



AGENDA
GUELPH CITY COUNCIL
July 30, 2007 - 7:00 p.m.

- O Canada
- Silent Prayer
- Disclosure of Pecuniary Interest

PLANNING PUBLIC MEETING
UNDER THE PLANNING ACT

Council is now in a public meeting under the Planning Act to deal with the following matters:

1) **0 & 11 VALLEY ROAD – Proposed Zoning By-law Amendment & Draft Plan of Vacant Land Condominium Subdivision (23CDM-08503/ZC0709) – Ward 6**

- Staff presentation by Scott Hannah
- Tim Gaw
- Mario Venditti

Correspondence

- The O’Connors
- Tim & Diane Gaw
- Edmund Finney
- Matthew & Melanie Kwantes

2) **681-683 ERAMOSIA ROAD – Proposed Zoning By-law Amendment (ZC-0710) – Ward 1**

- Staff presentation by Chris DeVriendt
- Bill Longshaw
- Olav Eensild

Correspondence

- Olav & Suzanna Eensild
- Eduard Wesselius

Please bring reports which were previously distributed.

ADJOURNMENT



City of Guelph

Report: 07-63

COMMUNITY DESIGN & DEVELOPMENT SERVICES

TO: Council

DATE: 2007/07/30

SUBJECT: 0 & 11 VALLEY ROAD – PROPOSED ZONING BYLAW AMENDMENT
AND DRAFT PLAN OF VACANT LAND CONDOMINIUM SUBDIVISION
(Files 23CDM-07503/ZC0709) WARD 6.

RECOMMENDATION:

“THAT Report 07-63 dated July 30, 2007 regarding a Zoning By-law Amendment and a Draft Plan of Vacant Land Condominium Subdivision for the property municipally known as 0 and 11 Valley Road from Community Design and Development Services BE RECEIVED; and

SUMMARY:

This report provides information on a rezoning and condominium subdivision application received from Vaughan View Holdings Limited and 2054755 Ontario Limited on May 10, 2007.

BACKGROUND:

The application was submitted to the City for approval of a Zoning By-law Amendment and Draft Plan of Vacant Land Condominium Subdivision for the property municipally known as 0 and 11 Valley Road, legally described as All of Lot 14, Part of Block A, Registered Plan 488, in the City of Guelph. The application was deemed by the City to be a complete application on June 19, 2007.

Location:

The subject property is located at the east end of Valley Road, east of Landsdown Drive and Gordon Street South (See **Schedule 1**). The lands contained in the condominium plan to be rezoned have a total site area of 1.24 hectares (3.06 acres).

Official Plan Designation:

General Residential and Non-core Greenlands (See policies attached in **Schedule 4**).

Existing Zoning:

R.1B (Single-Detached Residential) and UR (Urban Reserve) Zone (See **Schedule 2**).

Existing Land Use:

Single Detached Dwelling (#11 Valley Rd.) and Vacant Land (#0 Valley Rd.)

REPORT:**Description of the Proposal**

The applicant proposes to subdivide and rezone the lands to construct 21 single-detached condominium units. The application involves the demolition of the existing house at 11 Valley Road (See **Schedule 3**).

The requested zoning is a Specialized R.1B (Single-Detached Residential) Zone featuring only specialized regulations applying to the development. The special regulations would allow:

- A common element condominium road instead of frontage on a municipal road.
- Minimum front yard of 4.5 metres instead of 6.0 metres.
- Maximum building height of 2 storeys instead of 3 storeys.
- Minimum lot frontage of 14.38 metres instead of 15 metres.
- Minimum side yard of 1.2 metres instead of 1.5 metres.

Supporting Documents

- Valley Road Estates Environmental Impact Study and Tree Conservation Plan by Aboud & Associates Inc. dated May 7, 2007.
- Site Servicing and Stormwater Management Design Report Valley Road Estates by Gamsby and Mannerow Limited dated May 2007.

Staff Review

The review of this application will address the following issues:

- Consideration of the criteria under Section 51(24) of the Planning Act and the subsequent creation of units or development lots in conjunction with the common element blocks and roads.
- Compliance with the policies of the Official Plan, the South Gordon Community Plan and Provincial policies, specifically 'Places to Grow'.
- The proposed zoning of the lands in accordance with Section 34 of The Planning Act.
- The suitability of the proposed site servicing including the sanitary pump and forcemain.
- The acceptance of the Environmental Impact Report.

- The disposition of the wetlands to the east that are additional lands owned by the applicant.
- The suitability of the proposed design with respect to the potential for future development on lands surrounding the site, especially to the north and south.
- Whether Valley Road should be extended as a public or private road.

Once the application is analyzed and all issues are addressed, a report from Community Design and Development Services with a recommendation for refusal or approval will be considered at a future meeting of Council.

FINANCIAL IMPLICATIONS:

Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

COMMUNICATIONS:

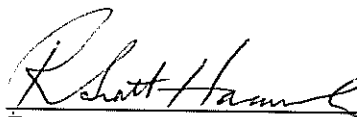
The Notice of Application and Public Meeting was circulated on June 29, 2007.

ATTACHMENTS:

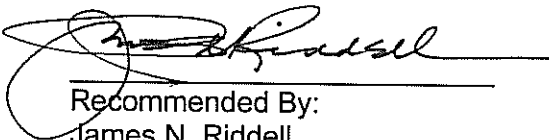
- Schedule 1 – Location Map
- Schedule 2 – Existing R.1B Zoning and Permitted Uses
- Schedule 3 – Plan of Vacant Land Condominium Subdivision
- Schedule 4 – Official Plan Policies



Prepared By:
Allan C. Hearne
Senior Development Planner
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al.hearne@guelph.ca



