

Hi Lindsay,

I'm a resident in the area of the proposed construction of Victoria Park Village at 12 Poole Street and would like record my opposition of the rezoning from low density to high density building.

Here's my concerns:

- The water table in this area is already high. The existing drainage was adapted for the new construction being done on the site in 2021 but is already flooded and encroaching on public property (there's significant swelling very close to what I think is # 161 MacAlister). I've read the Groundwater Mounding report but I don't think it addresses the impact of the change in groundwater levels in the surrounding green space, nor the future impacts of Victoria Gardens
- This is not an intensification hub, or designated corridor, and I don't believe consideration is being made to the consequences of such an increase in population in the area to surrounding schools and facilities.
- This location is not on a transit route and is not likely to be for the foreseeable future
- The area does not easily connect to any amenities as the lot is surrounded by natural heritage and only accessible by Vitoria Road entrance. This means all traffic to Gordon Road will be via Arkell Road and Zaduk Place (I believe residents are already complaining about traffic levels). Traffic studies look to have been done in 2009 & 2014 and do not take into account changes to Guelph in the last 8-13 years (not only in unit numbers but house sizes and cars per residence). Based upon the proposed 493 units this would add approximately 600 vehicles to Victoria Park Village
- There's already complaints about over crowding on Decorso Drive with units being very close together and a shortage of visitor parking. There looks to be little visitor parking at Victoria Park Village, based upon the on the Engineering drawings. At 493 units this means 10 visitor parking spaces would only allow 2% of units to have visitors at the same time.
- Parking will also become a very big problem if this lot becomes high density. Parking won't be able to accommodate a reasonable amount of visitors (even for a small % of residences), nor is there parking allowed on Decorso Drive.
- I don't believe that there's been any environmental assessments done since the new construction on MacAlister Boulevard, or Decorso started (2019). That those done in 2017 do not take into account current work, unintended impacts, nor newly proposed density increases.

Please do not penalize current and future residents who also need quality of life in their community. A recent OP Review did not recommend high density at this location. I ask Guelph Council, and the developer, to respect the low density greenfield zoning that is already in place.

Thank you for your time.

Karl Vincent