

**Statutory Public Meeting Report 111-193 Silvercreek Parkway North  
Proposed Zoning By-law Amendment File: OZS20-017 Ward 3 - 2021-53**

**General Correspondence – Revised Agenda**

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Subject lands 111-183 Silvercreek parkway North

Thank you so much to involve me in your development process. I guess the following problems will come forward after the implementation of this proposed project:

1. Traffic in my locality will be increased.
2. Senior citizens will be in problem due to noise and safe walking.
3. No frills area has open space for a good environment. That will be demolished due to this development. We will be suffocated.
4. More people may hire more unsocial people, may create drug problem.

In Guelph still, there are vacant areas were more apartments. Why you are going to use a developed area?

Sincerely

Shiba Nandi

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Greetings to all,

I am a fifty year resident of [REDACTED] Applewood Cres., Guelph which is directly behind the Willow West Mall. My concern about allowing the zoning by-law amendment for 111-193 Silvercreek Parkway North is the impact the buildings will have on the neighbouring residents' sunlight. The shadow study has shown the west end building having a shadow stretching east over the top of the mall and as far as the homes on Applewood Cres. The importance of sunlight for one's mental health and overall well-being is widely known. It would be a shame for the sunlight in this area to be taken away for the sake of profit for the developer. Some things in life are priceless and need to be appreciated and respected. For this reason, I wish to state my very strong opposition to allowing six storey apartments to be built at this location.

Sincerely,  
Patricia Plat

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To Whom it May Concern:

I am writing today concerning the 2 six storey buildings at 111-119 Silvercreek Pkwy. containing

148 units.

As you know, this area of Guelph, was designated the "Onward Willow" "Better Beginnings-Better Future" area, back in the early 1990's. That meant that this area from Silvercreek to Edinburgh Road, Speedvale to Willow, had the highest density of children living in apartments/townhouses than any other area, not only in Guelph, but in Ontario, if not Canada.

I believe by adding another 148 units on the parking lot of WW Mall would just add to the traffic and congestion in this area. There are already numerous motor vehicle accidents on the corners of Willow and Silvercreek.

A proposal for an apartment building is already being sought for the corner of Dawson and Willow as well as Willow and Bagot streets. An additional low income housing apartment proposal is being sought for Willow Road between 2 apartment buildings already there.

This is really getting out of hand. The construction alone would be crazy, before the buildings are even built.

Please re-consider the proposal for 111-193 Silvercreek and perhaps just plan for one building instead of two. I do believe that this would be in the best interest of this whole neighbourhood.

Regards;  
Marti Valeriotte

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To Whom it May Concern:

Please consider the following comments regarding the application for the proposed apartment complexes at Willow West Mall:

- As noted in the Guelph Mercury Tribune, the buildings will adversely affect sunlight for residents on Applewood Cr.

- The planning consultant notes that the site is an infill and intensification project on an underutilized greyfield commercial plaza site.

Currently, Leons occupies a large footprint at the southerly end of the site. The customer base is small and therefore a lot of parking area is

underutilized, however, if they move out of the mall, a new tenant or tenants may require the maximum parking spaces available based

on the zoning requirements for such establishments. When Zellers occupied the space, the parking was almost always 70% plus utilized.

- Probably the most significant objection to this proposal is the resultant safety concerns due to traffic increases on Silvercreek Pkwy and Willow Rd. As a resident of this neighbourhood, I and many neighbours have consistently witnessed near

collisions and pedestrian / motorized vehicle conflicts at the entrance to the mall on Silvercreek Pkwy. Adding vehicles coming and going on a daily basis, plus visitors, will only increase the congestion already present in the area. This will surely lead to one or more fatalities due to the attempts, by frustrated shoppers, to make left turns onto Silvercreek Pkwy. Add to this the increase in the number of vehicles turning right on Willow Road, from the south building, to meet up with the vehicles that are heading south on Silvercreek Pkwy, and the resultant traffic backups and congestion at this intersection are obvious.

- There are already proposals for an increase in apartment developments at 607 Willow Rd., a two building proposal at the plaza at Willow Rd. and Dawson Rd., and multiple buildings on Edinburgh Road. All of these developments, if approved will further increase the stress on the mall grocery store and further increase traffic at the mall site, adversely affecting the safety of people trying to get out of the mall entrances. If any of these proposals make sense from a traffic flow perspective, it is the development proposal on Edinburgh Rd. The site is mid-block and can have multiple entrances with adequate site lines for safe entry onto the municipal right of way.

Respectfully Submitted,  
Gerard Roche