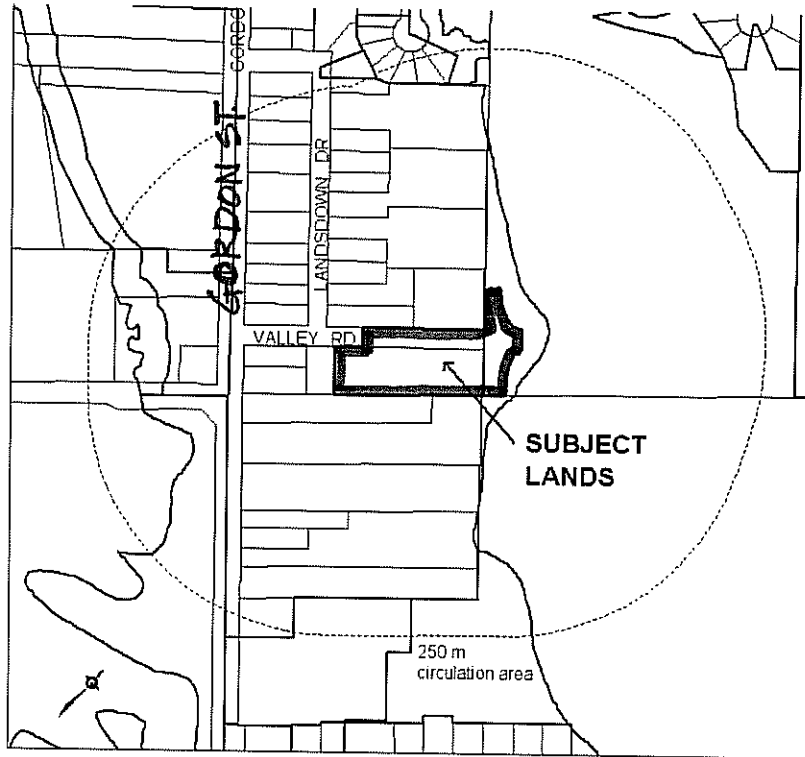
Recommended By:
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scott.hannah@guelph.ca



Recommended By:
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Director of Community Design
and Development Services
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jim.riddell@guelph.ca

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SCHEDULE 1
LOCATION MAP

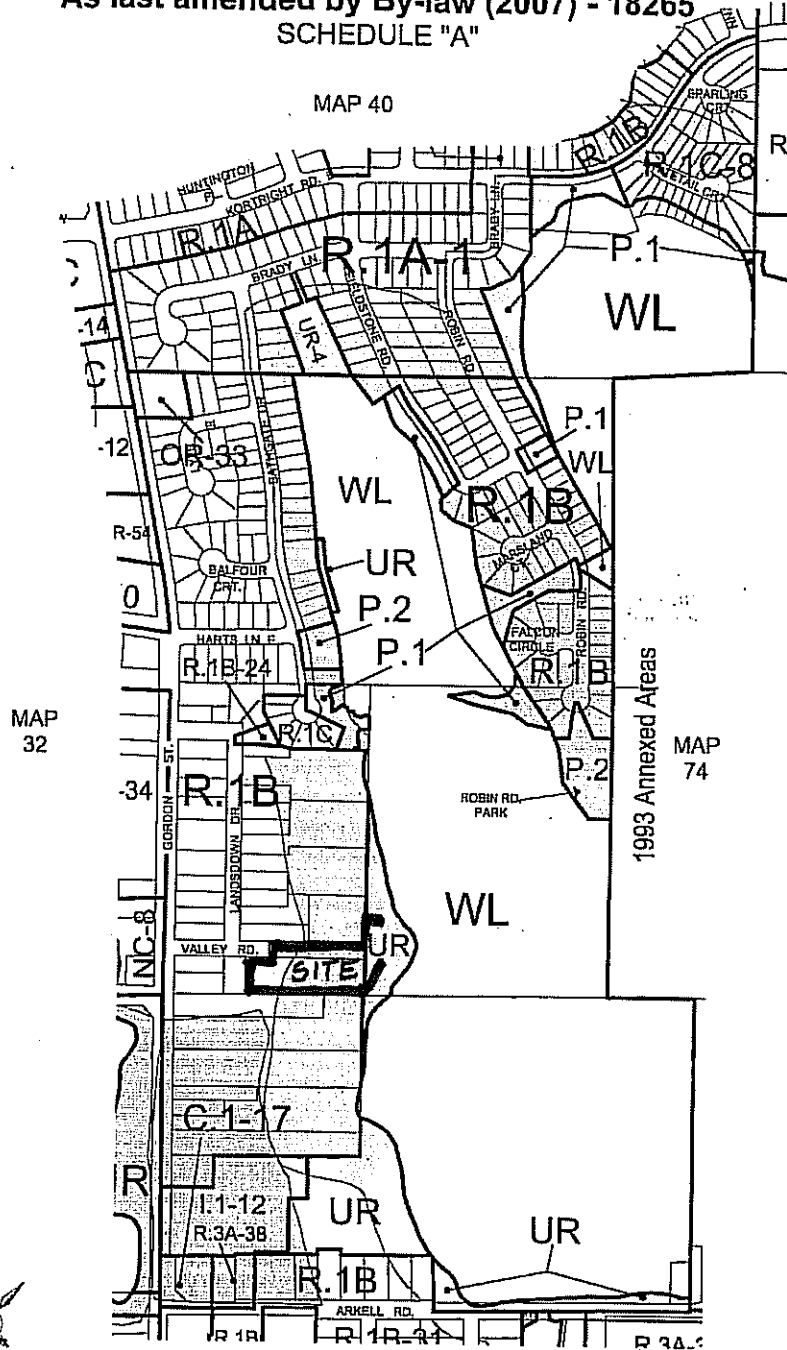


SCHEDULE 2 EXISTING ZONING

**CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2007) - 18265
SCHEDULE "A"**

DEFINED AREA
MAP NO.

