

TO **Guelph City Council**

SERVICE AREA Community Design and Development Services
DATE July 5, 2010

**SUBJECT 1291 Gordon Street: Proposed Zoning By-law
Amendment (File ZC0905) (Ward 6)**

REPORT NUMBER 10-70

RECOMMENDATION

"THAT Report 10-70 dated July 5, 2010 regarding an application for a Zoning By-law Amendment for 1291 Gordon Street from Community Design and Development Services BE RECEIVED; and

THAT the application by GSP Group for a Zoning By-law Amendment (File ZC0905) from the UR and WL Zones to the WL Zone, P.1 Zone and a specialized R.4A-?? Zone, affecting the property known as 1291 Gordon Street and legally described as Part of Lot 6, Concession 7, Township of Puslinch, and Part 1 of Reference Plan 61R-8098, BE APPROVED in the form of a Specialized R.4A-?? (H) Holding Zone, in accordance with the regulations and conditions set out in **Schedule 2** of Community Design and Development Services Report 10-70, dated July 5, 2010; and

THAT in accordance with Section 34 (17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed zoning by-law amendment affecting 1291 Gordon Street as set out in Report 10-70 from Community Design and Development Services dated July 5, 2010."

BACKGROUND

This report provides staff's recommendation on an application requesting approval of a Zoning By-law amendment application (ZC0905) from GSP Group Inc. on behalf of Gordon Creek Development Inc. and the Grand River Conservation Authority. This application was deemed to be a complete application on July 28, 2009.

A statutory Public Meeting of Guelph City Council was held on September 8, 2009.

Location

The subject site consists of 8.4 hectares of land located on the west side of Gordon Street between Edinburgh Road South and Arkell Road (see **Schedule 1**). The site is bounded by Edinburgh Road South to the north, and existing single-detached

dwellings to the south along Gordon Street. Single-detached dwellings and the Salvation Army Church are located to the east across Gordon Street and a portion of the Hanlon Creek Provincially Significant Wetland occupies the westerly portion of the site and the adjacent Hanlon Creek Conservation area to the south and west of the site.

The site consists of two separate parcels of land. The larger and northerly portion owned by Gordon Creek Development is approximately 8 hectares in size and the smaller southerly portion is approximately 0.4 hectares in size is part of a larger parcel owned by the Grand River Conservation Authority (GRCA). Should the zone change application be approved, the two property owners have entered into an agreement that would have Gordon Creek Development acquire the 0.4 hectare parcel of land from the GRCA and in exchange, Gordon Creek Development would convey a 3.0 hectare parcel along the northwest of the site to the GRCA.

Official Plan Designation

The Official Plan land use designations that apply to the subject lands are "General Residential" with a Non-Core Greenlands overlay for a portion of the site along Gordon Street and the balance of the site is designated Core Greenlands (see **Schedule 3**).

Existing Zoning

The subject site is currently zoned Urban Reserve (UR) and Wetlands (WL) (See **Schedule 4**).

REPORT

Description of Proposed Zoning Bylaw Amendment

The applicant wishes to rezone a 1.63 hectare portion of the southeast corner of the site to a specialized R.4A zone to permit a six storey residential apartment building with 128 residential units. Specialized regulations have been requested regarding Floor Space Index, interior parking space dimensions, and rear and side yard setbacks. These regulations are examined further in the planning analysis section of this report. See **Schedule 4** for the proposed zoning map.

The remaining portion of the site is requested to be rezoned WL (Wetlands) and P.1 (Conservation Lands) zones. This rezoning is requested to recognize a redefined wetland boundary and conservation lands that would act as a buffer between the wetland and the potentially developable area of the site. The wetland boundary was revised to reflect the confirmation of the location of the actual wetland in the field by Grand River Conservation Authority staff. Lands on the southerly property line designated for future City Trails and a stormwater management pond for City-owned lands are also requested to be rezoned to P.1 (conservation lands).

This application has been altered based on issues raised by staff and the public. The original proposed site plan from August 2009 is shown in **Schedule 5**. Following the September 8, 2009 statutory public meeting, the applicant worked with staff to address staff and public concerns. The revised site plan is shown in **Schedule 6**.

The density of the proposed 128 unit residential development, as calculated under "Places to Grow", is approximately 121 persons per hectare. This equates to 78 units per hectare.

Public Comments and Staff Review

Questions from the public were raised at the public meeting, and provided via written correspondence. They include:

➤ Environmental Impact:

- Confirmation of the wetland boundary and comparison of the mapping boundary now and in the 1993 Hanlon Creek Subwatershed Plan
- Is the application premature based on the state of the watershed update in 2004?
- Impact of the development on the function of the wetland
 - Is the 30 metre buffer to the wetland adequate?
 - Should construction be allowed to impact the wetland buffer?
 - Alternatives to the placement of the buildings so close to the proposed buffer
 - Should all of the buffer and wetland be conveyed to the City or GRCA?
 - Impact of lighting and any proposed fencing
- Adequacy of the proposed Storm Water Management Plan
- Impact of the development on ground water
- Impact and appropriateness of the proposed dewatering
- Impact on the wildlife corridor
- Expected tree loss and replacement program
- Assessment of impact on any rare plants
- Will this development create a precedent?

➤ Site Design

- Appropriateness of the Site Design
 - How will the elevations appear from the street
 - How trails will be provided.

➤ Need for clarification of the Zoning and Official Plan designations

➤ Explanation of details of the proposed land exchange

Staff have also determined the need to review this application against the following measures:

- Evaluation of the proposal against the General Residential, Core and Non-Core Greenland policies of the Official Plan.
- Evaluation of the proposal against the City's Growth Management Strategy and consideration for the proposed new Official Plan Update policies.
- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow Growth Plan.
- Review of the proposed zoning and need for specialized regulations.
- Review of proposed site layout in relation to the Community Energy Initiative.

A detailed response by staff to all of these matters is found in **Schedule 7**. Staff and agency comments from the circulation of this application are found in **Schedule 11**. Public comments received during the circulation of this application in September 2009 are included in **Schedule 12**.

Planning Staff Recommendation

The two main areas of public concern regarding this application are related to environmental implications and site design.

Staff support the revised wetland boundary and proposed 30 metre buffer between the wetland and developable area. The buffer is consistent with current policies as well as the revised policies that are part of the draft Natural Heritage Strategy. The applicant has revised the plans and moved the building closer to Gordon Street to ensure that construction will no longer impact the buffer.

A number of detailed information requests from Staff, the City's Environmental Advisory Committee and the Grand River Conservation Authority have been included as a condition of the zoning to be addressed through an Environmental Implementation Report (EIR) (see Condition 16 in **Schedule 2**). Staff recommend that a holding zone be placed on the property requiring the EIR to be completed in order to lift the holding zone. This would allow any implementation measures suggested in the EIR to be included in the site plan control agreement that would be registered on title. This would ensure that the measures specified in the approved EIR would be required as part of the development of these lands should the land change ownership in the future.

Staff support the requested specialized zoning regulations that will accommodate the construction of the proposed building relative to the final property boundaries, after lands have been conveyed to the GRCA and the City. Specialized regulations will ensure that the building is a minimum of 7 metres from the wetland buffer (Lands to be conveyed to the GRCA) and lands to be conveyed to the City for a Storm Water Management Pond.

Regarding site design, staff have added specialized regulations to control the location and height of the building. A specialized setback regulation requiring the building be no more than 6 metres from the Gordon Street property line will ensure that the building addresses the street in keeping with the City's Urban Design Guidelines. Also, a regulation has been added to limit the height to six storeys, which is what is proposed by the applicant to provide certainty regarding height. In addition, a detailed site plan condition requires the property to be developed in keeping with the site plan proposed in **Schedule 6** which provides certainty regarding the location of the building envelope.

The proposed residential apartment use conforms to Official Plan policies for the General Residential designation and Non-core Greenlands overlay, as well as policies for the adjacent Core Greenlands. The application meets the specific requirements in the Official Plan regarding the location of multiple unit residential buildings in residential designations, including building form compatibility, traffic accommodation and local amenity and municipal service availability. The Core Greenlands, which consist of the portion of the Hanlon Creek Wetland on the site, will remain intact and together with the proposed 30 metre buffer will be conveyed to the Grand River Conservation Authority for public ownership and management. This application also meets policies within the City's Growth Management strategy for development along an intensification corridor and fits the proposed policies in the new Official Plan Update for medium density residential development.

This application is consistent with Provincial Policy Statement requirements, specifically supporting compact urban form, intensification and protection of existing natural heritage features. It is in keeping with Provincial Growth Plan policies and assists in meeting Built Boundary growth targets.

Overall, the holding zone provision, together with the proposed standard and specialized regulations and conditions required in **Schedule 2** of this report, provide surety that the proposed application meets City policies and is an appropriate use of the site.

Minor Application Revisions

The applicant has had several discussions with City Staff during the review of this application which has resulted in revisions to the plan. These revisions have meant minor changes to the application and the need for additional specialized regulations in the zoning amendment. Key changes to the application include a slightly larger P.1 (conservation lands) Zone intended for a City-owned trail and specialized regulations for parking space size, side and rear yard setbacks and floor space index. Section 34(17) of the Planning Act allows Council to determine the need for further Notice where a change is made in a proposed bylaw after the public meeting.

As the September 8, 2009 proposal (**Schedule 5**) and the current proposal (**Schedule 6**) are very similar regarding proposed building footprint and because the current and recommended proposal has addressed several planning issues with the original development proposal, Staff recommends that no further notice is required (See third resolution on Page 1 of this report).

CORPORATE STRATEGIC PLAN

Urban Design and Sustainable Growth Goal #1: An attractive, well-functioning and sustainable City.

FINANCIAL IMPLICATIONS

Based on 128 residential apartment units.

Population Projections

- 218 persons or 121 persons per hectare(based on "Places to Grow" density calculation)

Projected Taxation

- \$412,038 per year (estimated at \$3,219 per unit)

Development Charges

- \$1,758,464 (Apartment Residential)

DEPARTMENTAL CONSULTATION

The agency and staff comments received during the review of the application are included on **Schedule 11**.

COMMUNICATIONS

Key dates for public notification are included on **Schedule 13**.

ATTACHMENTS

Schedule 1 – Location Map
Schedule 2 – Regulations and Conditions
Schedule 3 – Official Plan Map and Related Policies
Schedule 4 – Existing and Proposed Zoning
Schedule 5 – Initial Proposed Site Plan
Schedule 6 – Revised Proposed Site Plan
Schedule 7 – Staff Response to Issues
Schedule 8 – Site Context: Conceptual Renderings
Schedule 9 – Site Cross Sections
Schedule 10 – Community Energy Initiative Commitment
Schedule 11 – Staff and Agency Comments
Schedule 12 – Public Comments (from September 2009 circulation)
Schedule 13 – Public Notification Summary

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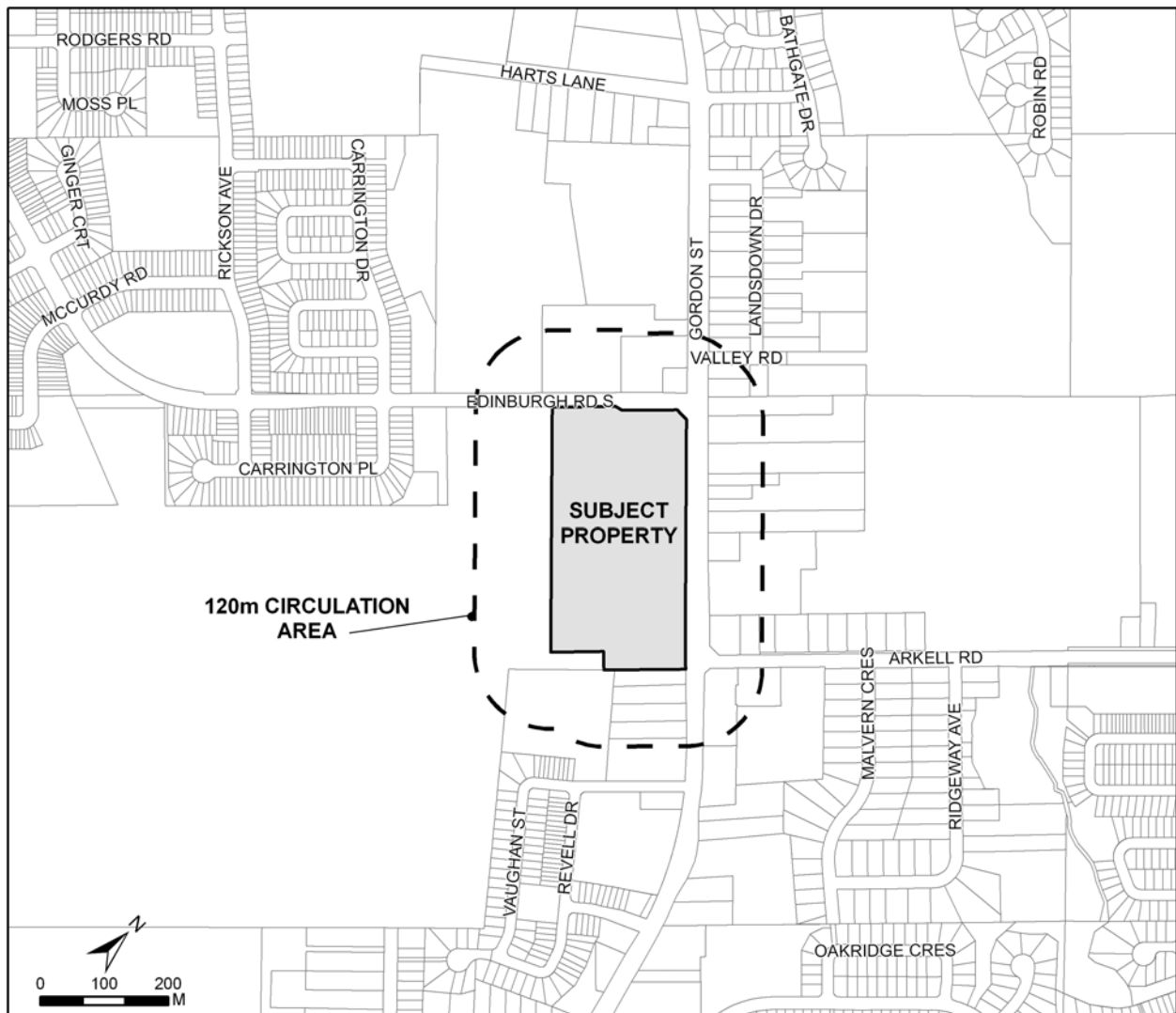
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SCHEDULE 1

Location Map



Schedule 2

Proposed Zoning Regulations and Conditions

The property affected by this Zoning By-law Amendment is municipally known as 1291 Gordon Street and legally described as Part of Lot 6, Concession 7 Puslinch, and being Part 1 of Reference Plan 61R-8098. The following zoning is proposed:

Specialized R.4A-?? (H) Apartment Residential

Regulations

For the Specialized R.4A-?? (H) Zone:

In accordance with Section 5.4.2 of Zoning By-law (1995) – 14864, as amended, with the following exceptions:

Maximum Front Yard Setback

Despite Table 5.4.2 Row 6,
The maximum front yard setback shall be 6.0 metres

Minimum Front Yard Setback

Despite Table 5.4.2 Row 6,
The minimum front yard setback shall be 3.0 metres

Minimum Side Yard

Despite Table 5.4.2 Row 8,
The minimum southerly side yard shall be 7.0 metres.

