

NEWS FROM THE HOWITT PARK NEIGHBOURHOOD RESIDENTS' ASSOCIATION

Web Site <http://www.hpng.ca>

February 2006

GREETINGS GOOD NEIGHBOURS

This is our third newsletter and a lot has happened since our second newsletter back in September.

You will notice that our name has changed. We are now the *Howitt Park Neighbourhood Residents' Association* and membership is open to all people who reside or are property owners within the area bordered on the north side by Paisley Rd., on the east side by Edinburgh Rd., on the west side by Hanlon Parkway, and on the south side by Wellington Ave.

Our mandate is very simple: *To keep Members informed about developments in the neighbourhood which may effect them individually or the neighbourhood as a whole; to liaise with the appropriate City of Guelph Officials as required to obtain information or to advise them of the wishes of the Association; and to consider such matters as density, land utilization, traffic patterns, etc. for the Howitt Park Area and to develop as deemed desirable or necessary, a Concept Plan to further define future land use and policy statements to bring about the preferred land use.*

Annual Membership fees are set at \$20.00 per person and we will be canvassing the neighbourhood in the upcoming weeks. A General Members meeting will be scheduled for April so keep an eye out for future newsletters.

UPDATE ON THE LAFARGE PROPERTY

As you know, Silvercreek (Guelph) Developments Inc has submitted an official application to the city to re-zone the Lafarge property from its current zoning of industrial to community commercial. We have identified four areas of concern:

✍ Anadequate access to the site

Currently this site can only be accessed from Silvercreek Parkway South. While the developers have proposed widening this road to accommodate access, this fails to deal with the broader issues of traffic congestion and accompanying accidents on the surrounding roads, primarily Waterloo Ave, Wellington Street, Edinburgh Road, the Hanlon and local side streets. City figures show that there were 174 reportable collisions and pedestrian/cyclist accidents at major intersection in the area surrounding the site in the past five years.

Recently, the developers have proposed opening up Silvercreek Parkway North in order to address the access issue. City staff has told us that the developers are proposing to build an underpass under the CN tracks. While it has been argued that opening up Silvercreek would address the issue of a second access, we feel that this only expands the burden of increased traffic on two additional arterial roads. Paisley and Silvercreek. Paisley Road is highly populated with elementary school children who use this road on a daily basis. Paid adult crossing guards now staff the corners of Paisley at Silvercreek and Paisley at Alma due to the high risk at these intersections. An increase in traffic, not to

mention the increase in the number of tractor trailers, estimated at 60 extra truck trips per day, would put our neighbourhood children at a much greater risk.

Projected increase in traffic

Silvercreek (Guelph) Developments is proposing 450,000 square feet of commercial space for this property. To put this into perspective, such an increase is roughly comparable to the amount of traffic currently using Highway 124 (Wellington St.) between the Hanlon and Edinburgh.

Commercial Policy Review (CPR)

The City's CPR has highlighted four new commercial nodes for future development on the four corners of the city. City staff did not identify the Lafarge property within the CPR. According to consultants hired by the City, increasing commercial development by the proposed 450,000 sq feet would put Guelph into a "residual-high growth over-supply" and would have a negative impact on those nodes.

Maintain the current zoning of industrial

We believe that the City should continue to maintain this site as industrial and actively work towards attracting light industrial businesses to this land. The Provincial's Places to Grow document argues for the long-term protection of employment lands in the face of major retail and residential development. Part-time, minimum wage positions in retail can in no way be regarded as substitutions for employment in industry.

How you can help

Please think about what your neighbourhood means to you and your family and how this proposed development will impact on your quality of life.

- By joining the Howitt Park Neighbourhood Residents' Association, you can be assured of having a strong voice in this process. Consider becoming a member of the Association.
- Send your thoughts and concerns to Mayor Quarrie, City Councillors and The Planning Department. Ask them where they stand on this proposal.
- Write letters to the editors of the Mercury and the Tribune.
- Talk to your neighbours.
- E-mail or call one of our members. Let us know how you feel.
- Check out our web site at <http://www.hpng.ca>
- Attend upcoming community meetings.
- Help us get the word out. Volunteer to deliver flyers.

All of this will help us to maintain the kind of neighbourhood that we want to live, work and play in.

You can contact us at hpng@yahoo.ca

Or by phone: **June - 821-8165**

Or

Margaret – 763-6417

**To learn more about this development and who we are
visit our web site <http://www.hpng.ca>**

Please pass this newsletter along to share with other.