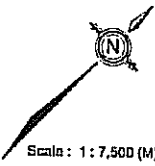
41



MAP 32

MAP 74

1993 Annexed Areas



Scale : 1 : 7,500 (M)

- LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
- LANDS WITH ONE OF THE FOLLOWING : LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOOD LOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)

SCHEDULE 2 EXISTING ZONING

SECTION 5 – RESIDENTIAL ZONES

5.1 RESIDENTIAL SINGLE DETACHED (R.1) ZONES)

5.1.1 PERMITTED *USES*

The following are permitted *Uses* within the R.1A, R.1B, R.1C, and R.1D Zones:

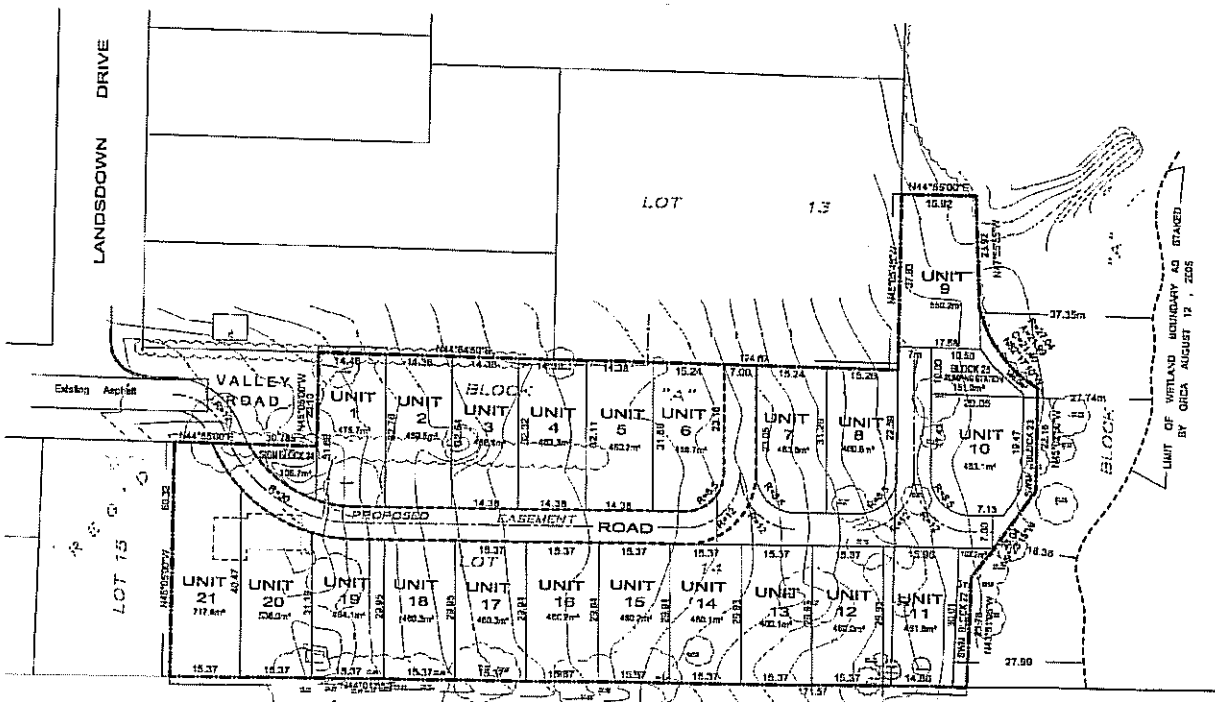
- **Single Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25

5.1.2 REGULATIONS

Within the Residential 1 (R.1) *Zones*, no land shall be *Used* and no **Building** or **Structure** shall be erected or *Used* except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following:

SCHEDULE 3

PROPOSED DRAFT PLAN OF VACANT LAND CONDOMINIUM SUBDIVISION



A Great Place to Call Home

SCHEDULE 3

PROPOSED SUBDIVISION BREAKDOWN

-3-

C) DETAILS OF THE PLAN OF CONDOMINIUM

1. Proposed Land Use and Subdivision Breakdown:

INTENDED LAND USE	NUMERICAL REFERENCE TO LOTS OR BLOCKS	NUMBER OF UNITS OR DWELLINGS	LAND AREA (HECTARES)	DENSITY (UNITS/DWELLINGS) PER HECTARE
Single detached Residential - unit	21	21	1.01	20.79
Road – common element		—	.17	—
Stormwater Management Blocks – common element	22,23	—	.02	—
Sign Block – common element	24	—	.01	—
Pumping Station – common element	25	—	.01	—
TOTAL	25		1.24	20.79

SCHEDULE 4

OFFICIAL PLAN POLICIES

'General Residential' Land Use Designation

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;
- 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.

Attention: Lois Giles, City Clerk
Re: 0 & 11 Valley Road (Files 23CDM-07503/ZC0709)

RECEIVED
JUL 24 2007
CITY CLERK'S OFFICE

Our family is writing this letter to voice our concerns about the Valley Road extension project. We are Lot #13 and Lot #12 directly adjacent to proposed development. We are not opposed to development but it must be done properly and tastefully. The people of Landsdown Drive and Valley Road have had enough of the city destroying our beautiful neighbourhood. Widening Gordon and raising speed limits building townhouses and 5 story condominiums, has made it difficult and dangerous to access Gordon with the hundreds of cars accessing from these projects.

We do not have time to talk about city sub contractors destroying our street to put in sewer systems that nobody wanted. This is prime land for development. Everyone will gain financially who has land to develop. Unfortunately the neighbourhood will suffer.

After speaking with Al Hearne, from planning, We feel confident that the city will do the right thing and provide the neighbourhood with the proper development, that will accommodate everyone's needs.

Lets not forget that these lands were all Veterans Land Act (V.L.A.) Lots, and many of the families still reside on these Lots. We need to treat them with the respect that they deserve.

Our concerns are as follows:

- 1) Loss of Valley Road as a Public Road (Cedar hedges on both sides of road must remain).
- 2) DENSITY- the number of units is not consistent with the rest of the neighbourhood.
- 3) 3 Units to the far East, backing on the wetlands, would be built on back filled wetlands.
- 4) ELEVATIONS- we are concerned with property grading and drainage. We experience water problems in our garage with every rainfall, since the sewers were put down Landsdown Drive, due to the grading of the incomplete street. Due to the pump station, elevations of properties should not have to change significantly (we hope).
- 5) PUMP STATION- too close to wetlands. These proposed properties can be serviced with gravity sewer from Gordon, Bathgate or Arkell Road.
- 6) Fasode (what we will be looking at)- presently from our back deck we see no houses. If the project goes through as planned, we could possibly be looking at all 21 houses. Screening must be provided.
- 7) Loss of Habitat- Owls, hawks, herons, deer, turtles, frogs and the millions of mosquito's (ha ha). We would like to see a copy of the environmental impact study and the GRC report and recommendations.