Minimum Rear Yard

Despite Table 5.4.2 Row 9,
The minimum rear yard shall be 7.0 metres.

Maximum Building Height

Despite Table 5.4.2 Row 10
The maximum building height shall be 6 storeys.

Off-Street Parking

Despite Table 5.4.2 Row 14,
Interior off-street parking spaces will be permitted to be 2.5 x 5.5 metres in size.

Floor Space Index

Despite Table 5.4.2 Row 18,
The Floor Space Index shall be 1.7.

Holding Provision

Purpose:

To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City of Guelph.

Holding Provision Conditions:

Prior to the removal of the holding symbol "H", the owner shall complete the following conditions to the satisfaction of the City:

1. An Environmental Implementation Report (EIR) shall be completed and approved by the Director of Community Design and Development Services.
2. A Site Plan Control Agreement shall be registered on title, containing the conditions listed in **Schedule 2** of Community Design and Development Services Report 10-70, dated July 5, 2010, to the satisfaction of the Director of Community Design and Development Services.

Conditions

The following conditions will be imposed as conditions of site plan approval:

1. The owner shall submit to the City, in accordance with Section 41 of the Planning Act, a fully detailed site plan, indicating the location of buildings, landscaping, parking, circulation, access, lighting, grading and drainage and servicing on the said lands to the satisfaction of the Director of Community Design and Development Services and the City Engineer, prior to the issuance of a building permit, and furthermore the owner agrees to develop the said lands in accordance with the approved plan. The owner's submission for site plan approval shall include the following conditions and requirements:
 - a. The owner shall develop the site generally in accordance with the owner's Proposed Site Plan attached as **Schedule 6** to the Community Design and Development Services Report 10-70 dated July 5, 2010, to the satisfaction of the Director of Community Design and Development Services.
 - b. The owner shall include as part of the site plan approval submission, a detailed outdoor lighting plan that minimizes lighting impact on adjacent properties and natural heritage features, to the satisfaction

of the Director of Community Design and Development Services, prior to site plan approval.

2. That the owner pays to the City, as determined applicable by the City's Director of Finance, development charges and education development charges, in accordance with City of Guelph Development Charges By-law (2009)-18729, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereof, prior to issuance of a building permit, at the rate in effect at the time of issuance of the building permit.
3. The owner shall pay to the City cash-in-lieu of park land dedication in accordance with By-law (1989)-13410, as amended from time to time, or any successor thereof, prior to site plan approval.
4. The owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the project, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City, prior to the site plan approval.
5. Prior to any development of the lands and prior to any construction or grading on the lands, the owner shall submit a detailed Storm water Management Report and plans to the satisfaction of the City Engineer which demonstrates how storm water will be controlled and conveyed.
6. That the owner grades, develops and maintains the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the City Engineer. Furthermore, the owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
7. Prior to any development of the lands and prior to any construction or grading on the lands, the owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer. Furthermore, the owner shall provide a qualified environmental inspector, satisfactory to the City Engineer, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.

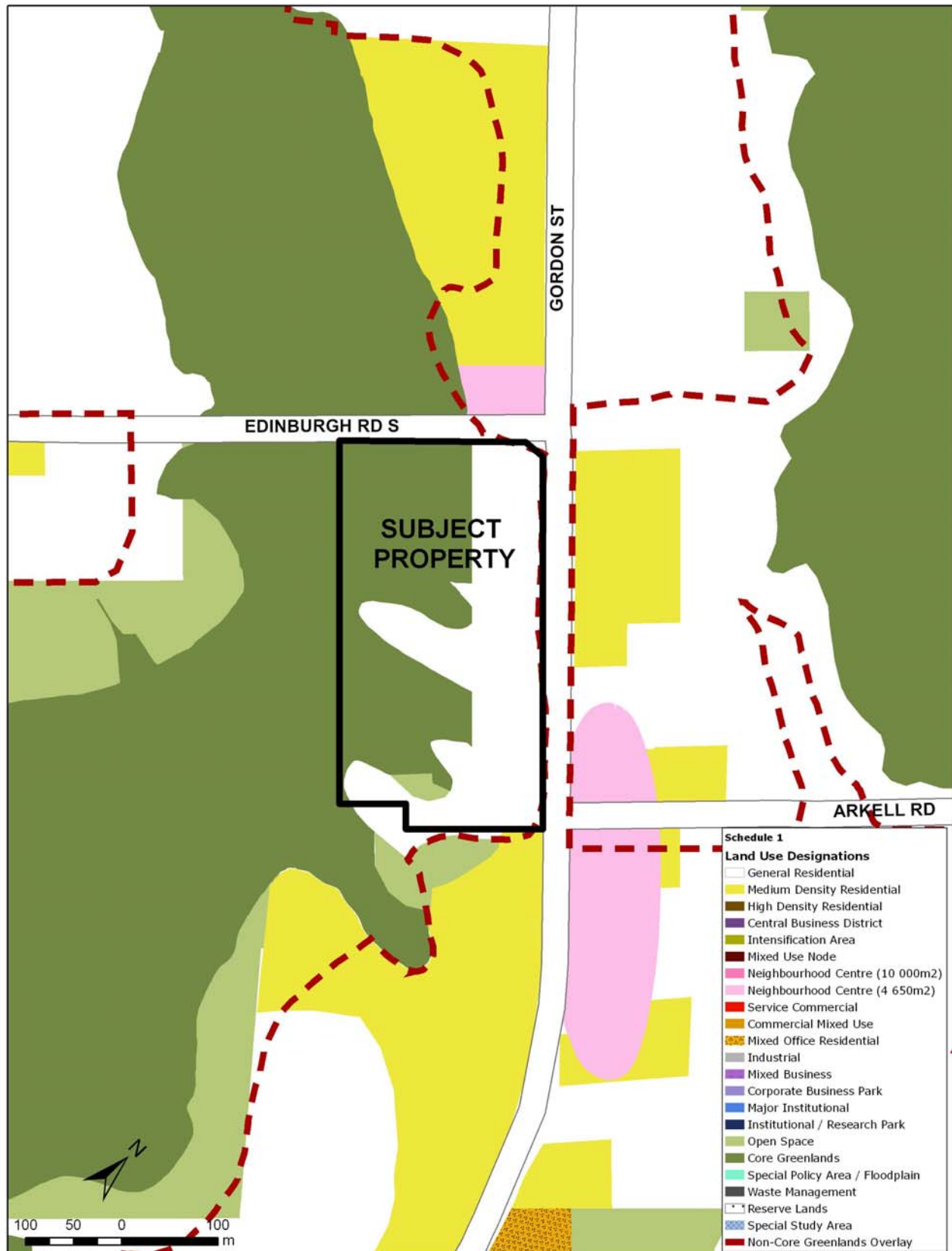
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8. Prior to site plan approval, the owner shall pay to the City, their share of cost of the existing watermain on Gordon Street and Arkell Road across the frontage of the property at a rate per metre of frontage determined by the City Engineer.
 9. Prior to site plan approval, the owner shall pay to the City, their share of the actual cost of constructing municipal services on Gordon Street across the frontage of the land including roadworks, sanitary sewer, storm sewer, curb and gutter, catchbasins, sidewalks, streetlighting as determined by the City Engineer.
 10. Prior to site plan approval, the owner shall pay to the City the actual cost of existing service laterals as determined by the City Engineer.
 11. The owner shall pay to the City the actual cost of constructing and installing any new service laterals required and furthermore, prior to site plan approval, the developer shall pay to the City the estimated cost of the service laterals, as determined by the City Engineer.
 12. The owner shall pay to the City the actual cost of the construction of the new access and the required curb cut, prior to site plan approval and prior to any construction or grading on the lands, the developer shall pay to the City the estimated cost as determined by the City Engineer of constructing the new access/private road and the required curb cut.
 13. That the owner constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a gravity connection to the sanitary sewer.
 14. That the owner relocate and reconstruct the existing City operated and maintained Stormwater management facility located within the GRCA's property to current Ministry of the Environment standards at their own expense.
 15. That prior to Site Plan approval, that the owner makes satisfactory arrangements with The City of Guelph for provisions for any easements and/or rights-of-way for the Stormwater Management facility.
 16. That an Environmental Implementation Report (EIR) shall be completed and approved by the City of Guelph. The EIR shall include the following:
 - a. The assessment of habitat for species of conservation concern, prior to commencing works on the property and appropriate timing for vegetation removals or associated activities should take place outside of breeding seasons.
 - b. That the use of local genetic stock for compensation plantings be specified on all appropriate plans.

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- c. Details on the impact, appropriateness and alternatives to the dewatering activities proposed for the parking garage, including the functionality of the structure considering the high water table.
 - d. Details for the implementation of infiltration galleries proposed underneath the underground parking garage are provided.
 - e. Address alternatives to fencing options in and around the wildlife corridor and identifies the best option of the alternatives.
 - f. A detailed Tree Inventory and Compensation plan
 - g. Details surrounding any induced Impacts associated with trail implementation and the proposed tree inventory make recommendations to hazard tree removal and management, if any.
 - h. Details to address the impact of the changed flow of surface and groundwater to the wetland.
 - i. Monitoring of water quality needs to be included in the site plan agreement.
 - j. Details surrounding the function, access and materials used for the proposed common amenity space.
 - k. Details for the stormwater management facilities, including the intended design, capacity and function to the satisfaction of the City.
 - l. Details outlining the impacts and design of the proposed structure and its implications to the groundwater and surface water on site including the quality of water being released into the natural areas adjacent to the property.
 - m. Detailed information requested by the Grand River Conservation Area, in a letter dated May 27, 2010 and found in **Schedule 10** of Community Design and Development Services Report 10-70 dated July 5, 2010.
17. That prior to site plan approval the owner must complete the land transfer between the Grand River Conservation Area and the owner.
18. That prior to site plan approval, the owner shall deed to the City of Guelph the P.1 (Conservation lands) lands proposed for future trail use and for Stormwater Management for City-owned lands.
19. That prior to site plan, the owner shall deed to the Grand River Conservation Area, lands zoned WL (Wetland) and P.1 (Conservation Lands).
20. The owner shall carry out an archaeological assessment of the subject property

and mitigate, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.

21. That the owner makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the development of the lands.
22. That all electrical services to the lands are underground and the owner shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the development of the lands.
23. That all telephone and Cable TV service to the lands be underground and the owner shall enter into a servicing agreement with Bell Canada providing for the installation of underground telephone service prior to development of the lands.
24. That prior to site plan approval the owner agrees to implement the energy and water efficiency measures described in the letter, dated June 8, 2010, as in **Schedule 10** of the Community Design and Development Services Report 10-70 dated July 5, 2010, in order to comply with the Community Energy Initiative, to the satisfaction of the Director of Community Design and Development Services.
25. That prior to site plan approval, the owner shall enter into an agreement with the City, registered on title, satisfactory to the City Solicitor, covering the conditions noted above and to develop the site in accordance with the approved plans and reports.

Schedule 3 Official Plan Map



Schedule 3 cont'd

Related Official Plan Policies

'General Residential' Land Use Designation

7.2.7 *Multiple unit residential buildings*, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a *development* proposal for *multiple unit* housing:

- a) That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;
- b) That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;
- c) That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and
- d) That adequate municipal *infrastructure*, services and amenity areas for the residents can be provided.

7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.

7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).

- 1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).

7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.

7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:

- a) The form and scale of existing residential development;
- b) Existing building design and height;

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- c) Setbacks;
 - d) Landscaping and amenity areas;
 - e) Vehicular access, circulation and parking; and
 - f) Heritage considerations.

7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.

Core Greenlands Land Use Designation

7.13.1 The 'Core Greenlands' land use designation recognizes areas of the Greenlands System which have greater sensitivity or *significance*. The following *natural heritage feature* areas have been included in the 'Core Greenlands' designation of Schedule 1: *provincially significant wetlands*, the *significant* portion of *habitat scientific interest (ANSI)*. *Natural hazard lands* including steep slopes, erosion hazard lands and unstable soils may also be associated with the 'Core Greenlands' areas. In addition, the *floodways* of rivers, streams and creeks are found within the 'Core Greenlands' designation.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.

2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.

7.13.2 The *natural heritage features* contained within the 'Core Greenlands' designation are to be protected for the *ecological* value and *function*. *Development* is not permitted within this designation. Uses that are permitted include conservation activities, open space and passive recreational pursuits that do not *negatively impact* on the *natural heritage features* or their associated *ecological functions*.

7.13.3 The *natural heritage features* contained within the 'Core Greenlands' designation are outlined on Schedule 2 of this Plan. Where a *development* proposal is made on *adjacent lands* to these *natural heritage features*, the proponent is responsible for completing an environmental impact study in accordance with the provisions of subsection 6.3 of this Plan. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of *natural heritage features* within the 'Core Greenlands' designation as part of such an environmental impact study.

7.13.4 In implementing the Greenlands System provisions of this Plan, 'Core Greenland' areas shall be placed in a restrictive land use category of the implementing *Zoning By-law*, which prohibits *development* except as may be necessary for the on-going management or maintenance of the natural environment.

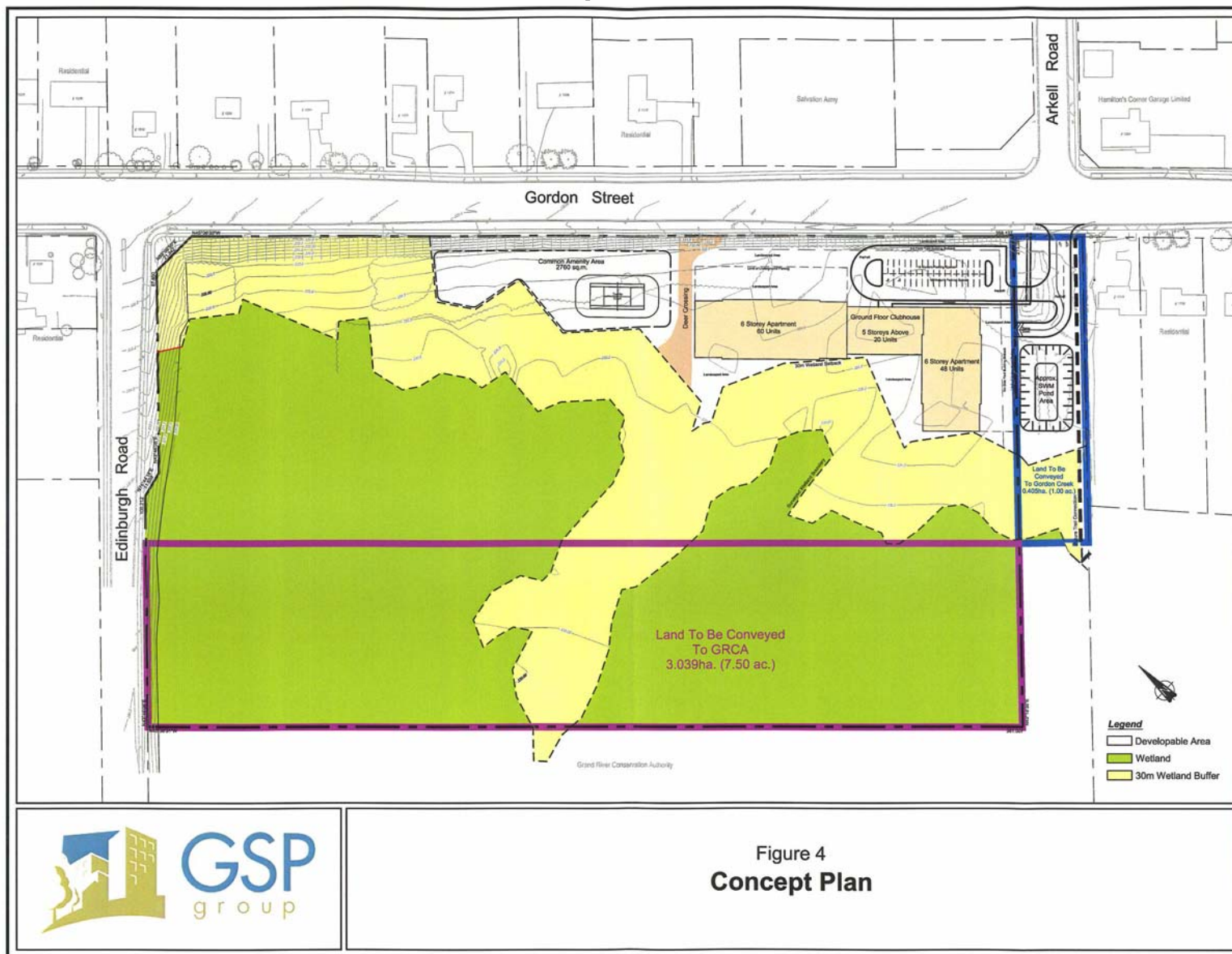
Non-core Greenlands Overlay

7.13.5 The lands associated with the Non-Core Greenlands overlay on Schedule 1 may contain *natural heritage features*, *natural feature adjacent lands* and *natural hazard lands* that should be afforded protection from *development*. The following *natural features* and their associated *adjacent lands* are found within the Non-Core Greenlands area: *fish habitat*, *locally significant wetlands*, *significant woodlands*, *significant environmental corridors and ecological linkages*, *significant wildlife habitat*. In many instances these *natural features* also have *hazards* associated with them which serve as development constraints.

