect on the parking issue that plagues most of Guelph. The residents there will likely spill over to fight for many of the same spots we already fight over. Parking is at a premium in our neighbourhood, so much so that if I want to have visitors, we must park one of our vehicles down the street or even at a plaza to ensure our guests can park at our home. We have been known to park at the plaza at Watson and Eastview and get a ride back to make room for guests. We also park south of Eastview on Starwood and walk up. That doesn't sound like a big deal, but we shouldn't have to park such a distance just to free up a space for a single guest's vehicle to come to our home. If we have to have two spaces free, this becomes even more challenging. Many people in our subdivision (which includes two condo buildings that only offer one parking spot to each unit) park on the very few street spots; Starwood, Jeffrey, Summit Ridge and Eastview. Add this to the fact that many people are not even allowed to expand our driveways and you can see the huge issue this is.
4. While the builder revised their initial plan, they did add 13 MORE units which further adds to noise, traffic congestion, parking issues, etc.
5. I am also concerned that (I cannot tell if there is a playground on the forms I was looking at) there will be many homes with families and they will need sufficient green space to enjoy and a playground to play in. This doesn't necessarily affect us but our whole area is full of children and it's wonderful to see them outside playing in the nice weather.

Questions I have:

1. What will divide our homes on Starwood (and the townhouses west of the development property) from the new development? Many have put in fencing but others have not. Will it be a single, consistent fence down the entire length of the new development on either side against the subdivisions that already exist?
2. Are the townhouses to be inground (two storey plus in-ground basement) or will they make the basement area above ground like some other “two-storey” townhouses are? The taller the homes are, the more likely we are to lose sunlight into our homes, yards and garden. I LOVE our veggie and fruit gardens and our children play outside a lot. I would like to know what the light impact from the townhouses would be on our property and also feel the houses towards Eastview on Starwood should know the impact a five-storey condo building will have on theirs.
3. This is me thinking out loud but doesn't hurt to ask. What is the possibility of having them only build the condo, making it slightly wider to give them 2-4 extra units per floor to sell, adding more parking, and leaving the field, forest and wetlands alone? They could also have more greenspace for the occupants of the building. I feel this could be a major win-win as the builder can sell their homes, they could offer more parking which could fetch them a bit more money for each unit, the wildlife and protected land are left untouched and it would be amazing to put the field to a good use. Maybe adding several trees to expand the forest, planting fruit trees or even community gardens to help those in need. I know that this is a dream, but it definitely could be possible. I would help if it came to fruition.
4. Is there an ideal start date in the minds of the builder or do you know of the earliest a project could even begin? This is just a curiosity of ours.
5. Could I request a well-maintained cedar hedge be placed between the new development and our backyards as opposed to large trees which would be gorgeous but also block the sunlight from our multiple gardens and would eventually become very expensive for us to maintain on our side?

Thank you so much for your time and assistance.

Amulet Smithson
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