The bottom line, the City needs to provide a gravity sewer to all land to the East of Landsdown and to the South of Valley, and that Valley Road remain a public road.

We would like to reserve the right to speak at any of the meetings regarding these matters. We would like to be contacted and given any information on anything to do with the properties in question. Thank you.

Sincerely,
The O'Connor's (32 Landsdown Dr.)

J O'Connor
J Balabuck

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

Tim and Diane Gaw
24 Lansdown Dr.
Guelph, Ontario.

JUL 06 2007

1-519-822-2877

July 4, 2007

RECEIVED
JUL - 5 2007
CITY CLERK'S OFFICE

Mr. Al Hearn:
Senior Development Planner for the City of Guelph.

Mr. Hearn, this letter is in response to a letter sent to my wife and I, by the City of Guelph Community Design and Development Services, June 29, 2007. The letter informed my wife and I, of a meeting scheduled for July 30, 2007 at the city Council chambers, to deal with the planning act for a zoning bylaw amendment and request for a draft plan approval of vacant land condominium subdivision from Astrid J. Clos Planning Consultant for the property known as, "0 + 11 Valley Rd. Guelph, [files- 23CDM-07503] ZC0709".

My wife and I, Tim & Diane own the house at 24 Lansdown Drive of which we have approximately 1.2 acres of land at the back of our home.

Currently we are paying taxes on this land of which we were not able to sever off due to the lack of city services. These services are now in our area therefore the reality of being able to develop this land in the near future is very close to becoming a reality. Added to this fact, is that the province of Ontario passed legislation as part of their budget, requesting that municipalities develop - and fill all of their current Brownfields within the city limits before annexing (expanding) new lands beyond the current city limits. Should this application proceed forward and become approved by the city staff and council members our land would then be rendered totally inaccessible and blocked off due to the aforementioned application and development. This would permanently prevent us from developing this land at all at any time, therefore my wife and I would be paying taxes on dead land which would not be fair to us or a sound business decision made by the City of Guelph's Staff and or City any Council Members.

The area, in which I refer to and am currently living in, is a beautiful area and close to all the necessary amenities of life for homeowners. Example: schools, the grocery and other supply stores, banks, and the University of Guelph, not to mention our proximity to the downtown core.

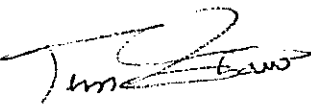
We invite any members of City of Guelph Staff and or City Council Members to come to our home and Peruse the area of which I am referring to in order to be able to see the wonderful area first hand, waiting to become developed into homes and the great opportunity for the city to be able to follow through on the Province of Ontario's mandate of filling in Brownfill areas before further expansion of City limits.

This said application is not a good idea, it does not encompass the entire area therefore my wife and myself strongly request that this application known as, "0 + 11 Valley Road [Files 23CDM-750] ZC0709 be denied and not allowed to proceed now or in the future.

This application is for condominiums, which does not conform to the current type of housing for this area. In fact, several years ago I was told by City Staff that any future development of our land in the back of our home at 24 Lansdown, would have to conform to the existing size of lots and single family dwellings. Condominiums would not conform to our existing style of homes for this area.

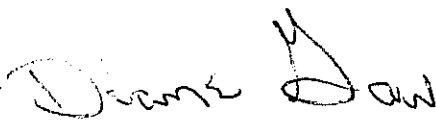
In closing I would also like to mention that in the 1950s which is when our home was built as well as Wes Henry's home was VLA (Veterans land act). My late father and former City Alderman, "Adam Gaw" was a veteran as Wes Henry is a veteran. Just thought I would mention this fact.

Sincerely Tim Gaw



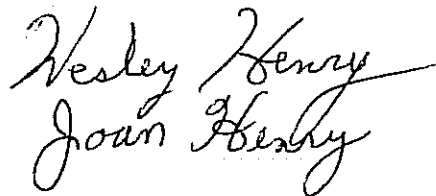
Wes Henry

Diane Gaw



Joan Henry

I, Wes Henry, of 26 Lansdown Drive with approximately the same amount of land at the back of our home as Mr. and Mrs. Gaw, strongly protest as well as my wife Joan Henry, and are totally opposed to the aforementioned application and zoning bylaw amendment. We also would have our land blocked and inaccessible for future development by the granting and building of this development.



CC: Councilor: Christine Billings
Councilor: Karl Wettstein
Mayor: Karen Farbridge

1228 Gordon St, Guelph
N1L 1H9

RECEIVED
JUL 12 2007

CITY CLERK'S OFFICE

Lois GILES
Hello Lois
Re Files 23CDM-07503/ZC0709

I see lots of things wrong with this development at the end of Valley Rd.

This development is short sighted and not looking to the future or the overall big picture. The city has paid no attention to me in the past so I do not believe they will do so now. This is piece meal development. The only good thing about it is the fact that the cedar hedge Russell STAFFORD planted will be saved..

1 There is no connecting Rd to the Cremasco Holdings property to the south at the lower end next to the Torrance Creek DEADLANDS to allow for traffic flow out to the major intersection EdinurghRd & Gordon, 170 ft south of Valley Rd.

2 The south Gordon Community Plan is being totally ignored. We were sent drawing to complete as to where & how we would like to see rds put in. What happened to the idea of city standard rds which you had us draw up & there were even plans for a bus route in there on the Edinurgh Rd extension. Where are the 200 cars going to access Gordon St when the rest of the vacant land is developed, approx 100 homes Gaws, Henry, s Brimmicome, s & Shaun, s.

How are big floats with high hoes on them going to get into the area with such narrow roadways. They can,t even turn the corner at Valley and Landsdown without running over the curb and it is done to city standards. One did this a couple of days ago.