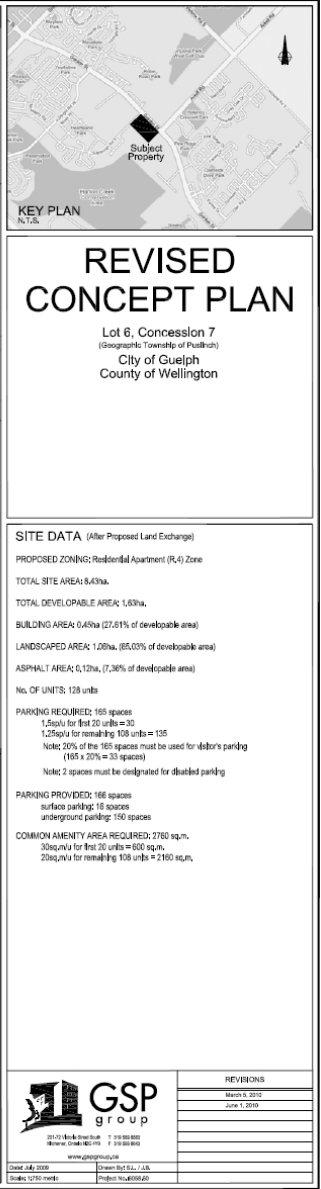
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1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
 2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.
- 7.13.6 *Development* may occur on lands associated with the Non-Core Greenlands overlay consistent with the underlying land use designation in instances where an environmental impact study has been completed as required by subsection 6.3 of this Plan, and it can be demonstrated that no *negative impacts* will occur on the *natural features* or the *ecological functions* which may be associated with the area. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of any identified *natural heritage feature* as part of such environmental impact study.
- 7.13.7 It is intended that the *natural heritage features* associated with the Non-Core Greenlands overlay are to be protected for their *ecological value* and *function*. The implementing *Zoning By-law* will be used to achieve this objective by placing such delineated features from an approved environmental impact study in a restrictive land use zoning category.
- 7.13.8 *Development* may occur on lands associated with the Non-Core Greenlands overlay where the matters associated with *hazard lands* as noted in Section 5 can be safely addressed. In addition, *development* within the *flood fringe* areas of the Two Zone Flood Plain will be guided by the policies of subsection 7.14.

The map shows a residential area with various land use designations. The subject lands are highlighted in black and labeled 'SUBJECT LANDS'. The surrounding areas are labeled with various designations such as P.1, R.1B, R.3A-34, R.3A-36, R.1C, R.1D, R.2-5, R.2-3, R.2-4, R.2-6, R.2-7, R.2-8, R.2-9, R.2-10, R.2-11, R.2-12, R.2-13, R.2-14, R.2-15, R.2-16, R.2-17, R.2-18, R.2-19, R.2-20, R.2-21, R.2-22, R.2-23, R.2-24, R.2-25, R.2-26, R.2-27, R.2-28, R.2-29, R.2-30, R.2-31, R.2-32, R.2-33, R.2-34, R.2-35, R.2-36, R.2-37, R.2-38, R.2-39, R.2-40, R.2-41, R.2-42, R.2-43, R.2-44, R.2-45, R.2-46, R.2-47, R.2-48, R.2-49, R.2-50, R.2-51, R.2-52, R.2-53, R.2-54, R.2-55, R.2-56, R.2-57, R.2-58, R.2-59, R.2-60, R.2-61, R.2-62, R.2-63, R.2-64, R.2-65, R.2-66, R.2-67, R.2-68, R.2-69, R.2-70, R.2-71, R.2-72, R.2-73, R.2-74, R.2-75, R.2-76, R.2-77, R.2-78, R.2-79, R.2-80, R.2-81, R.2-82, R.2-83, R.2-84, R.2-85, R.2-86, R.2-87, R.2-88, R.2-89, R.2-90, R.2-91, R.2-92, R.2-93, R.2-94, R.2-95, R.2-96, R.2-97, R.2-98, R.2-99, R.2-100. The streets shown are Edinburgh Rd S, Gordon St, Valley Rd, Landsdown Dr, Arkell Rd, Malvern Cres, Ridgeway Ave, Revell Dr, Vaughan St. A north arrow and a scale bar (0 to 100 meters) are also present.

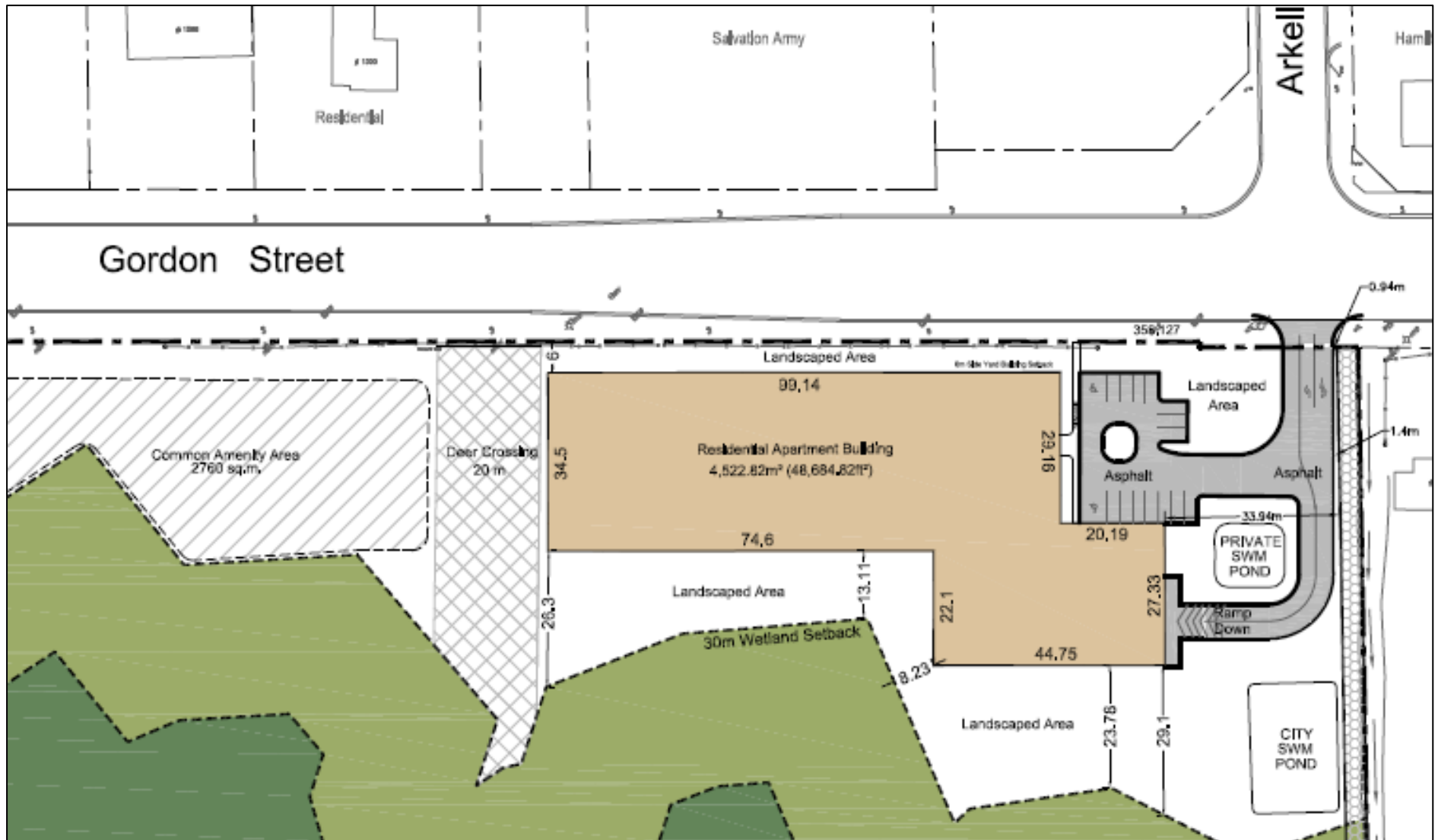
Schedule 5 Initial Proposed Site Plan



Revised Proposed Site Plan



Schedule 6 continued
Detail of Revised Proposed Site Plan



Schedule 7

Staff Response to Issues

This schedule provides a staff response to all issues outlines in the main body of the report.

1. Confirmation of the wetland boundary and comparison of the mapping boundary now and in the 1993 Hanlon Creek Subwatershed Plan

Staff Comment: The portion of the wetland boundary that falls on this property was redefined in 2008. Staff from the Grand River Conservation Authority confirmed on site the actual location of the wetland boundary at this time. The boundary shown in the 1993 Hanlon Creek Subwatershed Plan was based on air photo interpretation of Ministry of Natural Resources data from 1985 and is reflected in the current WL (Wetland) zoning on the property. Essentially this data had not been confirmed on the ground and was used as the basis for the City's Zoning By-law. The current proposed wetland boundary has been confirmed by City and Grand River Conservation Authority Staff and is reflected in the proposed zoning as the revised WL (Wetland) Zone. Other properties that have been developed since 1993 along Gordon Street and which back onto the wetland areas have gone through a similar process to determine the actual wetland boundary and appropriate buffer areas.

2. Is the application premature based on the Hanlon Creek State of the Watershed update in 2004?

Staff Comment: Staff have confirmed the wetland boundary and determined that the proposed wetland buffer is appropriate for the site. Adequate information has been provided by the applicant to determine the site can accommodate the proposed development and staff recommend an Environmental Implementation Report be required to be completed prior to lifting a Holding zone on the property to ensure that any development will meet city and provincial requirements. For these reasons this application is not premature.

3. Impact of the development on the function of the wetland

Staff Comment: Staff and the City of Guelph Environmental Advisory Committee have reviewed all information provided and are satisfied that this information indicates that wetland function will not be impacted by this development proposal. Given the sensitive nature of the wetland area, staff have recommended that a holding zone be placed on the R.4A-?? portion of the proposed rezoning to ensure that the Environmental Implementation Report will be completed prior to the holding zone being lifted. This will ensure that any recommendations from the EIR will be included in the site design and included in the site plan control agreement for the site and implemented at the appropriate time. The detailed requirements of the EIR are included as Condition 16 in **Schedule 2**.

4. Is the 30 metre buffer to the wetland adequate?

Staff Comment: Staff, the Environmental Advisory Committee, and the GRCA are satisfied that the proposed 30 metre buffer is adequate. This is consistent in width to what the City has required as a buffer for other Provincially Significant Wetlands, is consistent with policies in the draft Natural Heritage Strategy and with the Ontario Ministry of Natural Resources buffer widths for Provincially Significant Wetlands.

5. Should construction be allowed to impact the wetland buffer?

Staff Comment: In the initial submission on this application, the applicant proposed that the apartment building would be situated almost immediately adjacent to the wetland buffer (see **Schedule 5**). In this case, building construction would have impacted the wetland buffer area. In the revised submission (as shown in **Schedule 6**) the building has been reconfigured and moved further from the wetland. Now construction will not impact the 30 metre wide wetland buffer area. Staff did not support construction occurring within the buffer area and are supportive of the revised plans that do not require construction impact on the buffer area. Furthermore, the building is required to be placed a minimum of 7.0 metres away from the buffer which further ensures that no impact will occur in this area. It should be noted that as proposed, the building is 8.2 metres away from the wetland buffer at its closest point.

6. Alternatives to the placement of the buildings so close to the proposed buffer

Staff Comment: As noted above, the revised plans have altered the building location and envelope. The building is now at least 8.2 metres from the wetland buffer area. In addition, a specialized regulation has been added requiring the building to have a minimum rear yard of 7 metres to ensure that the space between the building and buffer is maintained.

7. Should all of the buffer and wetland be conveyed to the City or GRCA?

Staff Comment: It is appropriate for the wetland and wetland buffer areas to be conveyed into public ownership. In addition to the land exchange agreement between the property owner and the Grand River Conservation Authority, conditions have been included requiring the wetland and buffer to be conveyed to the Grand River Conservation Area (See conditions 17 and 19 in **Schedule 2**). Also, the proposed Stormwater Management Pond for City-owned lands and lands for a future City-owned trail will be conveyed to the City (Condition 18 in **Schedule 2**)

8. Impact of lighting and any proposed fencing

Staff Comment:

A lighting plan is required as part of the site plan submission to be approved by the City. Lighting can be directed towards the parking area and away from the natural area and residential area to the south of the property. Condition 1b in **Schedule 2** requires that a detailed lighting plan be submitted during the site plan review process to ensure proposed lighting does not impact neighbouring properties or natural heritage features.

Currently fencing is proposed along the final westerly property line between the apartment site and the wetland buffer. A specific condition has been included in the Environmental Implementation Report (EIR) requirement (see Condition 16e in **Schedule 2**) that fencing alternatives need to be considered and the best alternative implemented. The intent of the fencing is to keep people out of the natural area and direct deer and other wildlife to the wildlife corridor.

9. Adequacy of the proposed Storm Water Management Plan

Staff Comment: The applicant has submitted a preliminary Stormwater Management Plan. Staff have reviewed this plan and are satisfied. Further specific conditions in the zoning require the applicant to submit a detailed storm water management plan to be approved by the City Engineer to ensure functionality of the storm water management system (see Conditions 5 and 6 in **Schedule 2**)

10. Impact of the development on ground water

Staff Comment: The applicant has submitted a hydrogeological assessment of the site. The applicant has also provided the cross sections in **Schedule 9** that show the ground water table in relation to the proposed development. As proposed, fill would be added under the proposed building and the development, including the parking garage would remain above the water table in this area.

