

We are deeply concerned for the proposed high density development of a 493 unit 10 storey apartment building at the corner of Decorso Rd and Victoria Rd (Major intersection Victoria Rd and Arkell Rd).

There is will be an adverse impact to the reasonable enjoyment of the neighborhood we are all part of.

We are concerned for the following:

1. Overcrowding of our neighborhood schools.

A high density development will affect our access to enrollment in our neighborhood schools. the increase will put an additional strain on teachers, classroom sizes & quality of learning for our children.

2) Environmental Impact to Trees, Wildlife & Water

This region is home to wildlife some of which are endangered. Some examples of wildlife affected are snapping-turtles, Cardinals, Blue jay, Chickadee, Doves, Sparrow, Crows, Woodpeckers, Herons, Red-wing Blackbirds, Deer, Fox, Beavers, Squirrel, and many more.

A large amount of our neighborhood water supply will be required and a water permit has been granted for the development. There are also neighboring creeks that connect to many rivers and conservation areas. The proximity and run-off from this development can have a serious environmental impact.

3) Reduced Access to Outdoor Space

With an increase in high density development there will be an overcrowding of our community parks and conservation areas. Some of the parks that will be affected are Jubilee Park, Preservation Park, Macalister Park, Howden Crescent Park & Starkey Hill Conservation to name a few.

4) Increased Traffic on Victoria St

The developer is proposing 493 units with a 442 space underground parking. The impact on traffic will be extensive. This will increase our commute times, add to the congestion on our roads, elevate traffic noise and increase potential collisions. Victoria Park connects many neighborhoods in Guelph from the North end to the South - we will all be impacted.

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