3 There is no need for a force main. The Sanitary sewer should be taken down to the end of Malvern Cresnet on Arkell Rd through the edge of Joe Marisse, s Torrance Creek Deadlands. The house next to the Torrance creek on Arkel Rd will have to be demolished to make way for a Rd into the area. Developers do this all the time.

4 There is no connectivity of the trail system which deadends at Arkell Rd. It should be brought up through the area possibly on top of the sewer line and connect heading north at the bottom of Valley through the trail where the city drilled and abandoned some water wells to the end Robin Rd. This development seems to cut off access to this trail which we used for years when it was owned by DEMPSEY

back in 1972. People living below Arkell Rd would welcome a way to get to the University without going along Gordon St which has a lack of bicycle lanes the other side of Landsdown going up to the university. Cars and Bicycles do not mix well. I never ride along Gordon St as I wish to live to a ripe old age.

5 I know there have been plans to close Valley Rd access to Gordon St for years.

What is going to happen to 9 Valley Rd which has a frontage of 90 ft when only 66 is needed for Landsdown Rd to be extended to Edinurgh when it comes across Gordon. There will be 24 ft of useless land.

People are going to be paying \$ 400 or more in Condo Fees to have snow removed and the high cost of a pumping station which possibly may never be taken offline. I know people who are balking at paying this amount. The developers will have to sell the condos to millionaires and even if I was a millionaire I would not pay that much. Reids development across the rd has 155 houses on the pumping station (more feasible for costs) which can be eventually be taken offline to give these people some relief from fees.

Copy: Planning ✓

To: Lois Giles
City Clerk, City Hall

July, 18, 2007

re file:23CDMO7503/ZCO709

We are responding to your invitation to comment on the proposed development at Valley Rd. Unfortunately we are unavailable to attend the public meeting and express our concerns there. Please accept this letter.

We are disappointed to learn there is a proposal for a new development on Valley Rd. In December of last year, in an attempt to live in a "green" city without an aggressive growth strategy, we retreated to Guelph from Mississauga. Guelph is a better place to raise our family. Learning that the potential of living amongst congestion and ongoing construction again is heart breaking.

Concerns are as follows:

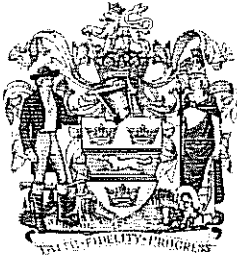
- The natural environment / habitat of many species will be devastated by the acceptance of this plan. In the few months we have lived at 34 landsdown we have seen hawks (along with a variety of other bird species), possums, porcupines, skunks, rabbits, snakes, and of course deer. The amount of mature growth that will be affected or cut down is also a big concern, most mentionable **our** very mature cedar hedge that divides our property to the proposed plan's property. Also, as we understand it, the protected wetland behind the proposed development is a component to the spring that supplies water to the city of Guelph. Would it be wise to build a sewage pumping station adjacent to the wetland? If so, would the residents of Guelph have a positive response when they gain knowledge of it's whereabouts?
- There are far too many homes proposed on the plan. There will be significant traffic problems by adding 21-42 **or more** cars on Valley Rd. Residents of Landsdown Dr. and Valley Rd. will confirm that making a turn on to Gordon St. from either end is a lengthy and risky task because of the already fast moving and busy traffic on Gordon St. Will there be a traffic light at either exit onto Gordon St. to accommodate these additional vehicles?

Thank you for allowing us to have a mention in this matter. We are happy to be residents of Guelph and assume that all decisions made will represent the general attitudes and responses from the neighborhood.

We do wish to be notified of the date when City Council will consider staff's recommendation on this application

Matthew and Melanie Kwantes, *Hudson and *Olivia
34 Landsdown Drive Guelph, Ontario. N1L 1H2
519-822-7210

RECEIVED
JUL 25 2007
CITY CLERK'S OFFICE



City of Guelph

COMMUNITY DESIGN AND DEVELOPMENT SERVICES (Report 07-66)

TO: Council

DATE: 2007/07/30

SUBJECT: 681-683 ERAMOSA ROAD: PROPOSED ZONING AMENDMENT
(ZC0710) – WARD 1

RECOMMENDATION:

“THAT Report 07-66 dated July 30, 2007 regarding a zoning by-law amendment for property municipally known as 681-683 Eramosa Road from Community Design and Development Services BE RECEIVED; and

SUMMARY:

This report provides information on a zoning amendment application from Astrid J. Clos Planning Consultants.

BACKGROUND:

An application was received for a zoning amendment for the property municipally known as 681-683 Eramosa Road and legally described as Block C, Part of Lot 16, Registered Plan 359, City of Guelph. The application was deemed by the City to be a complete application on June 18, 2007.

Location

The subject property is located on the east side of Eramosa Road, south of the intersection of Eramosa Road and Speedvale Avenue (see **Schedule 1**). The northwest portion of the site contains an existing restaurant (Town and Country Restaurant) and a single detached dwelling.

The site is a 1.54 ha parcel with 91.7 metres of frontage on Eramosa Road.

Official Plan Designation

The property is designated “Service Commercial” in the Official Plan. This designation is intended to provide a location for highway oriented and service

A Great Place to Call Home

commercial uses. The relevant "Service Commercial" policies of the Official Plan are attached in **Schedule 4**.

Existing Zoning

The subject property is currently zoned UR (Urban Reserve) Zone.

REPORT:

Description of Proposed Zoning Amendment

The applicant proposes to amend the zoning on the subject property from the UR (Urban Reserve) Zone to a Specialized SC.1-? (Service Commercial) Zone to permit the development of a service commercial plaza. The applicant proposes a special use provision to add a retail establishment as a permitted use to the current list of permitted uses within the current SC.1 Zone. The permitted uses within the SC.1 Zone are listed in **Schedule 2**. The applicant is also requesting a special regulation provision to permit a parking standard of 1 parking space per 18 square metres of gross floor area for both a mall and freestanding uses and buildings.