The condition requiring the Environmental Impact Report (EIR) includes further detailed recommendations that the EIR include information regarding any impact of the change of flow of surface and groundwater to the wetland and implications of the proposed structure on water quality, as well as a requirement for water quality monitoring (see Condition 16 in **Schedule 2** for details).

11. Impact and appropriateness of the proposed dewatering

Staff Comment: The hydrogeological assessment of the site submitted by the applicant has indicated that dewatering would be needed during construction of the proposed building, depending on water table conditions at the time. The volume of water to be pumped will likely not require a Permit to Take Water from the Ministry of Environment (less than 50,000 litres per day). Staff recommend that the EIR include information on the impact, appropriateness and alternatives to the proposed dewatering to ensure the best alternative is implemented (See condition 16c in **Schedule 2**)

12. Impact on the wildlife corridor

Staff Comment: In the initial site concept (see **Schedule 5**) the proposed wildlife corridor was approximately 10 metres wide at its widest point and 6 metres wide at its narrowest. It did not align completely with the wildlife corridor on the easterly side of Gordon Street. The applicant revised their plans (see **Schedule 6**) and moved the building to the south so that the current corridor is 20 metres wide and it aligns much better with the corridor to the east of Gordon Street. The current proposed wildlife corridor is an acceptable width and aligns well with the existing corridor to the east of Gordon Street.

13. Expected tree loss and replacement program

Staff Comment: The developable portion of this site is heavily treed. These trees are predominantly a plantation of Scot's Pine with few local native species. Trees within and adjacent to the proposed building envelope will have to be removed. Because of this, City staff and the Environmental Advisory Committee has requested that the Environmental Implementation Report (EIR) contain a detailed tree inventory and compensation plan. In addition, this condition includes a requirement for a review of any hazard trees and their management as well as the use of local genetic stock for compensation plantings to be specified. This has been included as part of condition 16 in **Schedule 2**. As recommended by staff, the EIR must be completed prior to the lifting of the holding zone on the property to ensure any recommendations can be included in the development agreement on the property.

14. Assessment of impact on any rare plants

Staff Comment: The Environmental Impact Study states that no nationally, provincially or locally rare plant species were found on the subject property.

15. Will this development create a precedent?

Staff Comment: This application has gone through the proper process to accurately define the wetland and the developable area meets the majority of standard zoning regulations. This application also allows the wetland and wetland buffer area to be put in public ownership and management. This area is part of an identified intensification corridor in the City's Growth Management Strategy, so residential areas to the south and east along Gordon Street are also expected to change and be developed at a higher density in the future. However, wetland areas to the west of the site will continue to be preserved.

16. How will the elevations appear from the street

Staff Comment: **Schedule 8** contains renderings submitted by the applicant of how the building could look from the street. Actual architectural design of the

building has not been determined. The building shown in the renderings is meant to illustrate the proposed location, massing and scale of the building compared to existing buildings on adjacent sites. Staff are satisfied with the proposed site layout. The building is close to the street and access to the signalized intersection is logical. Parking is provided underground except for the visitor parking area, which is proposed to be at a lower elevation than the street so it can be more easily screened by landscaping.

17. How trails will be provided.

Staff Comment: The applicant has agreed with a staff request that a 3.6 metre wide strip along the southerly property line will be rezoned P.1 and conveyed to the City for a future trail connection. The City has identified this area for a future trail connection in the Trails Master Plan with the intent to provide a trail through the Hanlon Creek Conservation Area. No timing has been determined for the development of this trail connection.

18. Explanation of details of the proposed land exchange

Staff Comment: The applicant and the Grand River Conservation Authority have an agreement for a land swap that would give the applicant property (0.4 hectares) at the intersection of Gordon Street and Arkell Road. This land is needed by the applicant to align with the intersection for vehicular access to the site. In exchange, the applicant is conveying to the Grand River Conservation Authority a 3.0 hectare parcel comprised of a portion of the wetland area. Staff are supportive of the land exchange because it is beneficial to move the wetlands into public ownership and provides the developable land with safe and logical access to Gordon Street at a signalized intersection.

19. Evaluation of the proposal against the General Residential, Core and Non-Core Greenlands policies of the Official Plan.

Staff Comment: This site is designated in the Official Plan as General Residential and Core Greenlands with a Non-Core Greenlands overlay (see **Schedule 3** for map and related policies). The proposed residential development is located in the portion of the site designated General Residential and a portion of the Hanlon Creek Wetland on this site is in Core Greenlands designation.

The 'General Residential' designation permits all housing forms, with the provision (Official Plan Section 7.2.32) that the net density of development shall not exceed 100 units per hectare. The proposed density of this site would be 79 units per hectare and meets this requirement.

Section 7.2.7 of the Official Plan provides additional criteria for multiple unit residential buildings, including apartments, to be permitted within areas permitting residential uses. The following criteria must be met:

a) That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;

Staff Comment:

The proposed building is six stories in height and oriented to Gordon Street. Planning staff worked with the applicant to revise the building location and since the initial application, the building has been moved closer to the street which is in keeping with City of Guelph Urban Design Guidelines. The revised siting of the building also keeps the building envelope further from the wetland buffer. The applicant has developed renderings (see **Schedule 8**) of the site to show how the building massing fits into this area of Gordon Street. Final building elevations will be required and reviewed by staff against the City's Urban Design Guidelines during the site plan review process.

Currently along this area of Gordon Street, there are a variety of single-detached dwellings on large lots. Because Gordon Street is an arterial road, this area has been identified in the City's Growth Management Plan as an intensification corridor. The draft new Official Plan Update land use schedule identifies the developable area at 1291 Gordon Street as medium density residential. The lands across Gordon Street to the east are proposed to be re-designated as High Density Residential in the new Official Plan. The proposed massing of the building is greater than current residential buildings in this area, but would be compatible with the proposed high density residential lands proposed across Gordon Street.

Specialized zoning regulations have been recommended for this site to limit the height of the building to six storeys as proposed and to require the building to be a maximum of six metres from the street line to better ensure that the building form and siting are compatible with development along Gordon Street.

b) That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;

Staff Comment:

The site is on an arterial road with transit service available. To the south along Gordon Street there are small commercial centres between Arkell Road and Clair Road, as well as larger commercial areas with a range of services at Gordon Street and Clair Road and at Gordon Street and Kortright Road to the north.

The site backs on to the Hanlon Creek Conservation Area which contains trails and a future City-developed trail connection from Gordon Street to this area along the south side of this site is proposed. An Adult and Continuing Education Centre is located in the old Brock Road School located at 1428 Gordon Street south of Arkell Road.

-
- c) That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and

Staff Comment: This proposal has been reviewed by Engineering staff and it has been determined that vehicular traffic resulting from the proposed development can be accommodated on Gordon Street, which is an arterial road that was reconstructed in this area in 2003. In order to meet Engineering requirements for safe access to the street, the proposed access to the site is aligned with the intersection of Gordon Street and Arkell Road. On site, above ground parking is provided for visitors and underground parking is provided for residents. Zoning requirements for the provision of parking have been met.

- d) That adequate municipal *infrastructure, services and amenity areas* for the residents can be provided.

Staff Comment: Adequate municipal infrastructure can be provided for the site as municipal water and sanitary services are available along Gordon Street. A stormwater management pond is proposed to be built on site to service the property. In addition, an existing stormwater management facility that serves City-owned land is proposed to be relocated to the south-westerly corner of the proposed development and conveyed to the City.

Common amenity area is proposed on the site to the rear and side of the building. In addition, a future trail connection to the Hanlon Creek Conservation Area to the west of the site is proposed.

Core Greenlands Policies: The 'Core Greenlands' land use designation recognizes areas of the Greenlands System which have greater sensitivity or significance. The westerly portion of the site at 1291 Gordon Street contains a portion of the Hanlon Creek Wetland which is designated as a Provincially Significant Wetland. Core Greenlands are to be protected for the ecological value and function and no development can take place in these lands. The development proposed on the site takes place entirely within the "General Residential" Official Plan designation and no development is taking place in the Core Greenlands. In addition, the 30 metre buffer (to be rezoned P.1 – Conservation Lands) is placed to protect the wetland and is considered appropriate by staff, the Environmental Advisory Committee and the GRCA.

Non-Core Greenlands Overlay Policies: These policies state that residential use is permitted in the General Residential designed lands provided that an Environmental Impact Study (EIS) is prepared that can demonstrate no negative impacts on the natural features or their ecological functions. The submitted EIS and associated addendum stated that the 30 metre buffer to the

wetland was appropriate to buffer the proposed development from the wetland. The findings of the EIS were supported by the City's Environmental Advisory Committee, provided that condition 16 in **Schedule 2** is fulfilled. This condition details additional information that needs to be provided in an Environmental Implementation Report.

20. Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow Growth Plan.

Staff Comment: Planning development applications are required to be consistent with the Provincial Policy Statement (PPS). The PPS policies promote efficient development and intensification, a range and mix of uses and specific policies are in place to ensure that environmental features are protected.

In accordance with the Provincial Places to Grow Growth Plan the subject site is within the Built Boundary of the City. As such, the proposed density of 121 persons per hectare contributes to the Provincial requirement that 40 percent of new residential development must occur within the Built Boundary by 2015.

21. Review of the proposed zoning and need for specialized regulations.

Staff Comment: The following specialized regulations are required:

- Specialized regulations are needed for the rear yard setback because the rear property line will follow the developable area of the site. The lands on the current property that will be rezoned as wetland (WL zone) and for use as wetland buffer area (P.1 zone) will be deeded to the Grand River Conservation Area.
- The reduced side yard setback regulation for the southerly property line is needed because the property line will be close to the building adjacent to the area where the City storm water management pond is proposed to be relocated.
- Parking Space Size Variance: Generally for residential properties, interior parking spaces are required to be 3x6 metres in size. The applicant is proposing 2.5 x 5.5 spaces. Engineering staff have reviewed this size and determined that it is an acceptable size.
- Floor Space Index. In the R.4A zone, the maximum floor space index is 1.0. The revised plans for this site have reduced the developable area because areas for the future City trail and City Stormwater Management pond are to be conveyed to the City. The applicant is requesting a specialized regulation permitting the Floor Space Index to be 1.7 in lieu of the 1.0 requirement. Staff have no objection to this request. It is acceptable to have a higher floor space index because the reduced lot area is a result of lands to be conveyed to the City and GRCA for open space and natural heritage feature. The Floor Space Index maximum of 1.7 will ensure that the overall size of the building is limited to what has been proposed by the applicant.

Staff also recommend that the following specialized regulations be included:

- **Maximum Building Height.** That the maximum building height should be 6 storeys as proposed by the applicant instead of the eight storeys permitted in the standard R.4A zone. This regulation is to provide assurance that the building will be built as proposed.
- **Maximum and Minimum Front Yard Setback.** The maximum front yard setback should be 6 metres and the Minimum Front Yard Setback should be 3 metres, instead of the standard zoning regulation requiring the minimum setback to be 6 metres. This is in keeping with the City's Urban Design Guidelines and would ensure that the building is kept close to the street.

22. Review of proposed site layout in relation to the Community Energy Initiative.

Staff Comment: The applicant has provided a letter (see **Schedule 9**) providing detailed measures that they commit to take during the development of the building and site. Once the building design has been finalized, opportunities for further measures can be identified.

