COUNCIL PLANNING AGENDA

Consolidated as of April 10, 2015

Council Chambers, City Hall, 1 Carden Street

DATE Monday, April 13, 2015, 7:00 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

O Canada
Silent Prayer
Disclosure of Pecuniary Interest and General Nature Thereof

PRESENTATION

a) Tina Allishaw, Manager of Immigrant Pathways Program, Conestoga College presentation of the Outstanding Employer Award to the City of Guelph in recognition of our partnership with Conestoga's International Internship program.

PUBLIC MEETING TO HEAR APPLICATIONS UNDER SECTIONS 17, 34 AND 51 OF THE PLANNING ACT

Application	Staff Presentation	Applicant or Designate	Delegations *(maximum of 10 minutes)*	Staff Summary
209-211 Liverpool Street – Proposed Zoning By-law Amendment (File: ZC1504) Ward 3	Lindsay Sulatycki, Development Planner	• Catherine Lough		
171 Kortright Road West - Proposed Zoning By-law Amendment (File: ZC1413) Ward 5	Michael Witmer, Development and Urban Design Planner	• Hugh Handy (presentation)	Delegations: • Graham Singh & John Lawson • Michele Richardson • Greg Ross • Lyanne Oliver • Stephen Runge • Linda Davis • Duane Westrik • Michael Soligo • Cyndy Forsyth • Cynthia Bragg • Larry Conrad	

			Correspondence: • Sylvia Binette • Cyndy Forsyth • Lindsay & Jacob Andrews • John Thompson • Linda Davis (additional submission) • Reid Davis • Andrea Davis • Patricia Lametti • Pat Hagan & John Green • Sandra Wolting • Paul, Ingrid, Thomas & Nicholas Bowers • Debbie Kampf • The McElderry Community & Friends (petition, & additional submission) • Lyanne Oliver • Marie Anne Crease • Charles Campagnaro • Liz Agema • Lillian & Jerry Golschesky • Joyce & Bill Shepherd • Duane & Dianne Westrik • Helen & John Candiotto • Trevor Elmslie • Karen & Al Pentland • Dave Wolyn • Filippa & Natale Mirotta • Susan Lajeunesse • Karyn Hogan • Cynthia Bragg • Colin & Joanne Taylor • Heather Lynn • Lois Reeb	

CONSENT AGENDA

"The attached resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution."

COUNCIL CONSENT AGENDA			
ITEM	**CITY PRESENTATION**	**DELEGATIONS** *(maximum of 5 minutes)*	**TO BE EXTRACTED**
CON-2015.15 60 Woodlawn Road East – The Village of Riverside Glen (Schlegel Villages Inc.) Proposed Official Plan and Zoning By-law Amendment (File: OP1303 & ZC1310) - Ward 2	Sylvia Kirkwood, Manager of Development Planning	Delegations: • Jamie Schlegal • Glen Wellings • Stewart Elkins • George Heckman • Paul Taylor • Joe Lee • Lloyd Thompson & Shirley Smith • Timothy Hutten • Kim Jackson • Trevor Thomas • Ruth Auber • Marlene Raasok • Amy Stiles • Karen McLarney & Susanne Schmidt-McQuillian • Josie d'Avernas • Josie Bertelink • Dick Bertelink • Catherine Nelson • Siobhan Bulmer • Wayne Matthews • Harold Postma • John Wilkie Correspondence: • Siobhan Bulmer, Chair, Riverside Glen Long Term Care Family Council (additional submission) • Catherine Nelson • Linda Kolomayz • Arnold Franssen • Jane Wierstra • Mark Dorfman	√

SPECIAL RESOLUTIONS

BY-LAWS

Resolution – Adoption of By-laws *(Councillor Piper)*

That By-laws (2015)-19884 to (2015)-19886 inclusive, are hereby passed.

By-law Number (2015)-19884 A by-law to remove: Lot 5, Plan 61M193 designated as Parts 3 and 4, Reference Plan 61R20414 in the City of Guelph from Part Lot Control. (104 and 106 Dawes Avenue)	To remove lands from Part Lot Control to create semi-detached dwelling units.
By-law Number (2015)-19885 A by-law to remove Part of Block 5, Plan 61M189, designated as parts 19 to 23 and 30 inclusive, Reference Plan 61R20347 in the City of Guelph from Part Lot Control. (17,19,21,23 and 25 Mussen Street)	To remove lands from Part Lot Control to create multiple townhouse units.
By-law Number (2015)-19886 A by-law to confirm the proceedings of a meeting of Guelph City Council held April 13, 2015.	To confirm the proceedings of a Guelph City Council meeting held April 13, 2015.

