

## Members of City Council

In regards to the application to change the current land use zoning from “Low Density Residential, and Medium Density Residential” , to a “High Density Residential land use designation at 166-178 College Ave West, I like to point out several issues why this is not a wise change of land use.

First, the change in residential density from a Low and Medium to a High density will immediately increase the amount of vehicular traffic in and around the site. College Ave is currently a single lane eastbound and single lane westbound with a turning lane in the centre. During the morning and afternoon it is currently difficult to get onto the street from either Lynwood Ave or out of the driveways along College Ave due to the traffic being backed up bumper to bumper between Edinberg road and Scottsdale Ave. In fact, in the proposal it states that there will be 133 parking spots, which includes a visitor/ Senior Day Care centre of which could see a constant flow of traffic in and out of the property, and in addition there will be Service Trucks tending to the operation of the apartment complex/day use area, which will additionally slow and hinder traffic on an already busy College Ave. This High density residential proposal will no doubt will have a negative impact on traffic.

Secondly, I like to point out that this added traffic coming from the proposed apartment building, will put further strain on the neighbouring streets and intersections. For years the City of Guelph has put in many measures in an attempt to reduce the number of accidents on one of the worst intersection: College Ave and Edinberg Road. From this site, this is the first intersection heading towards the University and by the increase in traffic we will see more accidents. Lynwood Ave will also become a short- cut as drivers avoid the intersection of College Ave and Edinberg Road. Lynwood Ave, a residential neighbourhood, is an entrance to the residential Cul-de- sac, at Lynwood Place, where signs are posted stating it is not a through street for traffic. With a High density apartment unit being proposed across the street, it is certain that many drivers will cut through this residential street to avoid traffic congestion at the intersection. It is happening now and it will get worst with a high density residence.

Another point I like to make has to do to pedestrian safety. We know there will be a major increase in vehicle traffic through Lynwood Ave and more parked cars, and that will jeopardize the safety to those walking along the road. Just as a reminder, Lynwood Ave and Lynwood Place have no continual sidewalks along its road as the Avenue swerves around from College Ave to Edinberg Road. University students, neighbourhood kids, as well as other pedestrians, walk along the road of Lynwood Ave to get to and from University, or any of the 5 schools in the neighbourhood. I do not want to see anyone get hit by vehicles along Lynwood Ave or along any roadway or intersection because having a high density residential unit built opposite Lynwood Ave will increase the likelihood this happening.

Another concern is for the available retirement opportunities for seniors. Currently the residence accommodates retirees with limited abilities, such as those on fixed welfare and disabilities. We have a growing need for retirement homes in Guelph, and a growing need for retirement homes that are affordable. It is my understanding that this current set up is unique and is not commonly available. The proposal discusses an area for Senior Day use, or Day care, but does not go in detail, nor does it provide any accommodations for retirement living. This proposal is missing out on a basic need for the existing residents.

I hope that I have shared some of my views clearly, and trust that you will take them in consideration when viewing this proposal on 166-178 Collage Ave West.

Ed Kruis