The proposed concept plan for the subject property is shown on **Schedule 3**. Approximately 0.35 hectares of the northwestern portion of the property is proposed to be severed to allow the existing Town and Country restaurant to continue its operation under the current ownership. The remaining portion of the property is intended to be conveyed and developed for new service commercial uses. While the retained lands that contain the existing restaurant are not proposed for development at this time, the future re-development of this area will be considered as part of this current application and incorporated into the design of the proposed conceptual site plan. The conceptual plan for the entire site proposes four buildings with a total floor area of 3,304 square metres.

Supporting Documents

1. Preliminary Site Servicing & Stormwater Management Report, 683 Eramosa Road. Prepared by Gamsby and Mannerow Limited. May 2007.

Staff Review

The review of this application will address the following issues:

- Compliance with the 'Service Commercial' designation policies in the Official Plan
- Suitability of the proposed development with respect to the future development of surrounding lands
- Urban design and zoning regulations to achieve design principles
- Compatibility with adjacent residential uses
- Suitability of site servicing and stormwater management
- Site remediation requirements
- Other comments and issues raised during the circulation of the application

Once the application is analyzed and all issues are addressed, a report from Community Design and Development Services with a recommendation for refusal or approval will be considered at a future meeting of Council.

FINANCIAL IMPLICATIONS:

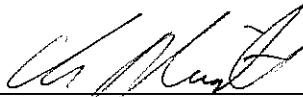
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COMMUNICATIONS:

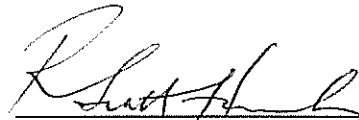
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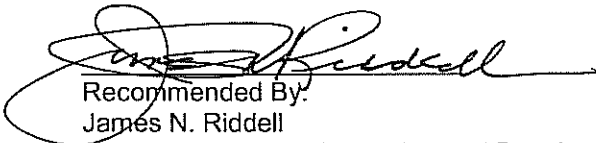
- Schedule 1 – Location Map
- Schedule 2 – Existing and Proposed Zoning
- Schedule 3 – Preliminary Site Concept Plan
- Schedule 4 – 'Service Commercial' Official Plan policies



Prepared By:
Chris DeVriendt
Senior Development Planner

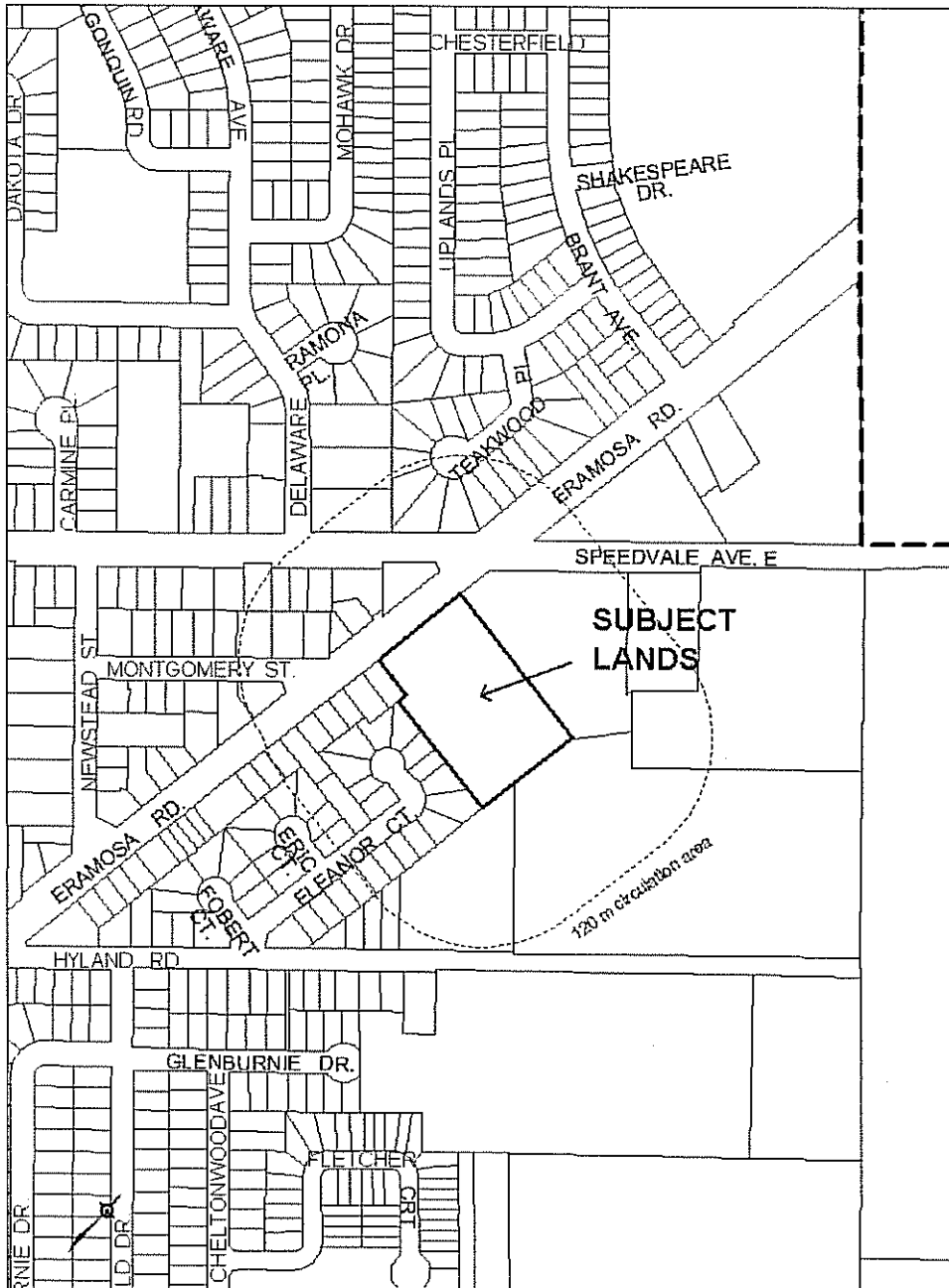


Recommended By:
R. Scott Hannah
Manager of Development and Parks
Planning



Recommended By:
James N. Riddell
Director of Community Design and Development
Services