MAYOR'S ANNOUNCEMENTS

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

NOTICE OF MOTION

ADJOURNMENT

Public Meeting

171 Kortright Road West
April 13th, 2015

Introductions

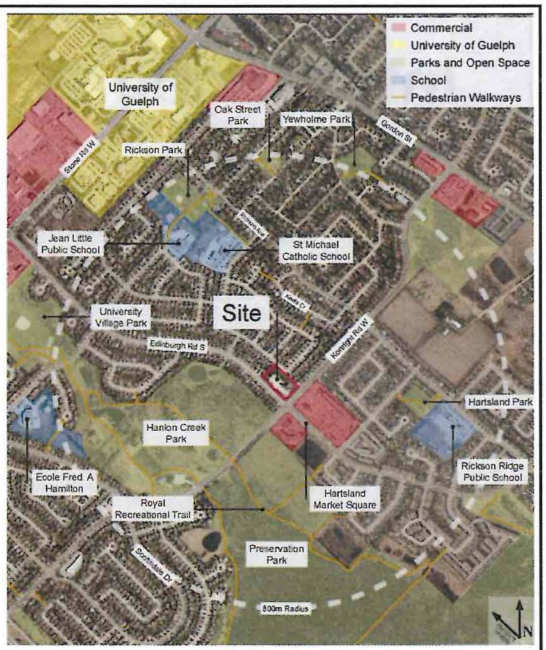
- Randy Renouf, HIP Developments
- Hugh Handy, GSP Group

Project Team

- GSP Group Inc. – Planning and Urban Design
- ABA Architects – Architecture and Engineering
- Paradigm Transportation Solutions Inc. – Traffic
- Aboud & Associates Inc. – Tree Management

171 Kortright Rd. W.
April 13th, 2015

Area Context



171 Kortright Rd. W.
April 13th, 2015

Site Context

171 Kortright Rd. W.
April 13th, 2015

Concept Plan

171 Kortright Rd. W.
April 13th, 2015

Amenities

- 5 collaboration rooms
- High-definition media room
- Yoga studio
- Rooftop terrace
- 89 bicycle parking stalls (81 of which are indoor)
- 107 parking spaces

Zoning By-law Amendment

- Designated Residential in Official Plan – permits maximum of 100 units per hectare
- Zoning By-law Amendment to rezone from Institutional 3 (I.3) to Residential 4 (R.4A)
- Site specific regulations proposed
  - Increase Floor Space Index from 1.0 to 1.3
  - Decrease Common Amenity Area from 1800 sq.m. to 1400 sq.m
  - Limit the height to 6 storeys (vs. 8 storeys)
  - Impose increased setbacks/angular plane from adjacent residential properties

Technical Studies

- Urban Design Brief, prepared by GSP Group
- Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited
- Functional Servicing Report, prepared by ABA Architects
- Tree Conservation Plan, prepared by Aboud & Associates

Community Consultation

- Informal Neighbourhood Meeting – December 2, 2014
- Two Neighbourhood Working Sessions with representatives of the McElderry Community Group (February 3 and March 10, 2015)

Conclusions

- Consistent with Provincial Policy on intensification and redevelopment of underutilized sites
- OP provides for Proposed Development
- Proposal does not negatively impact traffic circulation on surrounding road network
- Full municipal services are available
- Increased setbacks to adjacent low-rise residential to minimize shadow impact and privacy concerns

Questions?

171 Kortright Rd. W.
April 13th, 2015

McElderry Community:

* Please note the most direct route from the 171 Kortright Property to the University follows Edinburgh, Crowe, McElderry to Rickson right past an elementary school