Schedule 8

Site Context: Conceptual Renderings



Figure 1: CONCEPTUAL RENDERING

April 30, 2010

Schedule 8 continued



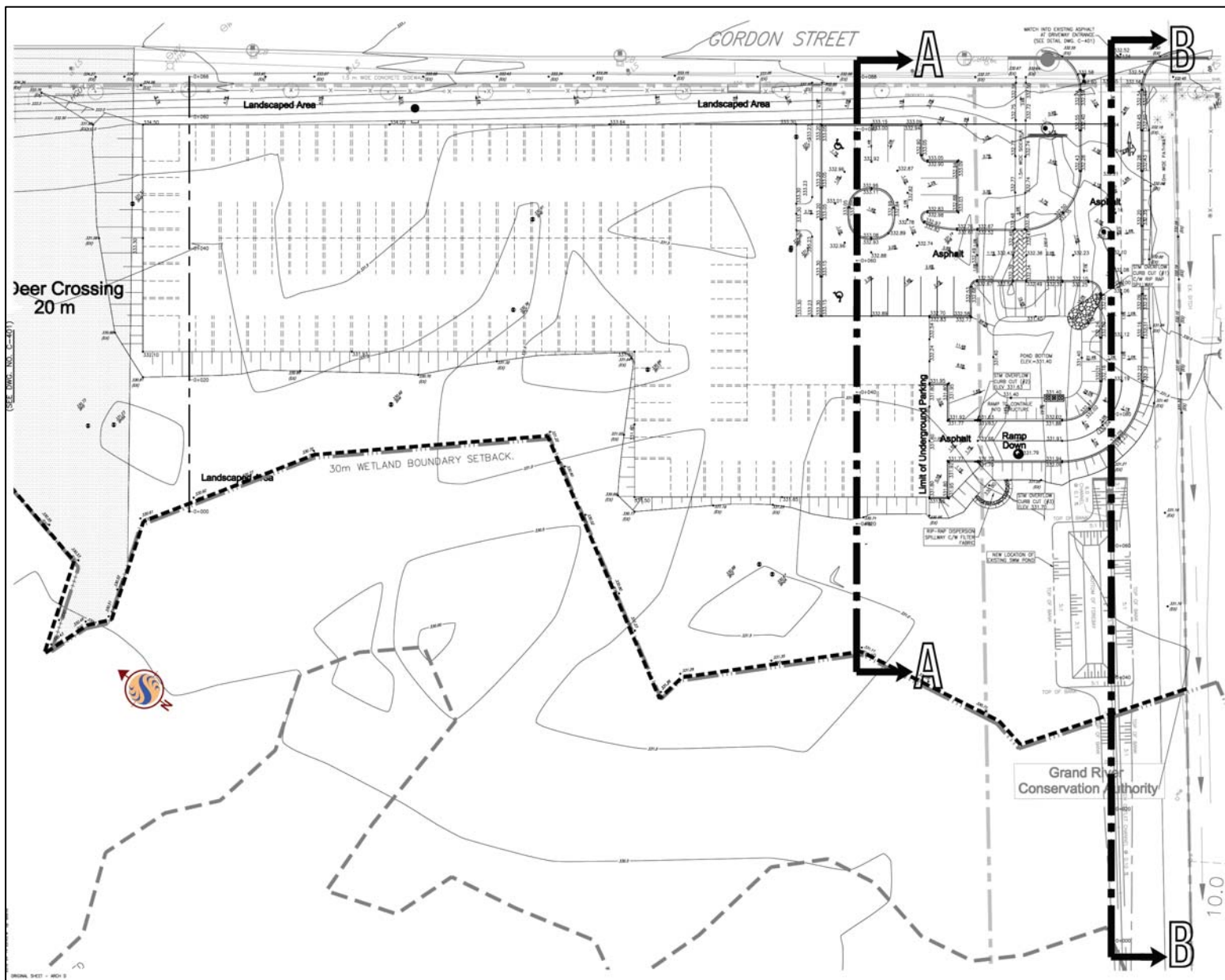
Schedule 8 continued



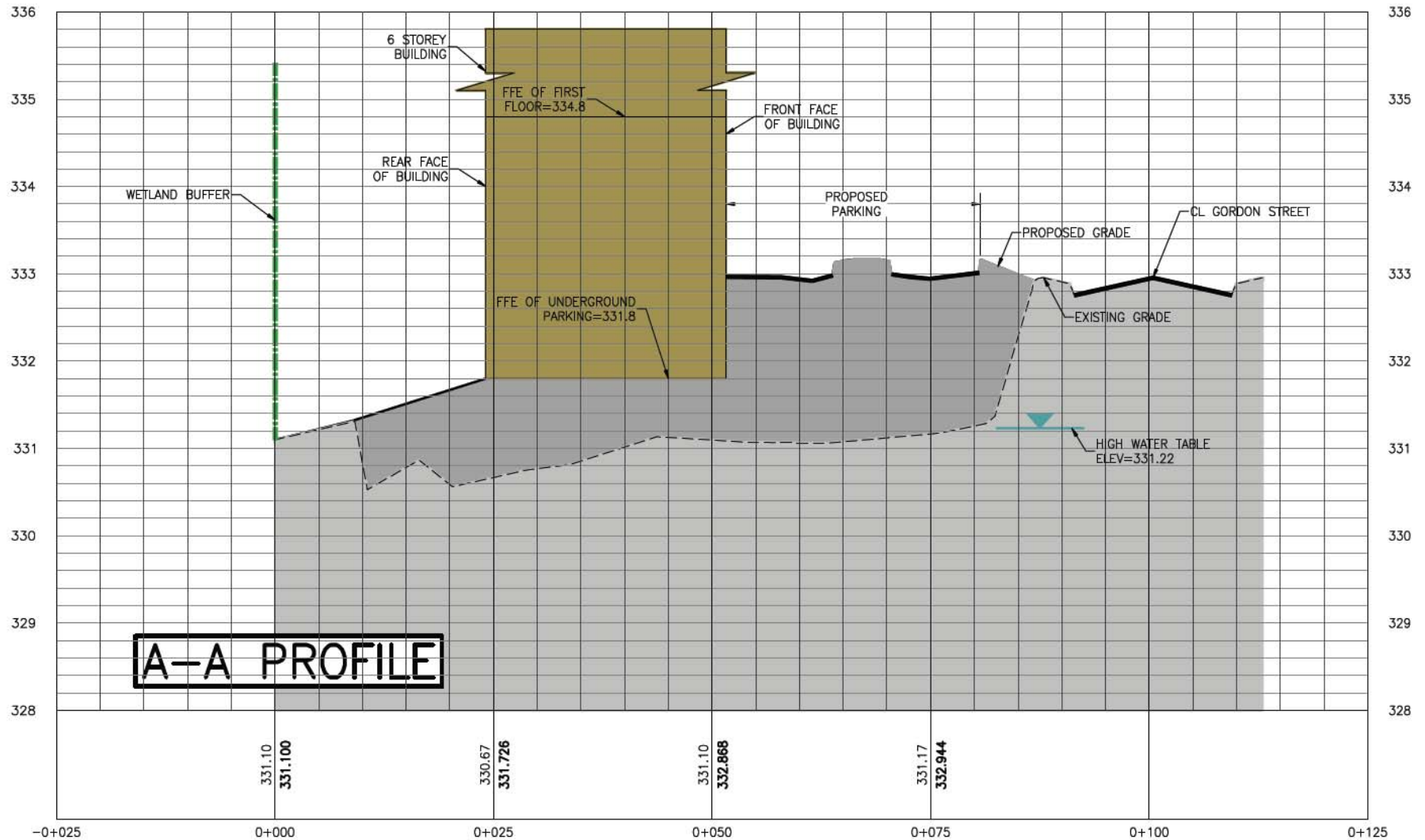
Figure 3: CONCEPTUAL RENDERING

April 30, 2010

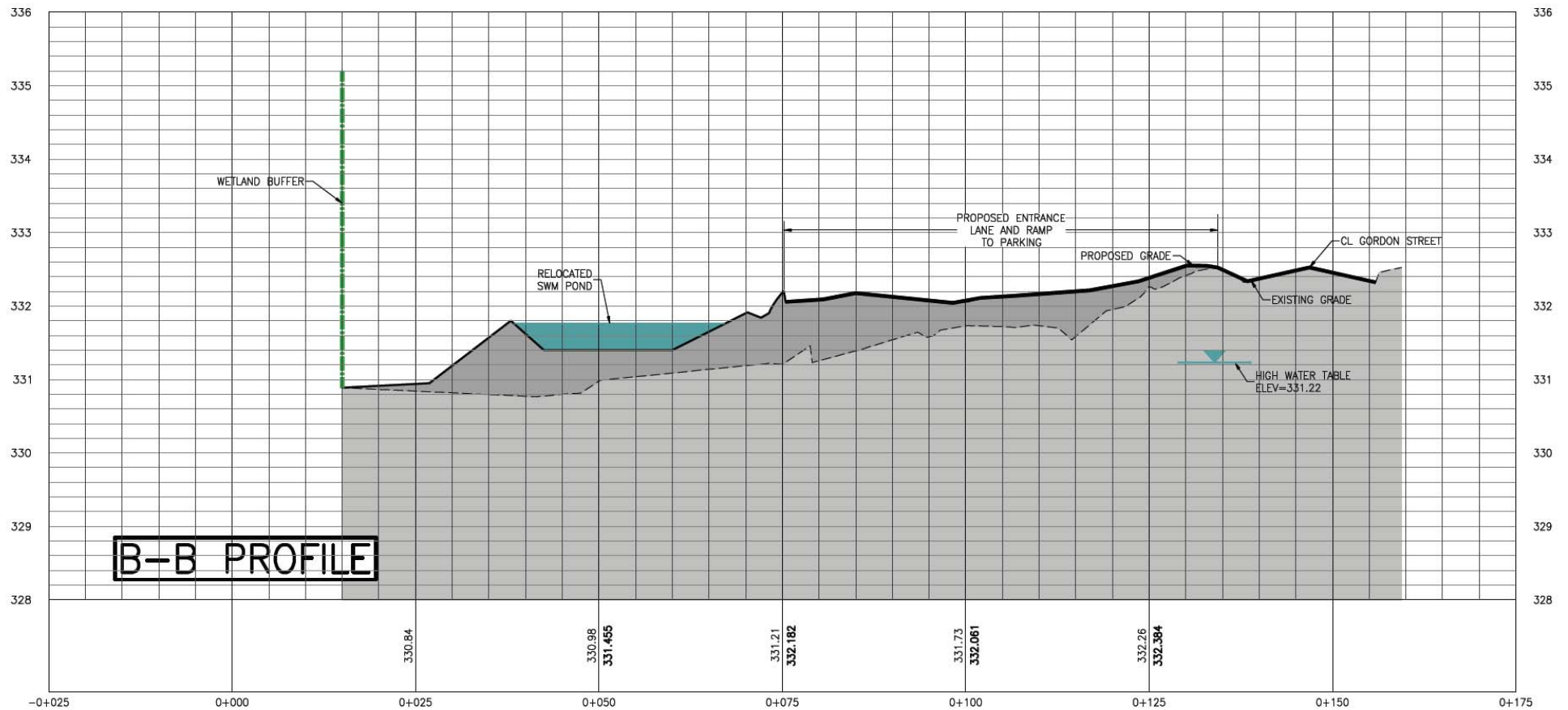
Schedule 9: Location of Site Cross Sections



Schedule 9 continued: Site Cross Section A-A



Schedule 9 continued: Site Cross Section B-B



Schedule 10

Community Energy Initiative Commitment



PLANNERS
URBAN DESIGNERS
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June 8th, 2010

File No: 6058.30

City of Guelph
Development & Parks Planning
1 Carden Street
Guelph, ON N1H 3A1

ATTN: Ms. Katie Nasswetter

Re: Gordon Creek Zoning By-law Amendment Application
Proposed Multi-unit Residential Building
File No.: ZC0905

Further to the details contained in our Planning Report, dated July 21, 2009 and our recent discussions on the City of Guelph Community Energy Plan, we have reviewed potential design opportunities to incorporate energy conservation measures for the above-noted project with the applicant, Gordon Creek Developments.

We note that the applicant is intending to partner with a builder for the construction of the proposed development, and as such the design of the building is not finalized. While the design is not finalized, we have identified several conservation measures that can be committed to at this time:

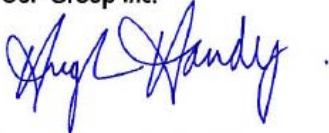
Item	Measure
Building Systems	<ul style="list-style-type: none">• High efficiency boilers to save gas
Alternative Transportation	<ul style="list-style-type: none">• There are three City bus routes that provide transit service to the Site, Route #9, #51 and #54• Proximity to GO bus station• Indoor and outdoor bicycle racks• Access to future trail connection to Hanlon Creek Conservation Area
Site Lighting	<ul style="list-style-type: none">• Lighting will be designed such that spill-off lighting will be controlled and light pollution minimized
Water Conservation	<ul style="list-style-type: none">• Use of greywater for irrigation• Use of low-flow toilets and faucets in units
Landscaping and Site Grading	<ul style="list-style-type: none">• Use of drought tolerant and native plantings to minimize water use• Erosion and sedimentation control plan for Site Plan
Energy Use	<ul style="list-style-type: none">• If appliances are included in unit sales, Energy Star appliances will be used
Stormwater Management	<ul style="list-style-type: none">• Rooftop collection and infiltration of stormwater
Windows	<ul style="list-style-type: none">• All suites will have windows that can open to allow for natural ventilation• Low E windows to be used to reduce heat gain/loss

The applicant is also willing to discuss additional energy conservation measures at the time of site plan approval.

Please do not hesitate to contact us with any questions or comments.

Yours truly,

GSP Group Inc.

A handwritten signature in blue ink, appearing to read "Hugh Handy", followed by a period.

Hugh Handy, MCIP, RPP
Associate

cc: Paul Aneja, Gordon Creek Development Inc.
Mickey Grover, Gordon Creek Development Inc.
John Valeriote, Smith Valeriote, LLP
Joe Harris, Stantec
Gwendolyn Weeks, Stantec

Schedule 11

Staff and Agency Circulation Comments

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Planning		✓	Subject to Schedule 2
Engineering*		✓	Subject to Schedule 2
Parks Planning		✓	Subject to Schedule 2
GRCA*		✓	Subject to Schedule 2
Environmental Advisory Committee		✓	Subject to Schedule 2
Upper Grand District School Board		✓	Subject to Schedule 2
Guelph and Wellington Development Association	✓		

MEMO



FILE: 16.132.000

TO: Katie Nasswetter, Senior Development Planner
FROM: Timea Filer, Development Technician
DEPARTMENT: Engineering Services
DATE: March 23, 2010
SUBJECT: 1291 Gordon Street – Zoning By-law Amendment

The application is for a Zoning By-law Amendment to rezone a portion of the site to a specialized R.4A zone to permit a six storey residential apartment and the remaining portion to be rezoned to recognize redefined wetland and conservation land boundaries.

1. Road Infrastructure

The subject property is situated on the west side of Gordon Street at Arkell Road. Gordon Street is a four (4) lane arterial road with grassed boulevards and sidewalk and curb and gutter on both sides of the street. The current width of the right-of-way along Gordon Street is 30.430 metres (99.8 feet) along with a road frontage on Gordon Street of approximately 390 metres (1279.59 feet).

The proposed access for the site is to be aligned with the intersection of Gordon Street and Arkell Road which is currently signalized. Intersection modifications including signals and driveway geometry will be undertaken as directed by City staff. A traffic impact study is not required based on the proposed development size.

2. Municipal Services

The following services are available on Gordon Street fronting the subject lands: 400mm watermain, a 200mm sanitary at a depth of approximately 4 metres (13.12 feet), and a 600mm and 750mm diameter storm sewer at a depth of approximately which was designed for road drainage only. A 400mm watermain also exists on Arkell Road which extends south through the intersection to the east property limits of 1291 Gordon Street.

Gordon Street was reconstructed in 2003 from Landsdowne Drive to Clair Road. The owner shall be required to pay the proportionate share of the cost of the existing municipal services on Gordon Street. Any existing service laterals that will not be used by the development are to be removed at the owner's expense.

3. Storm Water Management

The stormwater from the property currently sheet drains to the west towards the Provincially Significant Wetland (PSW). An on-site storm water management system will be required for the apartment with on-site storage and discharge to the PSW as outlined in the Site Functional Servicing Report. The storm water is to be treated at an

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enhanced protection level or higher as described in the MOE's Storm Water Management Planning and Design Manual.

There is an existing Stormwater Management facility which is operated and maintained by the City of Guelph located on the Grand River Conservation Authority (GRCA) property located directly west of the Gordon Street and Arkell Road intersection. The facility acts as a forebay to attenuate stormwater flows from Gordon Street and adjacent developed lands and discharges to the Hanlon Creek Swamp Complex (PSW). This facility would require relocation by the developer/owner to an acceptable location while maintaining the intended design, capacity and function to the satisfaction of the City and the GRCA.

4. Recommended conditions of Approval

Should the zone change be approved, the application for this development will follow the site plan process for review and approval. We recommend the following conditions for approval of this proposed Zone Change Amendment:

1. Prior to any development of the lands and prior to any construction or grading on the lands, the developer shall submit a detailed Storm water Management Report and plans to the satisfaction of the City Engineer which demonstrates how storm water will be controlled and conveyed.
2. That the developer grades, develops and maintains the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the City Engineer. Furthermore, the owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
3. Prior to any development of the lands and prior to any construction or grading on the lands, the developer shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer. Furthermore, the developer shall provide a qualified environmental inspector, satisfactory to the City Engineer, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.
4. Prior to the issuance of any building permits, the developer/owner shall pay to the City, their share of cost of the existing watermain on Gordon Street and Arkell Road across the frontage of the property at a rate per metre of frontage determined by the City Engineer.

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5. Prior to the issuance of any building permits, the developer/owner shall pay to the City, their share of the actual cost of constructing municipal services on Gordon Street across the frontage of the land including roadworks, sanitary sewer, storm sewer, curb and gutter, catchbasins, sidewalks, streetlighting as determined by the City Engineer.
6. Prior to the issuance of any building permits, the developer/owner shall pay to the City the actual cost of existing service laterals as determined by the City Engineer.
7. The developer/owner shall pay to the City the actual cost of constructing and installing any new service laterals required and furthermore, prior to site plan approval, the developer shall pay to the City the estimated cost of the service laterals, as determined by the City Engineer.
8. The developer/owner shall pay to the City the actual cost of the construction of the new access and the required curb cut, prior to site plan approval and prior to any construction or grading on the lands, the developer shall pay to the City the estimated cost as determined by the City Engineer of constructing the new access/private road and the required curb cut.
9. That the developer/owner constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a gravity connection to the sanitary sewer.
10. That the developer/owner relocate/reconstruct the existing City operated and maintained Stormwater management facility located within the GRCA's property to current Ministry of the Environment standards at their own expense.
11. That prior to Site Plan approval, that the developer makes satisfactory arrangements with The City of Guelph for provisions for any easements and/or rights-of-way for the Stormwater Management facility.
12. That the owner pays to the City, as determined applicable by the City's Director of Finance, development charges and education development charges, in accordance with City of Guelph Development Charges By-law (2009)-18729, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereof, prior to issuance of a building permit, at the rate in effect at the time of issuance of the building permit.
13. That the developer/owner makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the development of the lands.
14. That all electrical services to the lands are underground and the developer/owner shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as

Engineering Services
Community Design and Development Services

T 519-837-5604
F 519-822-6194
engineering@guelph.ca

MEMO



provisions for any easements and/or rights-of-way for their plants, prior to the development of the lands.

