

Re: 77 Victoria Rd. N. letter against the staff recommendation to approve the application

Hello, we are long time Guelph residents and our families reside at [REDACTED] and [REDACTED] Victoria Rd N. We are directly across the road from this proposed land development and have voiced our concerns about this matter.

We realize that this empty land needs to be developed to provide residents with a place to live, our concern is with the 3 storey high townhouses are not compatible with general caricature of built and existing established residential neighborhood.

The proposed density of 58 units per hectare greatly exceed the maximum density of 35 units per hectare and not less than a minimum net density of 15 units per hectare permitted in low density residential designation, **this site is only .313 hectare**, on the rendering of the drawings shows basement below ground. Is this making it a possible development or increasing the number of units in the near future? Furthermore the traffic situation has not been properly assessed, considering that two major driveways are not too far apart and between two stop lights.

Traffic on our road most of the time is excessive and exceeding the speed properly posted for a school zone, and with large and heavy vehicles at all hours is not making our road safe for the pedestrians and this does also greatly impact the use of our driveways.

Please reconsider our concerns regarding this proposal as we all work together to make a safe and desirable neighbourhood.

Thank you for the opportunity to incorporate our concerns in this development.

Domenico & Joesphine Basso,

[REDACTED] Victoria Rd. N.

Dino Dametto

[REDACTED] Victoria Rd. N.