U of G

Gordon

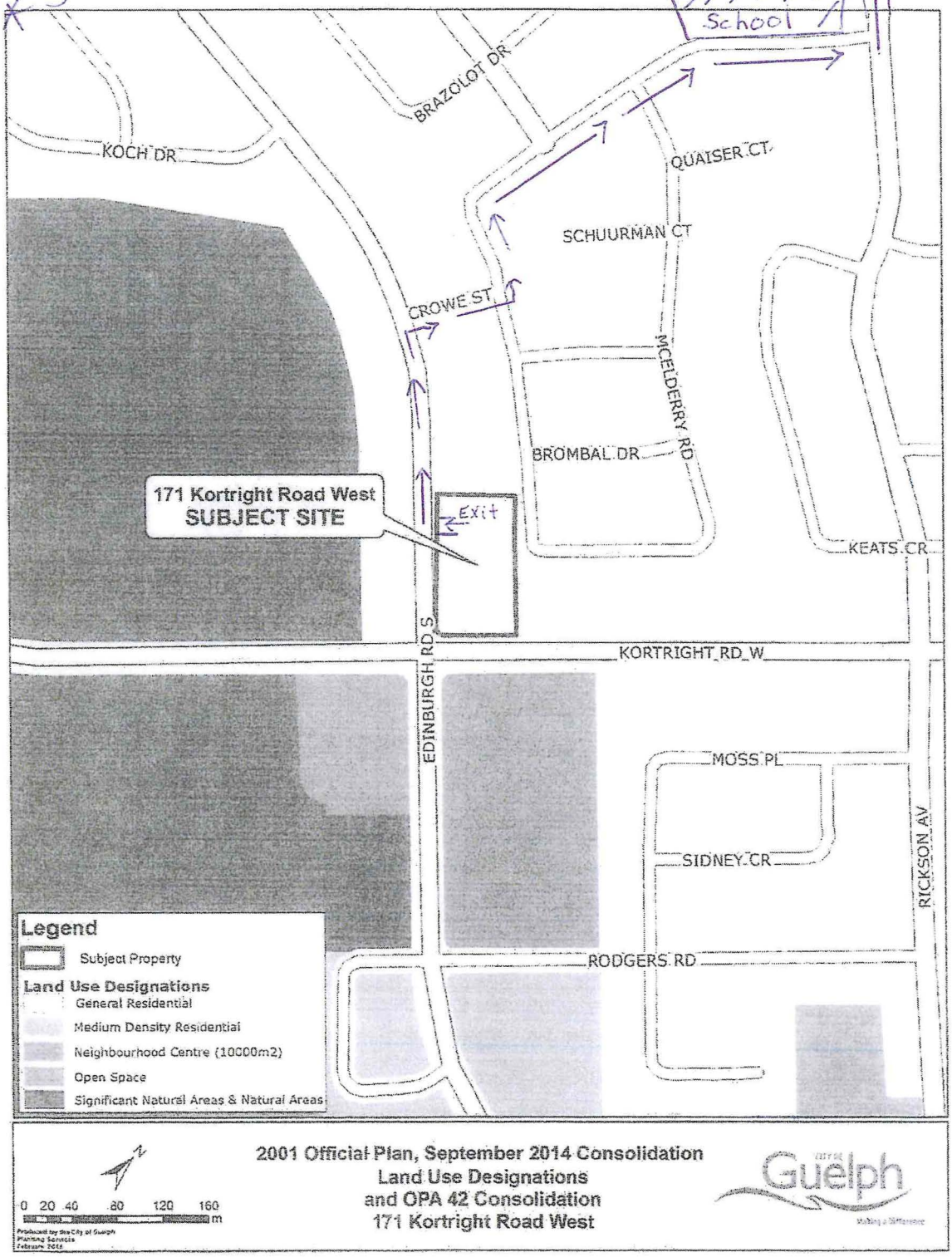
Harvard

School

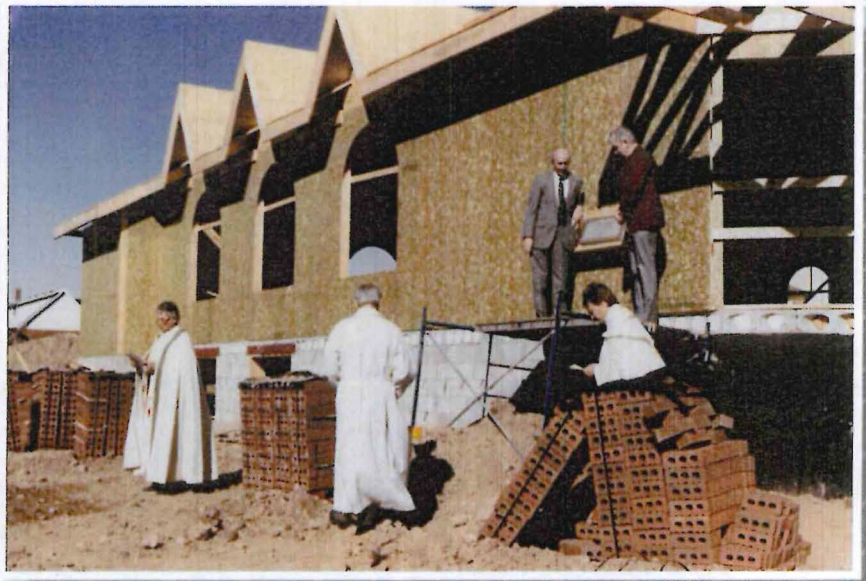
Arrows indicate traffic flow pattern

Attachment 2

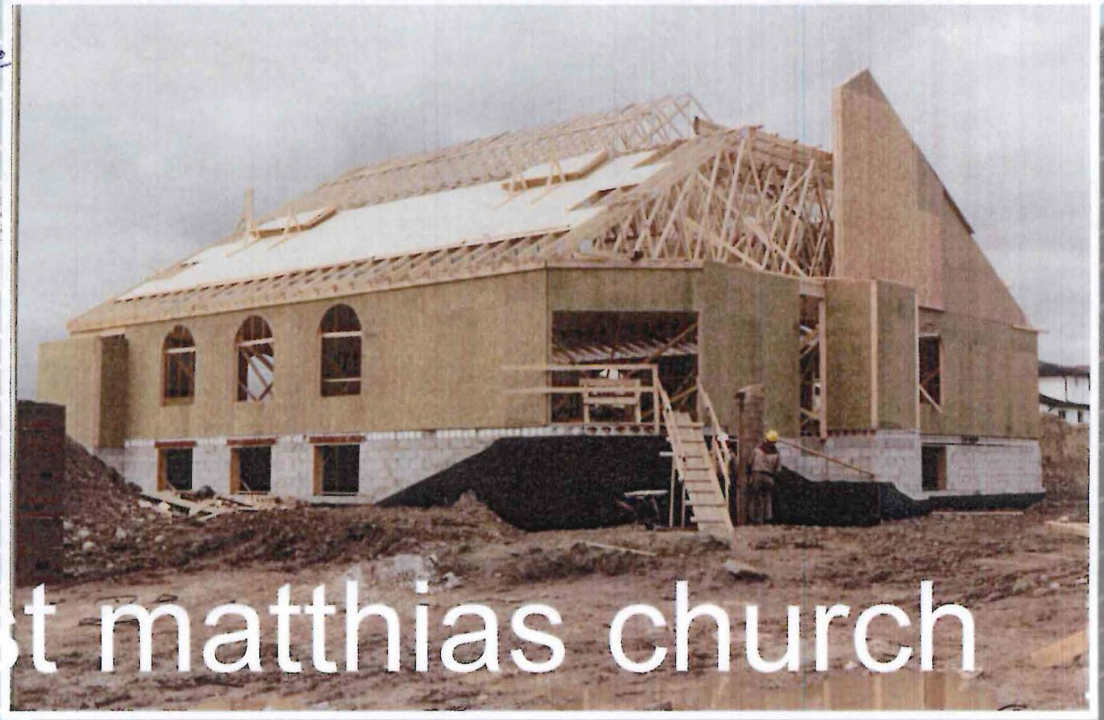
Existing Official Plan Land Use Designations and Policies



Submission from Linda Davis



Above Left: Interior with flexible space
Above Right: Laying the Cornerstone
Lower Right: Church Construction
Lower Left: The Welcoming Door



st matthias church

St. Matthias Church features wide spans for adaptable space, high ceilings, barrier-free accesibility & beautiful arched windows.