15. That all telephone and Cable TV service to the lands be underground and the developer/owner shall enter into a servicing agreement with Bell Canada providing for the installation of underground telephone service prior to development of the lands.
16. That prior to the passing of the zone change by-law, the developer/owner shall enter into an agreement with the City, registered on title, satisfactory to the City Solicitor, covering the conditions noted above and to develop the site in accordance with the approved plans and reports.
17. Prior to site plan approval the developer/owner must complete the land transfer between GRCA and the developer/owner.

INTERNAL MEMO



DATE September 9, 2009
TO **Katie Nasswetter**
FROM Rory Barr Templeton
DIVISION CDDS
DEPARTMENT Park Planning
SUBJECT 1291 Gordon Street (ZC0905)

Park Planning has reviewed the application for the above noted Zoning Bylaw Amendment, dated August 12, 2009 and offers the following comments:

Zoning Bylaw Amendment:

Park Planning has no objection to the rezoning of the subject property to Specialized R.4A (residential apartment) zone, P.1 (Conservation Lands) and WL (Wetlands), with the following stipulation. We will require that lands along the most southerly edge of the development be conveyed to the City and zoned P.1 (Conservation Lands) to allow for a future trail connection from Gordon St. into the Hanlon Creek Wetland as per the Council approved Guelph Trails Master Plan. The exact width of this conveyance is unknown at this time due to a lack of grading and detailed design information, but it is fair to say that the minimum required width would be 3.6 metres (see attached sketch).

Parkland Dedication:

Cash-in-lieu of Parkland is recommended for this development.

The developer shall be responsible for paying a 5% cash-in-lieu of parkland dedication payment for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof, prior to the issuance of any permits.

Regards,

Rory Barr Templeton
Park Planner

File # T:\ParksPlanning_Park Planning\PLANNING\SOUTH DISTRICT\Zoning By-Law & Official Plan Amendments

Environmental Advisory Committee Resolution

Moved by S. Barnhart and seconded by K. McCormack

“Staff recommends that the Environmental Advisory Committee support the Environmental Impact Study prepared by Stantec Consulting for 1291 Gordon Street with the following conditions:

- That habitat for species of conservation concern be assessed prior to commencing works on the property and appropriate timing for vegetation removals or associated activities should take place outside of breeding seasons;
- That the wetland and its associated buffer, where present on site, be conveyed, with permission, to the GRCA;
- That the EIS identifies options for access to amenity space;
- That the use of local genetic stock for compensation plantings be specified on all appropriate plans;
- That the EIR will elaborate on the impact, appropriateness and alternatives to the dewatering activities proposed for the parking garage, including the functionality of the structure considering the high water table;
- That details for the implementation of infiltration galleries proposed underneath the underground parking garage are provided in the EIR;
- That details for the proposed new location of the SWM facility are provided to demonstrate it is an acceptable location while maintaining the intended design, capacity and function to the satisfaction of the City as well as the GRCA;
- That the EIR address alternatives to fencing options in and around the deer corridor and present the best option;
- That a detailed Tree Inventory/Compensation plan is required in conjunction with the EIR;
- Include a discussion of the extent of fill and a cross section for the grading activities proposed up to the edge of the buffer;
- That invasive species on site be identified and further investigation done to identify any potential mitigation measures, as previously requested by EAC;
- That the EIR identifies all ‘Induced Impacts’ associated with trail implementation and the proposed tree inventory make recommendations to hazard tree removal and management, if any;
- That the EIR assess and address the impact of the changed flow of surface and groundwater to the wetland;
- Monitoring of water quality needs to be included in the site plan agreement.”

**Motion Carried
Unanimous-**



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

**PLAN REVIEW REPORT: City of Guelph
Katie Nassweter, Community Design & Development Services**

DATE: September 2, 2009
GRCA FILE: Wellington/Guelph/ZC

YOUR FILE: ZC0905

RE: Application for Zoning By-law Amendment ZC0905
1291 Gordon Street, Guelph

GRCA COMMENT: *

The Grand Conservation Authority has no objection to the Zoning By-law Amendment to permit a six storey apartment building on this site. Please be advised that future development on these lands will require prior written approval from the GRCA.

As the GRCA has an interest in these lands, we suggest that the City consider peer review of the submitted reports.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains a portion of the Provincially Significant Hanlon Creek Swamp, floodplain, and allowances to these features. Consequently, the entire property is subject to Ontario Regulation 150/06 (Grand River Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses).

2. Legislative/Policy Requirements and Implications:

Any future development on this property will require prior written approval (a permit) from the Grand River Conservation Authority pursuant to Grand River Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, Ontario Regulation 150/06.

The Conservation Authority permit process involves the submission of a Permit Application, supporting plans/reports and the required application fee to this office, the review of the proposal by Authority staff and the subsequent presentation of the Permit Application to the General Membership of the Grand River Conservation Authority for their approval or refusal.

Provincially Significant Wetland is present on the lands to be developed. An Environmental Impact Study is required to demonstrate if development is possible without impacting the wetland on the subject lands. GRCA staff have reviewed the following reports:

N:\Watershed Resources Planning\Resource Planning\WELLINGTON\GUELPH\2009\ZC\ZC0905 - 1291 Gordon Street.docx

-
- Preliminary Stormwater Management Brief prepared by Stantec, dated December 2008
 - Functional Servicing Report prepared by Stantec for the Gordon Street Apartment Site dated December 2008
 - Hydrogeological Assessment prepared by Stantec for the Gordon Street Apartment Site dated December 2008
 - Environmental Impact Statement prepared by Stantec for the Gordon Street Apartment Site dated March 2009

We are satisfied that the submitted reports are sufficient to demonstrate that the site can be developed with no negative impact on the wetland.

Based on the natural heritage information presented in the EIS report, buffer recommendations seem appropriate for this site but the linkage proposal lacks merit.

The hydrogeology assessment by Stantec (2009) confirms that the wetlands in this area are sustained by groundwater. Groundwater discharge conditions typically occur when groundwater tables are seasonally high. Groundwater recharge occurs when groundwater levels recede. The study also indicates that there will be a groundwater recharge surplus of 890 m³ under post-development conditions. Provided mitigation measures are implemented as recommended in this study, there will be no hydrologic impact on the wetland as a result of this development.

3. Additional Information/Suggestions provided in an advisory capacity:



While we do not object to the Zoning By-law Amendment, we offer the following technical comments that would need to be addressed through the GRCA permit process:

1. Please provide the final SWM plans and the final site and grading plans when they become available.
2. Please provide Erosion and Sediment Control Plans showing how the measures listed in Drawing C-401 and the dewatering program referred to in the Functional Servicing Report will be implemented.
3. The 3:1 side slopes proposed in the revised SWM facility are steeper than considered safe in MOE guidelines.
4. Please provide the buffer and linkage enhancement details when they become available.
5. A detailed monitoring plan for wetland, wetland buffer, and linkage areas should be prepared and submitted to the GRCA for review and comment.

We will review technical details through the GRCA permit process.

We acknowledge receipt of the required plan review fee in the amount of \$1750.00 for a Major Zoning By-law Amendment.

If you have any further questions, please contact me at this office.

Liz Yerex
Resource Planner
Grand River Conservation Authority
LY/ah

**These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

cc Lois Giles – City of Guelph



May 19, 2010

City of Guelph
City Hall, 1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Katie Nasswetter

**Re: Zoning By-law Amendment Application – Revised Concept
Gordon Creek Development Inc.
1291 Gordon Street, Guelph**

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

Community Design
and Development Services

MAY 27 2010

We have reviewed the updated Functional Servicing Report, Stormwater Management Report, Hydrogeological Report and the EIS addendum prepared by Stantec. In addition, we have reviewed the revised concept plan provided. Please note that the entire property is subject to Ontario Regulation 150/06. A Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit will be required to support this development. The following information should be included in the submission at final design.

Final Design - EIR

1. Please provide design details and show the location of the infiltration measures, discussed in the Functional Servicing Study and the Stormwater Management Brief. Include a profile showing the water table and fill required to provide water table clearance.
2. The fill will need to be actually conducive to infiltration, not likely conducive as stated in Section 5.1 of the hydrogeological assessment.
3. Table 1 in the SWM brief implies that rooftop runoff and driveway runoff are routed through the proposed storage basin whereas the appended modelling schematics indicate that rooftop runoff discharges to the wetland independently. Please clarify and show in the final servicing plan, and/or grading plan, where major flows from the roof will be conveyed to as well as any possible infiltration gallery overflow service connection to the storm sewer.

Note that we may consider it reasonable to direct any infiltration gallery over flow to a level spreader in or beside the wetland buffer.

4. The hydrologic model indicates that control of rooftop storage results in modest depths for all events up to and including the 100-year design storm. Please provide specifications for the roof drainage controls and include the same in appropriate construction plans.
5. There are discrepancies between surface storage ponding depths shown in Table 1 in the SWM brief (0.30m) and those in appended Stage Storage-Discharge calculation sheet (approximately



ISO 14001 Registered



0.4m) as well as those in the hydrologic model (0.017m). The most significant difference appears to be due to considerable discrepancies between the Stage Storage-Discharge calculation sheet and the hydrologic model's pond routing table with the latter having an illogical 0.045m maximum available storage depth.

6. As approximately 1 hectare of land associated with construction building will be disturbed, including raising the building envelope above existing grades, we suggest that perimeter controls alone will not be adequate during intense rainfall events. Please show flow paths, in an Erosion and Sediment Control or Grading Plan with appropriate controls designed to prevent transport of sediment to the adjacent wetland.
7. Please provide plans for use of the common amenity area. If this area is used for landscaping or recreational uses that do not result in a high level of imperviousness or concentrated runoff, it is unlikely that stormwater management controls will be required.
8. The EIR should address how the recommendations provided in the EIS will be implemented.
9. The property boundary between the lands owned by the Grand River Conservation Authority and the applicant should be established through fencing at a cost to the developer and to the satisfaction of the GRCA (Property Management) and the City.

Advisory:

10. In the Concept Servicing Plan the oil and grit separator has a 3000mm inlet pipe. Presumably that is a typographic error.
11. Could you confirm that the proposed surface storage pond is a dry depression and that the multiple ditch inlets are intended to catch some trash and sediment prior to treatment by the oil and grit separator?

Yours truly,



Liz Yerex
Resource Planner
Grand River Conservation Authority

cc: Hugh Handy, GSP Inc. 72 Victoria Street S., Suite 201, Kitchener, ON, N2G 4Y9



UPPER GRAND DISTRICT SCHOOL BOARD

500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-9097

Martha C. Rogers
Director of Education

August 18, 2009

PLN: 09-32
File Code: R14
Sent by: mail & e-mail

Lois Giles, City Clerk
74 Woolwich St. 2nd Floor
Guelph, Ontario
N1H 3T9

Dear Ms. Giles;

Re: **Proposed Zoning By-Law Amendment, ZC0905,
1291 Gordon Street, City of Guelph**

Planning staff at the Upper Grand District School Board has received and reviewed the above application to permit the development of a six story apartment building with approximately 128 residential units, dated August 12, 2009.

The Planning Department at the Upper Grand District School Board **does not object** to the application, subject to the following condition;

- Education Development Charges shall be collected prior to the issuance of a building permit;

Should you require additional information, please feel free to contact me at (519)822-4420 ext. 821.

Sincerely,

Jackie Hope
Administrative Assistant



September 17, 2009

Mrs. Katie Nasswetter
Senior Development Planner
Community Design and Development Services
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Community Design
and Development Services

OCT 13 2009

Dear Mrs. Nasswetter:

Re: 1291 Gordon Street – Proposed Zoning By-law Amendment (File # ZC0905)

The Guelph and Wellington Development Association is in receipt of the Public Meeting Notice of August 12, 2009 for the above-noted property.

The Association supports the residential intensification of this underutilized property. The proposed development of a 6 storey, 128 unit apartment building along a transit supportive arterial road represents an appropriate form of development for this property. This site provides the municipality with the opportunity to accommodate higher density along an important corridor and within the "Built Boundary" of the City.

Although this site is located adjacent to a significant Natural Heritage Feature, we believe the development can be carefully managed to minimize impacts in this area.

We encourage the City to expedite the processing of this application.

Yours truly

A handwritten signature in black ink, appearing to read "Tom Krizsan", is written over a horizontal line.

Tom Krizsan
President

GUELPH AND WELLINGTON DEVELOPMENT ASSOCIATION • BOX 964 • GUELPH, ONTARIO N1H 6N1
TEL: 510-822-8511 FAX: 510-837-3077

Schedule 12

Public Comments

(From September 2009 Circulation)

From: . GUELPH BROCK [mailto:gbrgl@rogers.com]
Posted At: August 13, 2009 4:39 PM
Posted To: Planning Division Emails
Conversation: File ZC0905
Subject: File ZC0905

I am wondering what sandhill the planning department has their heads buried in regarding the re-designation on 1291 Gordon St. My understanding was that the Hanlon Creek Watershed study had laid the development of this area to rest many years ago. I humbly submit 2 items. a) if you think that you are dealing with a "Jefferson salamander" fiasco in the new Hanlon Business Park, wait until the water and wildlife folk get hold of this issue as it is a natural deer pathway between 2 significant wetlands and the possible nesting ground for the "Henslow's Sparrow" b) traffic - what arterial road are you going to dump traffic onto and how are you going to deal with it?
Helmuth, President, Guelph Brock Road Garage LTD.

From: Shelley Timoffee [mailto:seekingpeas@sympatico.ca]
Posted At: August 14, 2009 10:29 AM
Posted To: Planning Division Emails
Conversation: Rezoning of 1291 Gordon Street
Subject: Rezoning of 1291 Gordon Street

SUBJECT LANDS

Error! Reference source not found.: The subject site consists of 8.4 hectares of land located on the west side of Gordon Street between Edinburgh Road South and Arkell Road (see **Schedule 1**). The site is bounded by Edinburgh Road South to the north, and existing residential homes to the south along Gordon Street. Residential homes and the Salvation Army Church are found to the east across Gordon Street and conservation and wetlands to the west of the site.

Hello there

I live in Ward 6. Over the past ten years (25 in Guelph) I have been holding my breath every time a 'notice of rezoning' sign goes up on the corner of Gordon and Edinburgh RdSouth. That precious piece of land is home to deer, groundhogs, tree frogs and geese and duck hatching grounds, to name a few.

I am horrified that the city would consider building so close to a wetlands area. I realize there is a 30 metre buffer zone permitted between buildings and wetland areas. I also am aware of the Government mandate for Guelph to develop it's population base by 2031.

Considering the South end's natural focus is water filtration and supply to the city, how can building be allowed to go up on this kind of valuable environmental property? Is a pipeline to the lake imminent? With one publichigh school in the South end, where will the children go to school?

Why can't Guelph maintain this beautiful 'dark' greenspace without lights and cement staining the entrance to the city? Driving by and seeing deer among the trees or a family of ground hogs grazing beside the road is a beautiful thing and sets Guelph apart from so many other urban areas.