Schedule 1 Location Map



SCHEDULE 2

Existing and Proposed Zoning

EXISTING ZONING

UR (URBAN RESERVE) ZONE

Agriculture, Livestock Based
Agriculture, Vegetation Based (mushroom farms shall not be permitted)
Conservation Area
Flood Control Facility
Outdoor Sportsfield Facilities
Recreation Trail
Wildlife Management Area
Accessory Uses in accordance with Section 4.23

PROPOSED ZONING

SPECIALIZED SC.1-? (SERVICE COMMERCIAL) ZONE

Special Use Provision

That a Retail Establishment be added as a permitted use, as both a freestanding use and within a Mall, in addition to the following uses permitted within the existing SC.1 (Service Commercial) Zone:

Auto-oriented Department Store
Car wash, Automatic
Car wash, Manual
Catalogue Sales Outlet
Club
Commercial School
Commercial Entertainment
Day Care Centre
Financial Establishment
Funeral Home
Group Home
Hardware Store
Hotel
Liquor Store
Medical Clinic
Office Supply
Parking Facility
Print Shop

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Public Hall
Recreation Centre
Religious Establishment
Research Establishment
Restaurant
Restaurant (take-out)
Retail Sales, service and rental of:
 - electrical/lighting supplies
 - electronic and audio-visual equipment
 - furniture and appliances

Tavern
Tourist Home
Vehicle Specialty Repair Shop
Vehicle Service Station
Vehicle Gas Bar
Veterinary Service

Within a Mall:
All Uses listed above and the following:

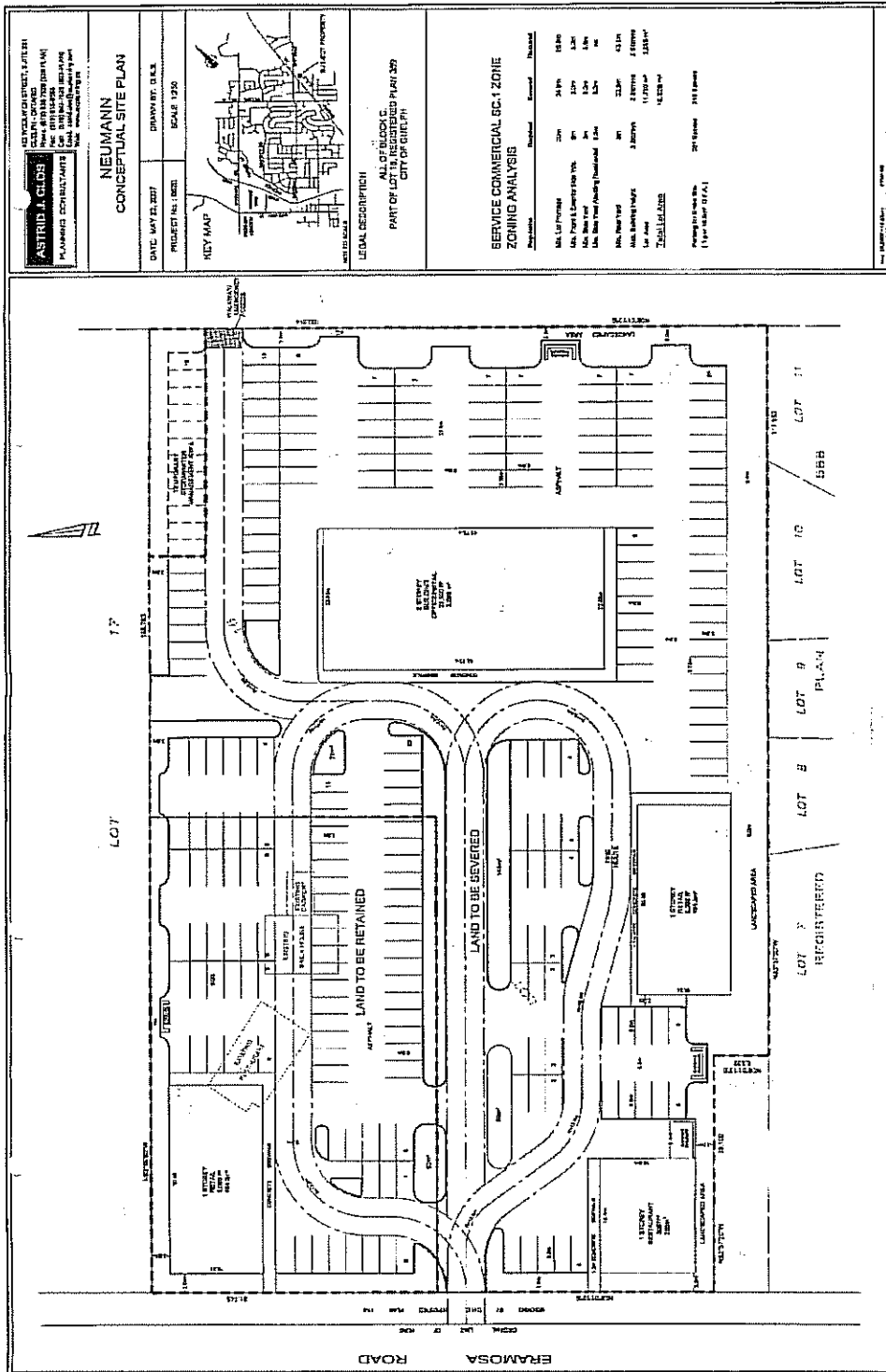
Artisan Studio
Bake Shop
Cleaning Establishment
Convenience Store
Dry Cleaning Outlet
Laundry
Medical Office
Office
Personal Service Establishment
Pharmacy
Photofinishing Place
Postal Service
Rental Outlet
Repair Service
Taxi Establishment
Vehicle Parts Establishment
Video Rental Outlet

Proposed Special Regulations Provision

That a parking standard of 1 space per 18 square metres of Gross Floor Area be permitted for both a mall and freestanding uses and buildings.