Submitted by The McElderry Community & Friends

Petition

File: ZC1413

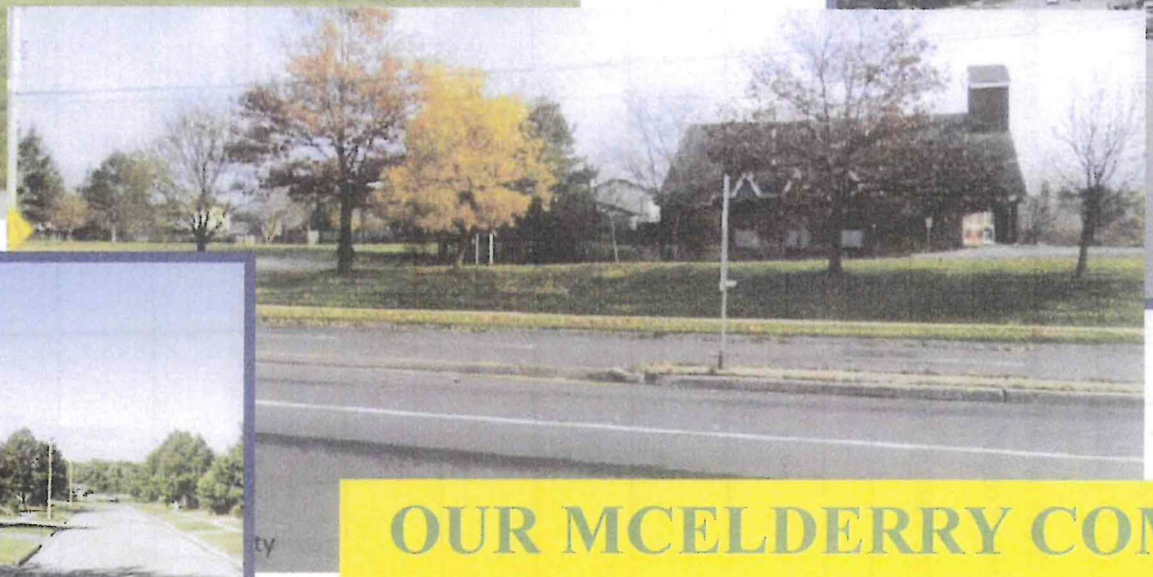
We, the undersigned, call on you, Mayor Guthrie and the Council of the City of Guelph, to reject the zoning change application (File ZC 1413), for 171 Kortright Road, that is before you.

Please preserve our valuable community space by voting against changing the designated ***Institutional*** **(I-1)** zoning to the requested *R-4A* (specialized residential apartment).

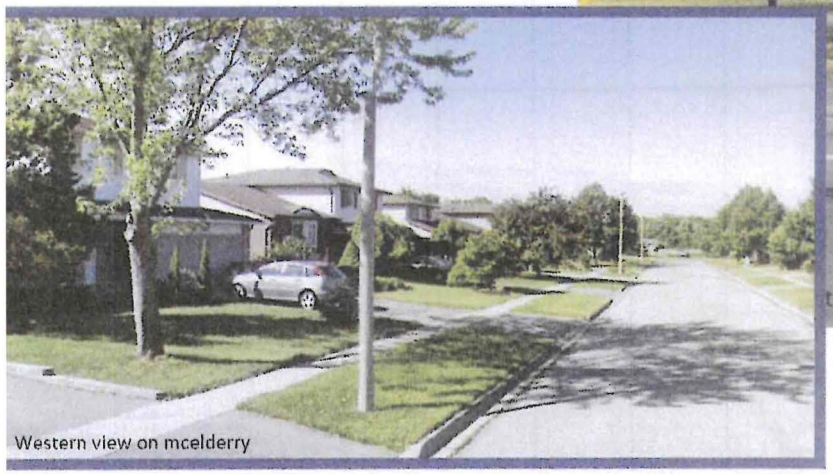
1,199 Signatures Received

Name (Print)	Signature	Address	Phone	email

urch lot south towards edinburgh



OUR MCELDERRY COMMUNITY


Western view on mcelderry

Aerial of church lot

Corner mcelderry and brembal

File ZC-1413 (171 Kortright Road West)

Key Points presented at the Public Meeting (April 13, 2015):

1. **Petition and Community Support** (Lyanne Oliver):

    - Over 1100 signatures on petition opposing re-zoning
    - 200+ people attended community meeting in January
    - 160 supporters at outdoor Rally February 28th
    - 30+ letter and articles published in media

2. **Physical and Environmental Concerns** (Michele Richardson):

    - Height of proposed building
    - Lack of low-rise buffer & appropriate built-form transition
    - Safety and Nuisance Issues
    - Grading, retaining wall & fencing issues
    - Parking lot lighting and proximity to homes
    - Loss of privacy & reduced enjoyment of private property
    - Tree preservation

3. **Destabilization & Community Space** (Greg Ross):

    - Diversity and support exists within current neighborhood
    - High risk of destabilization due to change of character of area
    - Impact on declining enrolment at Jean Little & St. Michael's Schools
    - Attributes of the neighborhood: walkable, connected, safe, stable
    - Loss of community space impacts community groups
    - Proposed alternate use of space re *Older Adult Strategy Report*
    - Lack of institutionally-zoned land for churches
    - Complete community (in the Guelph Official Plan) is defined by the characteristics of McElderry neighbourhood