Please dedicate this property as a natural heritage site and deny future building sites. The trees that would be decimated number in the thousands. The light pollution would make Gordon Street just another main street with no outstanding natural area.

By all means build to the east, west and north of Guelph but keep the South end and it's trees free of development. At least in this area. Especially since the area between Clair Road and Maltby Road is not longer considered anything but an 'empty space waiting for houses'.

Gordon Street South has already been decimated enough. Please stop the carnage.

Sincerely,

Shelley Timoffee

From: PAMELA YOUNG <2pyoung@rogers.com>
Subject: 1291 Gordon Street - paving over wetlands?!
To: karl.wettstein@guelph.ca
Received: Friday, August 28, 2009, 9:19 PM

Dear Mr. Wettstein,

I am a homeowner in the Pine Ridge subdivision of Guelph. It has just come to my attention that on September 8 there is scheduled to be a discussion at the city council meeting of an amendment to the zoning by-law to permit wetlands at 1291 Gordon Street to be paved over, so that an apartment building can be built. (!?)

I am, as they say, shocked and appalled. It was my understanding that wetlands are protected, and MAY NOT be paved over. Amending the by-law is not going to change wetlands into non-wetlands; this is a travesty and must not be allowed. I trust that you, as my representative (who I voted for, by the way) on this council, will NOT support this zoning amendment, and will on the contrary vociferously protest against it.

I would greatly appreciate a response, telling me your plans with regard to this proposed amendment. Thank you very much.

Sincerely,
Pamela Young

From: Marlene Alder <malder2001@rogers.com>

To: Karl Wettstein

Sent: Sun Aug 30 10:58:00 2009

Subject: gordon and edinburgh rezoning

Dear Karl,

I am appalled that the city would consider developing the land at Gordon and Edinburgh. This is not a farmer's field, it has never been touched. The wetland goes almost to the edge of the streets and an a 128 unit apartment building plus parking lot will extend into the wetland, regardless of what the line on a map shows as the Urban Reserve area. There is a reason it is Urban Reserve. You cannot draw a line between the reeds and say on this side it is wetland and on the other side it is OK to dig or fill in. Please go to this site and take a look. This is an untouched area bordering on Preservation Park and should not be encroached upon. I may have to chain myself to a reed if the zone change goes through. I believe someone has to stand up for the beauty of Guelph and not be bullied into development because of the province's plan. This also forms part of the corridor where the coyotes come through from Arkell to Preservation Park. This zone change would lead the way to lining Gordon St. with buildings and cutting off the natural flow of wildlife. And for what? More students!

I am not against development, there is construction all around me. But this zone change would show me that no one at city hall is keeping the big picture of Guelph in mind. Please stand up for our wild areas.

Yours truly,

Marlene Alder

11 Carrington Place

Guelph, ON

N1G 5C2

Lois Giles,
City Clerk,
City Hall, 1 Carden Street,
Guelph, ON

September 2, 2009

Guelph Field Naturalists Comments on Proposed Gordon Street Apartments (1291 Gordon Street)

We have reviewed the supporting environmental studies of the proposed development at 1291 Gordon Street in Guelph and offer the following comments:

1) First, we wish to express our support of intensification and infill development in the City which this proposed development represents. Hopefully, this can be done while protecting our natural heritage. The following comments are offered with this in mind.

2) In Section 5.2, Proposed Conditions, of the Gordon St. Apartment Site Functional Servicing Report, it is noted that excavations below the ground water level for apartment construction will result in a de-watering program during construction. We have not seen any discussion or text referring to anticipated impacts on the nearby wetland hydrology due to the de-watering program in either this report or the Environmental Impact Statement (EIS) prepared by Stantec.

We are concerned that the de-watering program will have an impact on the nearby wetland. The water table may be lowered for an unknown period of time. An unknown volume of ground water will be pumped and likely directed to a small, localized area of the wetland which otherwise wouldn't naturally receive this volume of water. This point should be addressed in the EIS.

We also have concerns with respect to the underground parking level of the apartment building. The ground water level will apparently be below the level of the underground parking. However, what contingency plans would be in place if ground water levels were to rise at some point in the future, possibly due to climate change conditions? Would pumping and lowering the ground water level be required? What impacts would this have on the nearby wetland? It is well known that pumping at the Burke Well has altered the ecology of the Torrance kettle wetlands south of Arkell Road and is affecting the hydrology of the Torrance Creek wetlands.

3) In Section 5.1, Environmental Impact Studies, of the Gordon St. Development Planning Report by GSP Group, it is noted that grading will be necessary in the outer 15 metres of buffer zone to accommodate the proposed development.

In our opinion, the buffer is meant to protect the wetland both during construction and post-construction and should not be disturbed or altered if at all possible. The buffer width is already at a minimum and its integrity should therefore be maintained.

4) Appendix F of the EIS contains the report “General Vegetation Overview & Tree Management Plan” by Stantec. The authors are landscape architects and certified arborists. It is noted that their recommendations are based on analysis of conditions and species on the site.

The report notes that Veg. Units 2a & 2b are comprised primarily of alder and tamarack. However, a brief site visit confirmed that alder and tamarack do not occur in Units 2a & 2b. This is supported by the main EIS report which does not report any alder species being present on site.

This type of error casts doubt on other statements and recommendations in the report considering they are “based on analysis of conditions and species on the site”. If alder and tamarack were the dominant species within Units 2a & 2b, then these units and therefore the buffer would be considered part of the wetland. Statements in this report such as “wetland buffer will be encroached upon with minimal impact” should be viewed with caution.

5) The Gordon Street Apartments EIS by Stantec describes a wildlife corridor/linkage as part of the proposed development that uses a recommended width of 10 metres based on an EIS for the Salvation Army property on the east side of Gordon St. and the Torrance Creek Subwatershed Study. In fact, the proposed linkage would be only 6 metres at its narrowest point. Since the two above reports were written, the Natural Heritage Strategy (NHS) Phase II report for the City has been drafted. A scientific literature review in the NHS on linkages and wildlife corridors has determined that much wider linkages and wildlife corridors are needed to be effective.

It appears this wildlife corridor is meant strictly for deer moving between the Hanlon Creek wetlands and the Torrance Creek wetlands. The EIS states that the wildlife corridor would be of little use for small mammals and other species. It also states that increasing traffic on the four-lane Gordon Street will likely result in more deer and vehicle collisions. The EIS doesn't appear to address how the wildlife corridor will function during the period of construction.

It would seem that perhaps deer should not be encouraged to cross Gordon Street. If this is not acceptable, then increasing the width of the wildlife corridor in the area where the tennis court is proposed and lowering the speed limit on Gordon Street may be desirable and necessary.

We offer the following recommendations:

-
- 1) As witness to much encroachment on the City's public green spaces from adjacent landowners and the significant impacts resulting from it, we recommend hard fencing along the buffer edge. This would also help to prevent additional impacts from human traffic and pets.
 - 2) All wetlands and buffer lands located on the property of the proposed development should be conveyed to either the Grand River Conservation Authority or the City of Guelph.
 - 3) An addendum to the EIS should address the possible impacts of a proposed de-watering program and the long-term existence of the underground parking facility on the hydrology of the wetland, including a contingency plan to deal with possible future changes in the level of the ground water.
 - 4) It is important to maintain the buffer area in its present undisturbed condition in order to maximize its function in protecting the wetland both during construction and post-construction.

We appreciate the opportunity to comment on this proposed development.

Charles Cecile

On behalf of the Guelph Field Naturalists, Environment Committee

September 1, 2009

Lois Giles, City Clerk,
City of Guelph,
1 Carden St.,
Guelph, ON
N1H 3A1
Lois.giles@guelph.ca

Dear Mrs. Giles,

I am writing today to express my concern about the by-law amendment for the proposed development at 1291 Gordon St.

Let me start by saying that my husband and I would prefer that this last significant piece of south-end undeveloped land remain untouched, but we realize that this is an unrealistic expectation.

However, we wonder whether the development as shown in the planning documents needs to encroach so closely on the wetland shown at the southerly portion of the site plan.

Over the past fifteen years, despite assurances to the contrary, we have seen how developers in our neighbourhood have built right up to the line they are allowed before crossing into designated wetland property. Given past performance by these developers we worry that the same thing could happen again with this proponent's development.

Could the developer be persuaded to move the built portion of his proposal enough north to be well clear of the wetland? Could it be re-oriented to make the built portion and parking the north end of the development, and the recreational portion the south end? Could he be asked to commit to keeping the whole built portion entirely within the Urban Reserve designated envelope?

We would appreciate having our opinion included as part of the record on this proposal, and we are supplying our name and address in the hope that we will be kept informed as this proposal is processed.

A courtesy copy of this letter will be sent to our ward Councillors, Billings and Wettstein, and to the City's planning person in charge of the project, Katie Nasswetter.

Respectfully,

Geof and Linda Kearns,
14 Malvern Cres.,
Guelph, ON N1L 1G8
519-823-1441
ljkearns@rogers.com

CC:/ Councillor Christine Billings; Councillor Karl Wettstein; Katie Nasswetter, Senior Development Planner

-----Original Message-----

From: Faye_Pettitt@cooperators.ca [mailto:Faye_Pettitt@cooperators.ca]

Posted At: September 8, 2009 9:34 AM

Posted To: Planning Division Emails

Conversation: zoning bylaw amendment - meeting sept 8 2009

Subject: zoning bylaw amendment - meeting sept 8 2009

good morning katie. i am not sure if this is too late to forward my concerns.. i am writing about the 1291 gordon street (file # ZC0905) meeting tonight. i oppose this application. i DO NOT want this property rezoned. it should stay as vacant wetland. I own property on Vaughan Dr and unfortunately cannot attend the meeting tonight. please forward my comments for the meeting, if possible. thankyou

From: judyxmartin@gmail.com on behalf of judy martin
Sent: Tue 08/09/2009 12:03 PM
To: Mayors Office; Vicki Beard; Bob Bell; Christine Billings; Lise Burcher;
Kathleen Farrelly; Ian Findlay; June Hofland; Gloria Kovach; Maggie Laidlaw;
Leanne Piper; Mike Salisbury; Karl Wettstein; ClerksDept
Subject: 1291 Gordon planning application

<http://docs.google.com/File?id=dc463js9_24gx74cncj>

September 8, 2009

Re: 1291 Gordon

Dear Mayor Farbridge and City Councillors,

Sierra Club Canada respectfully makes the following comments regarding the development application for 1291 Gordon Street:

1. We believe this proposal is at odds with the recommendations approved by council in the 1993 Hanlon Creek Watershed Plan (HCWP). Those recommendations recognized and ranked the value of 21 areas of the watershed. The area proposed to be developed in this application was ranked 11th, and the entire area was recommended for protection.

Specifically, the HCWP determined that this is an "area of rare plants & aquatic vegetation sensitive to disturbance. Wide buffer required to protect vegetation from influx of salts and nutrients. Buffer should include upland open area next to road to provide upland habitat for wildlife." The recommended buffer width was 120 metres, as opposed to the proposal before you, which recommends 30 metres.

The Hanlon Creek State of the Watershed Study of 2004 was highly critical of site-specific Environmental Impact Studies for facilitating the reduction of protections recommended in the HCWP. The case before you provides another example of this erosion of protections.

The Hanlon Creek Watershed Plan was a \$1 million study, the intent of which was to "determine the measures necessary to protect and enhance the valued natural resources of the watershed and to define the level of development which could proceed within the constraints established for this protection." The project team included the City of Guelph, the University of Guelph, Ministry of the Environment, Ministry of Municipal Affairs, Puslinch Township, Grand River Conservation Authority, and Ministry of Natural Resources.

Based upon the expertise of the HCWP project team and the fact that the recommendations in the report were approved by council, we believe this development application should not go forward.

2, We believe this proposal is at odds with the Provincial Policy Statement which requires that "no negative impacts on the natural features or on their ecological functions" will occur as a result of development and site alteration on lands adjacent to the wetland. This is a very high standard to meet, and we

do not believe that it has been demonstrated that there will be "no" impacts on functions of the wetland, particularly since the proposal does not conform with recommendations in the HCWP.

Thank you for the opportunity to comment on this application.

Judy Martin, Regional Representative

1291 Gordon St. Re-Zoning Application

Good evening to one and all. Let me state that I am not opposed to all development. At the same time I firmly believe that any development should follow the principle of Intelligent Design. One aspect of this principle is that development be site specific. Some development proposals are just not appropriate to specific sites; I strongly believe this to be true for the proposal under discussion this evening.

The application under consideration details a very intensive type of development. This property lies within the Hanlon Creek Watershed and given the immediate adjacency to Provincially Significant Wetlands (PSW) such a development is strongly ill advised because of the enormous impacts that such development would entail. This site also serves as a linkage and corridor to the Torrance Creek Watershed to the east of Gordon St. a further reason that development on this site is so ill advised.

The proposed development represents a lot of people, potentially a lot of pets, and also, potentially a lot of children. All of this could represent significant encroachment issues and impacts to the adjacent wetlands that could well result in irreparable damage to same. Such encroachment issues, which include vandalism and informal trail creation, were noted and enumerated in the Hanlon Creek State-Of-The-Watershed Study (HCSOTWS), completed in 2004. The author's state:

"In summary, encroachment related impacts were widespread and readily discernable in areas where residential development occurred adjacent to the natural heritage system."

Given the intensive nature of the proposed development encroachment issues of this nature is virtually guaranteed.

This proposed development would also represent a very large number of vehicles entering and exiting the site on a daily basis. Our society is addicted to the automobile and therefore many people tend to minimize their impact on the environment. Let's face it however; automobiles are extremely dirty contraptions. They spew noxious fumes; they leak oil, gas, lubricants, coolants and brake fluids etc.etc. They also transport, during the winter months, significant quantities of road salt and general grime. All of this represents a great deal of potential water contamination. Again, given the immediate adjacency to the wetland, such potential impact on water quality should be avoided.

Environmental Impact Studies (EIS) are notorious for underestimating potential impacts of development and overestimating the outcomes of mitigation strategies. The EIS prepared for the present application by Stantec Consulting Ltd. and dated March 2009 is no exception. For example, in section 3.2 of this statement, which speaks about the Hanlon Creek Watershed in overall terms, they claim that 30% is composed of wooded areas, while 60% is under cultivation or is open field. As such, they are claiming that 90% of the watershed is Greenfield. In contrast, the HCSOTWS, states that only 41% of the watershed had remained undeveloped (i.e. remains Greenfield) by the year 2000.

In regard to the specific impacts associated with this proposed development this is what Stantec has to say in terms of water quality:

"For quality control an oil and grit separator will be located south of the visitor parking facility to ensure water running off this area will be treated to Enhanced water quality prior to release to the facility". By facility, they are referring to a stormwater management pond (SWM) to be constructed at the south end of the development. To continue, they further state that:

"Flow will then exit the facility by a grassland swale toward the wetland. Water flowing off the entrance driveway will flow overland to the facility, where the increased pool volume will be sufficient to ensure Enhanced quality of this water prior to release to the wetland".