SCHEDULE 3

Preliminary Site Concept Plan



A Great Place to Call Home

SCHEDULE 4

“Service Commercial” Official Plan Policies

Service Commercial Land Use Designation

- 7.4.32 The 'Service Commercial' designation on Schedule 1 is intended to provide a location for *highway-oriented* and *service commercial* uses that do not normally locate within a downtown because of site area or highway exposure needs and which may include commercial uses of an intensive nature that can conflict with residential land uses.
- 7.4.33 In order to promote continued commercial viability of the City's C.B.D. (Downtown) and planned mixed use and commercial areas, the City will limit the range of *retail commercial* uses that may locate within the 'Service Commercial' designation.
- 7.4.34 Complementary uses may be permitted in the 'Service Commercial' designation provided they do not interfere with the overall form, function and development of the specific area for *service commercial* purposes. Complementary activities include uses such as small scale offices, *convenience* uses, institutional, multiple unit residential and commercial recreation or entertainment uses.
- 7.4.35 *Development* proposals within 'Service Commercial' designations will be considered only in instances, where adequate vehicular access, off-street parking and all municipal services can be provided. Specific *developments* within 'Service Commercial' designations may not necessarily be provided direct access to arterial roads. The City shall encourage, where feasible, the development of integrated centres between adjacent *service commercial* uses in terms of internal access roads, entrances from public streets, common parking areas, grading, open space and storm water management systems in order to minimize points of access, municipal *infrastructure* provision, parking, and to promote the efficient use of the land base.
- 7.4.36 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of *Zoning By-laws* and *site plans* used to regulate *development* within designated 'Service Commercial' areas to ensure such consistency.
- 7.4.37 Where *service commercial uses* are adjacent to designated 'Residential' areas, adequate design mechanisms shall be used to reduce potential incompatibilities. These design mechanisms will be specified in the implementing *Zoning By-law* and *site plans* and may include building location, buffering, screening and landscaping requirements.
- 7.4.38 This Plan will promote the retention of *service commercial uses* within well-defined areas by:

- 7.4.38.1 Discouraging the further establishment of new commercial strips and the conversion of residential and industrial lands, located outside of those areas designated for 'Service Commercial' use on Schedule 1, to commercial use; and
- 7.4.38.2 Promoting the retention of 'Service Commercial' designations along only one side of arterial roads in the City.

OLAV EENSILD, D.D.S.

671 FRAMOSIA ROAD
GUELPH, ONTARIO N1E 2N7
TELEPHONE (519) 822-7340

July 22, 2007

Ms. Lois Giles
City Clerk
City Hall,
53 Carden Street
Guelph, Ontario
N1H 3A1

HAND DELIVERED

Re: your file: ZC0710

Dear Ms. Giles,

We have only just received a copy of the proposed zoning bylaw amendment for 681-683 Eramosa Road. We wish to register with City Council a number of concerns about the proposed development.

This proposal represents a radical intensification and change in the uses of the subject property and is, we feel, highly insensitive to the character of the adjacent residential neighbourhood.

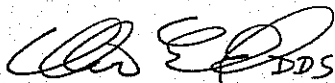
The landscaped buffer between the buildings and the residential neighbourhood appears to be totally inadequate, barely equal to the length of a parking space.

The situation adjacent to our property at 671-673 Eramosa Road is even more challenging. The landscape buffer isn't the width of a parking space. It gets worse. The design indicates that a restaurant would be backing onto my property, and what little landscape buffer is planned, is interrupted right next to our health care office in order to accommodate the restaurant's garbage receptacle. The potential for problems with odours, rodents etc. is not difficult to discern.

Needless to say, we do not feel that this is a well thought out proposal.

We do not know if we will be able to attend the council meeting. The timing is bad- it takes place right in the middle of our vacation, and we will be a long distance away, but we will definitely have more to say on this issue.

Very truly yours,



Olav Eensild, D.D.S



Suzanna Eensild, BSc.

cc: Ms. Robin-Lee A. Norris

RECEIVED
JUL 23 2007
CITY CLERK'S OFFICE

RECEIVED
JUL 16 2007

Letter from Ed Wesselius:

re: file # ZC 0710, a Proposed Zoning By-law Amendment.

CITY CLERK'S OFFICE

My name is Ed Wesselius and I live at 660 Eramosa Road which is diagonally across from the subject property. Our family has owned and lived at this property since October 1966.

I have some very serious concerns about this "Proposed Zoning By-law Amendment".

If I look at the attached drawings, it would appear that the new development will go a lot further back than the current user. And this in itself wouldn't be a problem except that, according to the drawings, there will be a lot more anticipated vehicular traffic entering and leaving this property. It would also appear that the existing two driveways will be changed to only one driveway. And that's my concern.

First off, I see no explanation of what this property will be used for. Will it be for office type buildings where generally most of the vehicles enter once per day and stay most of the day. A lot of people working there could reasonably make excellent use of the existing bus stop. My point here is: there would not be as much traffic coming and going all day than if the property were to be converted to a retail type mall with continuous all day traffic entering and leaving. Generally, a lot more traffic would be created with a retail type property.

Now having lived across the road from subject property for many years, I know it to be an absolute, indisputable fact that many vehicles drive way too fast heading north on Eramosa Road, as if they're getting ready to hit the country highway after crossing Victoria Road or just "running" the last traffic light at Speedvale Avenue. I have complained about this many times and often the Guelph Police will have a speed trap set-up just for that purpose. And, further more, even with considerably less traffic entering and leaving the adjacent property, a dentists office, I have personally witnessed numerous near-misses as people slow down to pull in their driveway. This is often further exasperated when the bus is discharging or picking up passengers and then has to make a relative quick lane change to permit their routing onto (sharp left turn) Speedvale Avenue. This, I sincerely feel, will be even worse since your proposal will not only likely have much more traffic entering and leaving both properties, but it would appear that the proposal will eliminate one entrance and create just a single smaller entrance. This I feel is unacceptable and clearly will create a serious safety hazard. I think the time to address this issue is before any changes are approved, not after it is too late and perhaps someone is seriously hurt or killed in front of my home. One way to alleviate this perhaps is to require the developer to have an exit lane from Eramosa Road for access and to require only right hand turns onto Eramosa Road for egress.

Respectfully submitted,
Eduard Wesselius.