4. **Planning** (Steve Runge):

    - Lack of official framework for purpose-built student housing
    - Implications of over-building student residences
    - Smart Growth complete communities defines this neighbourhood
    - Intensification Corridors (Kortright/Edinburgh not designated in OP)
    - Density exemptions requested by applicant (30% unacceptable)
    - Common amenity area exemptions requested (decrease unacceptable)
    - Urban design and land-use stability function important in this community

- Institutional land for churches is negligible in immediate area

5. **Additional Aspects to Consider** (Linda Davis):

   - Power imbalance between community and developers/institutions
   - Location of off-campus housing at present (40% in the area already)
   - Characteristics of the resident demographic in the proposed complex
   - Promotional materials geared strictly to students (discrimination)
   - Declining pool of university students (University of Guelph statistics)
   - Surplus of housing geared to students in Guelph (from University)
   - Importance of the esthetic and historical value of church building with available useable space, fully accessible to disabled persons
   - Social responsibility of Diocese of Niagara

6. **Parking, Traffic & Transit** (Cyndy Forsyth)

   - Inadequacy of parking area & size of stalls
   - Danger to pedestrians from increased vehicular traffic accessing the complex
   - Traffic congestion at entrance leading on to Edinburgh and at uncontrolled intersections within the neighbourhood

- Pressures on over-stressed transit system

- Mono-culture of purpose-built student residences (no healthy mix of citizens supporting one another)

7. **Summary of Key Points** (Larry Conrad)

NEVER DOUBT THAT A SMALL GROUP OF THOUGHTFUL COMMITTED CITIZENS CAN CHANGE THE WORLD—INDEED, IT IS THE ONLY THING THAT EVER HAS
(Margaret Mead)

This outline highlights the main points covered in presentations from individuals who represent the views of the McElderry Community. Full presentations will be made available to you later this week.

Thank you for your time and attention.

mcelderrycommunity@gmail.com

From: Karen Pentland
Sent: April 9, 2015 10:34 AM
To: Mayors Office; Leanne Piper; Cathy Downer; mark.mackinnon@uoguelph.ca; Karl Wettstein; Clerks
Subject: Please read and include as part of public record

April 8,2015

To the Honourable Mayor Cam Guthrie and elected members of the Guelph City Council.

RE:File Number ZC1413

On April 13th you will be presented with a petition by HIP Development requesting a zoning change for the property of the former St. Matthias Anglican Church, 171 Kortright Road West, to an R-4 zoning. You will also be given presentations from a large number of Ward 5 residents that are opposed to this zoning change.

As a resident of Ward 5 for over 28 years my husband and I have witnessed the development of the south end of Guelph with excitement and pride as Guelph became a place to raise families and for businesses to set up shop.

We have raised 3 strong and productive young people who went through Jean Little, College Ave and Centennial CVI schools. They all attended post-secondary and are now leaders in their own families and jobs. This credit belongs not only to our family, but also to the larger community family that surrounded us. Our family has used the community space at St. Matthias for everything from play school to Girl Guides.

Our local community is not 6 story apartments for any demographics – be it students, seniors or for families. It is a neighbourhood composed of single family dwellings.

I believe there are several reasons why this zoning change should be denied by our current City council.

1) This area is not zoned as part of the intensification zoning plan set by the Guelph City Council in 2009- that has been reserved for Gordon St and Stone Rd.

2) This zoning change does not fit the current atmosphere and type of housing existing in this neighbourhod.

3) Increased policing, buses and city resources will be required.

4) It will cast a shadow (literally and figuratively) on the houses on two sides of it, destroying outside living space and devaluing those properties.

5) Loss of community space – our only option at this time is school properties.

6) Multiple alternative uses – there is a big need for "senior services" in the south end.

I believe that our City Council has the best interests of Guelph's residents utmost in their thoughts. You live and work in our beautiful city and so know the impact of altering the fabric of a community.

Please consider the people who live in this neighbourhood and make the best decision for us.

Thank you for your dedication and your consideration to this matter.

Karen and Alan Pentland

April 7, 2015

Guelph City Council
Guelph, ON

RE: Planning Application File ZC 1413
171 Kortright Rd.