Ignoring for the moment that they do not indicate how water accumulated in the resident's underground parking facility will be treated, although, presumably, such water will be pumped out using a sump pump, the measures stated above are clearly inadequate to prevent considerable water contamination to the adjacent wetland. Both oil-grit separators and SWM ponds have inherent problems and limitations. For example, in regard to oil-grit separators:

- 1) They cannot alone achieve the 80% TSS removal target
- 2) have limited performance data
- 3) dissolved pollutants, such as salt, are not removed
- 4) frequent maintenance is required
- 5) performance is dependent upon design and frequency of inspection and cleanout of unit
- 6) during large storm events the separator is bypassed

In other words, to maintain optimal performance, which does not, in any way, ensure the removal of all pollutants to begin with, is going to cost a great deal of money. It seems doubtful, given that to my knowledge there is no relevant legislation, that such frequent inspection and cleaning would occur in this case and probably in the majority of cases where these devices are employed.

In regard SWM ponds the HCSOTWS has this to say:

"It is also notable that in nearly every EIS reviewed, stormwater ponds were approved within the Type 2 lands. Although this is in compliance with the HCWP and the City's EIS guidelines in which stormwater placement in designated buffer lands is considered acceptable, current research is showing that these ponds typically do not provide habitat for desirable plants or wildlife, nor do they provide long-term solutions for removal of water contaminants (Bishop et al 2000b). Consequently, it would be wise and proactive for the City to review this policy."

In summary, potential water contamination of the adjacent wetlands is a very real concern. I implore council and staff to regard this issue with the utmost importance.

I wish now to return to the question of what the land on this site represents. I visited this site a few weeks ago, and compared to other sites within the HCW, which possess incredible intrinsic beauty, this particular land is not terribly noteworthy. To my knowledge, the land was likely former agricultural land that is now converting to cultural meadow. There is a small Scott's pine plantation on site along with a limited number of native tree species. Stantec essentially concurs with my original assessment that the land is nothing spectacular. However, upon having educated myself, I was able to adopt a more holistic and longer-term viewpoint; hence my assessment has changed dramatically.

Please listen to this quote that appears in the HCSOTWS:

"The process of urbanization can create a temporary profusion of old field and early successional habitats as land is taken out of agricultural production and held in speculation for urban development. Although old fields are obviously not pristine natural areas...they can provide valuable stopover or staging areas for migratory birds and Monarch butterflies. These habitats also hold value in a heavily settled landscape as refuge for mammals and migratory birds, and in some cases, as potential future forests if left to mature for several decades".

In other words, this land does possess considerable intrinsic value and may evolve to have even greater value if it is left alone. Further, thoughtful enhancement to this natural heritage system,

such as re-introduction of native species, and selective removal of non-native species could greatly aid in this process.

It is noteworthy that Stantec acknowledges that Monarch butterflies have been observed on site and that they are considered a species of Special Concern, at the federal level, although not at the provincial level. Further, they indicate that their larval host plant, the common milkweed, is also present on site. Despite this, they conclude that milkweed was not present in sufficient density to comprise significant wildlife habitat. What if they were to come back to this site five or ten years from now? What if milkweed density was deliberately enhanced?

As noted, the site in question is immediately adjacent to Provincially Significant Wetlands (PSW). According to the 1993 Hanlon Creek Watershed Plan (HCWP) this entire site was designated as buffer land, principally to buffer against the impact of road salts present on Gordon St. This fact is acknowledged by Stantec. Nevertheless they propose that this is not necessary and that a 30 metre buffer is sufficient to protect the adjacent wetland.

The HCSOTWS specifically addresses this very issue from a watershed wide perspective: “Given that the HCWP was founded on a system of constraint areas and buffers designed to prevent encroachment on natural areas and that according to the original study “the buffer areas specified in the plan should be considered to be fixed and subject only to very minor modification (MMM 1993)”, it can be concluded that zoning of type 2 lands has not conformed well to the accepted system to date and that efforts to respect the plan’s original intentions should be improved.”

The study goes on to state:

“From a planning and zoning perspective, Type 1 lands (i.e. core greenlands) in the watershed have been well protected while Type 2 lands (i.e. buffers, linkages and corridors) have been subject to significant encroachments since 1991. Changes have primarily been losses of agricultural lands and cultural meadows intended by the HCWP to be left as naturalized buffers or corridors. This loss has ironically been facilitated by the EIS process whereby the incremental loss of Type 2 lands has been overwhelmingly recommended and approved..... The City should recognize the significant research and science that has gone into the development of buffer as part of the HCWP and continue to pursue their implementation”.

As such, the conclusion of Stantec that the land in question has low value and that a 30 m buffer is all that is needed to protect the natural features of the site should be seriously questioned and considered unscientific in the broader perspective that the HCWP and the HCSOTWS affords us. It would appear then, that individual EIS’s only consider the natural features of the particular site or property they are assessing, but fail to consider such a broader perspective. The onus, as the appropriate stewards of the HCW, is therefore on the City to consider the broader implications of further development on such lands, originally, and well considered to constitute buffer for the core greenlands/wetlands, as well as linkages and corridors. The present application would appear to be a very good opportunity for the City to do just such, and I strongly encourage them to do so and therefore to reject this application. Should they not choose to do so, and, in light of recent events, it is almost certain that others will step forward who will seek to provide such suitable stewardship.

That may seem a natural ending to this talk, however, I believe in always attempting to come up with a win-win solution, instead of a confrontational win-lose result, as the latter often results in unnecessary ugliness. These are my thoughts, conclusions and suggestions towards a win-win solution:

-
- 1) The owner of the property should be advised that he has essentially purchased or inherited swampland and the developer should be advised that he cannot build on this site.
 - 2) The proposed development has been loosely defined as infill. This label does not change the fact that it is development of greenfield within the Hanlon Creek Watershed. Alternatively, the city should exchange this parcel of land for a similar sized parcel of land recognized as a brownfield where an intensive condominium development would be appropriate. This approach would both preserve greenspace and see a brownfield rehabilitated. The city has an award winning brownfield strategy and this would seem a most appropriate time to utilize it. This approach would also recognize the triple bottom line; it would improve the environment; it would stimulate the economy and it would enhance the social well-being of Guelph citizens.

Thank you all for your attention. Good night.
Laural Gaudette

From: Carla Cockerline [NDI] [mailto:ccockerline@nutrasource.ca]
Sent: Tue 9/8/2009 2:55 PM
To: Christine Billings
Subject: FW: Public Meeting Notice - Zoning Amendment (File ZC0905)

Dear Councillors Billings and Wettsein,

It has come to my attention that you will both be involved in the decision to re-zone the conservation and wetland areas that border Gordon Street and Edinburgh Road South.

I have written to Councillor Laidlaw (below) because I know that she has an appreciation for the environmental impact that this re-zoning application represents. However, as city councillors in the South end, I think it is also important to re-emphasize my opinion on this matter to my local representatives.

As representatives of this area, I hope that you are aware of the local wildlife that are home to this site. I have personally witnessed 6-10 deer that visit the pond that borders Vaughan street in the evenings, not to mention the ducks, herons, and geese. There is no doubt in my mind, that building on this area would impact this wildlife in particular.

Although I am writing to you directly, I can assure you that my thoughts and opinions are echoed by my neighbours and other environmental enthusiasts. I hope to see you both at tonight's Public Meeting Notice.

Best regards,

Carla A. Cockerline, M.Sc, CCRA

From: James Boyce [mailto:james_lewis88@hotmail.com]
Sent: September 12, 2009 12:49 PM
To: Katie Nasswetter; Mayors Office; Christine Billings; Karl Wettstein
Subject: File: ZC0905

Hello Katie, Karen, Christine and Karl

This is my first time contacting government officials. I am contacting you because I am concerned with the development that I have referred too. I am hoping you could shed some light on why it would be a good idea to build right next to a wetland? What does the city of Guelph have to gain from taking habitat away from birds, and animals when there are many other areas of Guelph that are much more suited to have a 6 story apartment building. Gordon street is already very busy during rush hour and to add another 128 possible cars to that area would be in my opinion "crazy". More importantly I would think educated people as yourselves would see the intrinsic worth of the wetland and the space surrounding it. The more development encroaches on this special piece of land within our city the more our following generations will lose. I truly thought Guelph was a green city, but how green can it be when we put developers ahead of wetlands, ahead of wildlife, ahead of green space that we both enjoy, and most importantly ahead of future generations that will depend on wetlands for clean water. When will someone stand up to developers and say NO. Will it be you? I hope so. I would very much appreciate a reply to this email. Thank you for your time.

Yours truly

James Boyce
Guelph

From: Enza [mailto:enza@masifinancial.com]
Sent: September 18, 2009 12:06 PM
To: CDDS-Building-Mail
Subject: Growth & Planning

CONCERNED CITIZEN ABOUT THE BY-LAW TO PERMIT APARTMENT BUILDING ON EDINBURGH & GORDON.

What is going to happen to the Conservation area that was supposed to be protected. We have our home close to the conservation area, just for that reason, that it was supposed to be protected land.

Are you listening to the residents concerns about this?

September 1, 2009

Re: Proposed Zoning By-Law Amendment to 1291 Gordon Street, Guelph

As residential home-owners occupying _____, Guelph, we would like to express our opposition to the proposed zoning by-law amendment to 1291 Gordon Street. Our property sits on the south edge of the proposed development site.

After reviewing the minimal details released August 12, 2009, we have a number of objections including:

- (i) The proposed **30-meter buffer** seems wholly inadequate to continue to support the existing wetland habitat in the area. A unique wetland ecosystem has developed in a holding pond located directly behind (north) of Vaughan Street. The proposed development has the potential to disturb and/or destroy the life currently occupying the space.
- (ii) The proposed extension of Arkell Road across Gordon Street for vehicle traffic to enter the site would generate significant noise and pollution. It is our concern that this would negatively effect the habitat of wetland animals that currently live in the wetlands and holding pond indicated in (i) above.
- (iii) The aesthetics of the proposed 6-story apartment building does not fall in line with the surrounding environment. This building is **too tall** for the area and has the potential to disturb the surrounding bird populations, as well as destroy the site line of the local area. Sound and light pollution from the apartments are also a great concern. There is no mention in the proposal to preserve already existing mature trees in the area to protect local wildlife from disturbances.
- (iv) The proposed 'Deer Crossing' is located between the proposed Apartment Building and Tennis Court. The absurdity of this suggestion should call into question the integrity of GSP Group Inc.'s proposal. They appear to be 'painting' a green picture rather than taking serious actions to preserve the integrity of the natural area. A deer corridor should not locate itself next to noisy recreational activities.

It has been our concern that the landscapes and wildlife we value in Guelph are disappearing at an alarming rate. It appears that rich natural spaces are being developed haphazardly and with little regard for the integrity of the surrounding ecosystems. The City of Guelph should protect these invaluable wetlands and say 'NO' to big business' proposals to infill our natural spaces.

Sincerely,

Joanne Pattison-Meek, Steven Preiss
Joanne Pattison-Meek and Steven Preiss

RECEIVED
SEP - 8 2009

CITY CLERK'S OFFICE

CAROLINE & GEORGE ARNDT

September 7, 2009

Mayor and Members of Council
City of Guelph
City Hall, 1 Carden Street,
Guelph, Ontario, N1H 3A1

RECEIVED
SEP - 8 2009
CITY CLERK'S OFFICE

Ladies and Gentlemen:

To our great shock and surprise we learned last week that city officials are actually considering an application to rezone part of the "Conservation" area bordered on the south by Vaughan Street and on the east by Gordon Street (part of the Conservation Estates "Wet Lands" environment.

We are writing to express our serious concerns and our strong opposition to this possibility.

As residents of Vaughan Street, we paid significant premiums for our properties (\$32,900 and we are paying higher levels of property taxes because of the current landscape) after receiving assurances from the city, through the builder, Reid's Heritage Homes, that there would be no changes allowed to the surrounding landscape. In other words, we relied upon the integrity of the city's zoning by-laws and that they would not be tampered with but would remain intact to protect our rights and interests.

If this application is not turned down we know that the premiums we paid for our properties will be lost and we further believe that significant additional losses in property values would be incurred.

According to the city's own web-site and Why Guelph Needs a Green Plan the city acknowledges: "Property values and tax revenues are known to be higher for properties located next to greenbelts."

We believe that if this proposal is allowed to proceed, it will result only in the furtherance of the private objectives of GSP Group Inc. and, perhaps increased tax revenues for the City, at the direct expense of the existing residents of Vaughan Street, both financially and emotionally, and we consider this to be extraordinarily unjust and we believe it should be illegal.

As part of its Green Plan Goals and Objectives the City states that it wants to "Maintain and protect open space" and to "Protect inherent value of natural environment" etc. We do not understand how allowing this proposal to disturb the tranquility of this natural piece of land would enhance the value of those objectives.

Since moving to Guelph two years ago we have heard many positive comments from visitors about the value and appeal of the green belt along that particular section of Gordon Street.

We agree with the City's stated position that "Trees, wetlands and other elements that occur naturally in the environment help supply oxygen, purify water, provide protection from windstorms and floods, and moderate extreme temperatures." In addition, we believe that they help to provide a higher quality of life for residents.

At a time when many other cities are looking for ways to increase their availability of "Green Space", we are at a loss to understand why the City of Guelph would willingly consider destroying a naturally occurring one such as this.

Therefore, we would strongly encourage city council to reject this proposal and encourage its proponents to seek out an alternative site where the impact would not be as destructive.

Sincerely

Caroline and George Arndt

September 8, 2009

City Clerk's Office
City Hall
1 Carden Street
Guelph, Ontario

RECEIVED
SEP - 8 2009
CITY CLERK'S OFFICE

Dear Mayor and Members of Council,

Re: File ZC905

Please accept this letter to be used as an addendum to the meeting booked Tuesday September 8, 2009 at 7:00 pm, location at 1 Carden Street, Council Chambers.

I live at [redacted] and my backyard would border on the proposed development. Currently, my backyard, and that of my neighbors, backs onto a pond and forested area that supports a diverse number of birds, frogs, muskrats and a large number of deer. To say I was distressed at hearing the news of a proposed zoning by law amendment, is a gross underestimate.

I have recently moved to Guelph, from London and chose to do so after much research into the city's leadership and eco-friendly environment. I work in Woodstock and had several areas in which I could have resided. However, the city of Guelph seemed to have a respect for the environment I admired and supported.

The interruption of this eco-sensitive area would mean that animals, birds and other wildlife would lose their natural environment and green space. Why would we displace our natural wildlife, all in the name of so called development?

The zoning of Conservation and Wetlands for the proposed area for development was planned many years ago by our City Planners in an effort to preserve valuable natural resources. This reflected the commitment of Municipal leadership to maintain a city where natural resources are protected not abandoned.

Has the philosophy of early leaders now changed? Is it more important to destroy natural areas to produce more buildings? If so, what can we expect for the future? At a time when tremendous energy and world-wide focus is on "green" alternatives, the elimination of green space for natural occurring wildlife makes no sense to our city or the future of our planet.

I am adamantly opposed to the amendment of the current zoning and implore the city's leadership to turn down this proposal and embrace the ideal of preserving our natural areas and resources. We all know that in Guelph, there are other areas which can be developed which will not encroach on natural resources and force innocent wildlife out of their natural habitat.

Yours truly,

Jackie MacKenzie

SCHEDULE 13

Public Notification Summary

July 28, 2009	Application considered complete by the City of Guelph
August 8, 2009	Notice of Application Sign posted on property
August 12, 2009	Notice of Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres
August 14, 2009	Notice of Public Meeting advertised in the Guelph Tribune
September 8, 2009	Public Meeting of City Council
June 17, 2010	Notification provided to persons providing comments or signed attendees at the Public Meeting that the matter will be on the Council meeting for a decision
July 5, 2010	City Council Meeting to consider staff recommendation