

I approve of the plan to build senior housing at 33-41 Arkell Road
It is much needed in Guelph.

I have two concerns.

Traffic: The entrance into said property is very close to the corner of Gordon Street. Cars turning left off Gordon on the advanced green light don't expect to have to stop and wait for someone to turn into 32 or 33 Arkell. There needs to be a through lane to prevent a back up to Gordon with a left turn lane into 32 Arkell and a cut out lane for those turning into 33 Arkell. All the other developments further down Arkell have turn lanes (except 60 Arkell), yet none has been planned close to a truly dangerous and congested corner at Arkell and Gordon.

The proposed development should be set further back from Arkell Road to accommodate this.

Parking: There is not enough parking proposed to accommodate the staff needed for a memory care wing. ie: PSWs, cleaning and kitchen staff, nurses and administrators, let alone parking for independent living and seniors apartments.

Lack of sufficient parking at 60 Arkell Road has lead to numerous requests to park on my property at 63 Arkell Road. The narrow side streets of Malvern and Ridgeway already hold the overflow from insufficient parking from that development. Malvern and Ridgeway are both narrow roads with deep ditches and no side walks so residents are forced to walk on the road.

These are serious concerns. I would not wish to have a senior driver rear-ended because they were slow to turn into 33 Arkell or they had to wait for a pedestrian to clear the entrance. If more overflow parking ends up on Malvern/Ridgeway, current residents will be put at risk of being run over by cars dodging around the parked cars.

Let's plan this new development properly and safely.

Sincerely, Mary Rife

I wanted to provide feedback on this development application for members of City Council and staff. I support the proposed use for this property. Housing for seniors and assisted living is a welcomed use for this area. This will result in responsible landowners and tenants and will support the surrounding residential, commercial and institutional uses.

I would like assurance there will be adequate parking provided for this development. Seniors are very independent and will have vehicles. In addition adequate parking needs to be provided for the assisted living for staff, caregivers, volunteers and visitors.

Kim Fairfull

We live on Malvern Crescent, in the small neighbourhood which, while not bordering the proposed development, will be within close walking distance. While we do support the development of a seniors apartment, independent living and care building, we are very concerned that there be adequate parking available for all residents and guests without spilling over into the neighbourhood. Will this become a bigger problem when the Hamilton's Garage land is developed. We are currently experiencing parking problems on our street with the development at 60 Arkell Road due to insufficient parking and ask that you look at the full picture, not just one development at a time.

Alex and Mary Magyar