Members of Guelph City Council:

I would like to voice my opposition to the building of a six-story apartment building at the northeast corner of Kortright and Edinburgh Roads in Guelph. To appreciate why I oppose this, one only has to approach downtown Guelph from Paisley Road and look at the northeast corner of Norfolk and Quebec Streets to understand how a bad decision, in my opinion, negatively affects the character of a neighborhood. Our nice downtown streets, lined with old two- and three-story limestone buildings are disrupted by an oversized apartment building that does not fit. I'm sure many reading this letter have thought the same as many citizens of Guelph, "Ugh! What were they thinking when they approved that." Certain buildings or variances to zoning should not be approved because the character of a neighborhood is important to maintain. We must have high standards for a visual aesthetic because they are important to many citizens. People like to live in Guelph because we generally have nice neighbourhoods, but backfilling high density dwellings where they do not fit the essence of an area, have a negative impact on the city and must not occur.

As a citizen of this city I do not want us to go down the path of other municipalities where things are built haphazardly such that one does not care to be in a particular space. I'm sure you have driven on Hespeler Rd in Cambridge, south of the 401 and, if you are like me, do not enjoy the experience, not for the traffic, but rather for the bad feeling from the visual effect of no design standards. One can also feel this way in certain new areas of Hamilton and Mississauga. Unfortunately, I'm beginning to feel this way when I drive past some projects in Guelph. I find the monolithic structure at Arkell and Gordon too large for the neighborhood and too close to the road. The new student housing on Gordon St next to the Day's Inn at Harvard and Gordon is another building that appears out of place; the two apartment structures which fill the lot overpower not only the adjacent houses set back significantly from the road, but also the Day's Inn itself.

The intersection of Kortright and Edinburgh Road is well planned and everything fits. The woods of Preservation Park are surrounded by single- family two- story homes and one-story retail space that is well designed and visually pleasing, all in the vicinity of a small church. A six story apartment building will destroy the local aesthetic, and in the future, people will look back and say, 'Ugh, what were they thinking when they approved that.' The owners of the property reportedly received offers that would keep the church property as institutional thus there is no reason to make a change. I heard the master

plan has the property listed in question as residential. If you want residences, build single family detached homes to match the neighborhood.

I realize there are benefits of high density housing but backfilling every available lot with buildings that do not belong is a mistake. There are many new high density neighborhoods being built across the city to improve the city's tax base and efficiency for delivering services.

I know taste and a visual aesthetic is a matter of personal preference but I'm sure everyone can agree there are well-designed spaces that attract, and other spaces that repel people. Please preserve our neighborhoods so they are spaces where people want to live.

Sincerely,

David Wolyn

From: Fina M
Sent: April 8, 2015 3:47 PM
To: Clerks
Subject: File #ZC1413

April 7, 2015

Dear Ms Piper:

RE: File #ZC1413171 Kortright Road

We, Filippa and Natale Mirotta, are the owners of a three bedroom detached home on located within the 120 m circulation area of 171 Kortright Road West. We have received notice that a complete application has been submitted to the City of Guelph's Planning Services for a Zoning By-law Amendment from GPS Group to permit the development of a six storey, 81-unit apartment building at 171 Kortright Road West. We wish to go on record that we oppose the proposal to re-zone this property, subsequently, demolishing St Mathias Church and constructing a multi-storey condominium unit primarily for students.

We are the original residents in this neighborhood since 1985. We have enjoyed living here and have raised three children with the peace of mind that they were growing up in one of the safest places on earth. At this stage of our life we are planning on continuing to live here, enjoying our leisure time and our grandchildren, until we are no longer capable. However, it is causing us great grief that the character of our neighborhood is being threatened by the potential construction of a massive structure occupied by a disproportionate number of students with absentee landlords.

The reasons for our opposition to this proposal are many and detailed. For the sake of being brief and avoiding redundancy we have shared them at the McElderry Community and Friends group meetings. We consider the group to be representing us and making submissions as well on our behalf to the Guelph City Council at the Public Meeting on April 13, 2015. We acknowledge that we are aware of the contents of the upcoming presentations and concur with them.

We trust that a decision regarding this application will be based on the needs of the residents of Guelph and not only those of a profit-seeking entity.

Respectfully yours,

Filippa Mirotta
Natale Mirotta

From: KEITH LAJEUNESSE
Sent: April 8, 2015 5:06 PM
To: Clerks
Subject: File: ZC1413

This email is to register an objection to the proposed re-zoning to allow a student housing apartment at 171 Kortright Road West.

