

Clerks

From: STEPHANY EMBRO [REDACTED]
Sent: Thursday, January 27, 2022 1:48 PM
To: Lindsay Sulatycki; Dan Gibson; Clerks
Subject: 77 Victoria Rd N

Categories: Correspondence

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Hello I am a long time Guelph resident and my family and I reside at [REDACTED] Victoria Rd N. We are directly across the road from this proposal. I have voiced my concerns several times about this matter.

1 The parking . They have 28 spots for 24 units. 4 are visitors which 2 of these are handicap. So pretty much only has 2 extra spots . We know that the average house has more than 1 car so where are they going to park? The elementary school ? No they won't be able to park there. So Delmar Grange Karlalee Cassino Anthony Montreal Palmero it is . These streets are already congested and can not take the extra traffic let alone extra on street parking. As per the the developer the units may not come with parking and would have to be purchase separately. DISASTER. Especially now with the other proposal at the corner of Victoria and Cassino and Palmero. You know these units come with 1 parking spot . The way housing market is now people buy what ever they can even knowing they only have 1 spot but are a 2 car or more family. This becomes a huge problem around the neighborhood.

2 The uncontrollable traffic on Victoria Rd it is a Raceway. So let's add more traffic to an unsafe road right beside a school. They did a traffic study and no left hand turning lane is necessary. Did they come at night? Well let's add this to the Cassino problem with the other proposal. Victoria rd is 50 klm and 40 during school times . Traffic does not ever slow down very little police presence

3 They want to make these dwellings 3 stories high. There are no dwellings in this area that are this high and they will look into multiple people's back yards and look esthetically awful. This property is Not the proper space to try and jam all these houses in .

This dwelling will only have 1 entrance off of Victoria Rd

If there is an emergency how are they getting in and getting out ? Very unsafe

This property was always a single family home for generations with many mature trees .

Please reconsider this proposal

Thank you

Stephany Collins

[REDACTED] Victoria Rd N

Sent from [REDACTED]