

Hello there,

I was not able to attend the town hall meeting about the property for sale known as the 'Armtech site' (41-45 George Street). This letter is in support of downgrading the density to medium density from the current high density residential zoning.

I moved to Guelph in 2004 and plan to call it home for the foreseeable future. We are a family of 4 with 2 young kids and a dog. We moved to this neighborhood because it is so family friendly, walkable, and because of our access to the river/hikes along the trails. Our home is a very modest size with a very small yard so proximity to the river was a big draw for us.

My main concerns with a high density development are mostly around an increase in vehicular traffic (the current infrastructure can barely handle the traffic in the area as it is.... narrow streets with parking on one side that are already at maximum capacity most of the time). Delivery trucks can barely make it through and turn around to exit. Adding a significant increase in residential units and vehicles to the mix would be a disaster (let alone, the building/construction process). Our safe and walkable neighborhood would change drastically were it to be filled with cars. Increased traffic along Woolwich would also negatively impact flow in and out of the downtown core.

Another concern I have is of the river and trails and natural areas which run along the site. We have seen some ecologically significant waterfowl and birds of prey in the area. Construction in this area can be damaging as can high density users to the area.

I hope my comments in support of the zoning change will be considered.

Warm regards:

Thea Steele.

, Guelph, ON.