The subject lands are not suitable for such a building. The public meeting notice itself clearly shows that, with the exception of one corner of retail, the area is strictly single detached dwellings as well as natural heritage lands. Even beyond the area of notification, the area is strictly single detached dwellings so such a high density apartment building would not fit into such a neighbourhood.

There are three elementary schools in the neighbourhood and many children walk in this area. People purchased homes in this area because of the type of neighbourhood that it was. Traffic is heavy at all times of the day and to add a high rise to that corner would cause absolute chaos. That is the exact location where Edinburgh goes from two lanes to one lane.

We do not need any more of these student specific housing projects. One is currently being built on Gordon, another one has been approved further down on Gordon and the mystery development at Gordon and Arkell looks to be another one although no sign is posted to say what it is. Also, there is the one already approved at the corner of Stone and Gordon but has not yet been built. Those existing and planned developments are enough. The ones on Gordon are at least on a major road with direct bus routes and no schools in the area.

This may appear to be a case of NIMBY, but this is not just about my neighbourhood, but all of Guelph. Properties are not maintained due to absentee landlords and garbage is left out on the curb for weeks, mostly at student housing. These people are not made responsible and it is the taxpayer that ends up covering the costs of cleanups. Large student residences only increase the numbers and lower the oversight and responsibility for student behaviour and property maintenance.

I am asking Council to look into what is in the best interests of the taxpayers who live in Guelph, not the students, the university and big property developers. By not approving this request for zoning change, we will keep some locations for community use and maintain some neighbourhoods that are strictly family oriented housing.

Thank you.

Susan Lajeunesse

From: Hogan, Karyn
Sent: April 8, 2015 5:35 PM
To: Mayors Office; Leanne Piper; Cathy Downer; Clerks
Cc: Mark MacKinnon; Karl Wettstein; 'l.conrad@sympatico.ca'; 'lg.davis@sympatico.ca'
Subject: Re: Proposed Student Housing Development @ the former St. Matthias Church, Ward 5

Good afternoon,

I would like to express my concern and objection to the proposed purpose-built student housing development (student housing) to be located at the corner of Edinburgh and Kortright Roads.

I see several similarities to a student housing development previously approved by Council, i.e. the Abode Varsity Living project @ Stone Rd. and Gordon St. (I communicated my concerns about this proposal to Council via email on Jan. 6, 2011).

Official Plan Concerns:

High density residential in place of general residential does not complement the existing neighbourhood's aesthetics, architecture, demographics, etc. The proposed student housing would have impacts on shading/lighting, privacy and would negatively impact property values in the neighbourhood.

This is a single family neighbourhood and the proposed student housing will have negative impacts on the future of the neighbourhood (destabilization), e.g. schools will close as families move away due to the nature of the property and its occupants, which will result in the loss of another community space (which is already in short supply in the south end of the City).

My family and neighbours have experienced continued traffic congestion, parking issues, noise and vandalism living in Ward 6 with student housing in single-detached houses in our neighbourhood. I know these issues also currently exist in Ward 5 as well (e.g. Homecoming, St. Patrick's Day). If students living in single-family rentals can't currently be controlled how will the City control students in the proposed high-rise developments? I believe these problems will be multiplied by the number of students/units in the proposed Ward 5 student housing.

Zoning Concerns:

I understand that the proposed development would require a Zoning By-law amendment from institutional designation, particularly spiritual and educational purposes to specialized general apartment usage. Even with intensification pressures from the province (e.g. Places to Grow) I argue that Guelph needs more institutional designations, not less. There are very few churches in the south end of the City and I would suggest that maintaining the current zoning would assist those religious institutions that bid on the property earlier to have a better chance purchasing from the Anglican Diocese than the private developer whose bid is currently subject to Council approval of the Zoning By-law amendment. Retention of community space is more beneficial to the neighbourhood and the south end of the City than more student housing.

In 2011 I suggested that any Zoning By-law or Official Plan changes or amendments should not be approved until after thorough studies have been undertaken into the effects student housing has on the existing neighbourhoods. Has Council directed staff to do so in the three years since the Abode Varsity Living proposal? If so what are the results of the study?

Other Concerns:

This is the latest proposed or existing student housing high-rise development in the south end of Guelph. The existing developments in Ward 6 on Gordon St. are aesthetically displeasing (subjective, but even my 18 year-old daughter thinks so and if she were a University of Guelph student she would be one of the targeted renters). The proposed development in Ward 5 is also institutional (i.e. prison-like).

In addition, developments built for investments will fall into disrepair and become even more aesthetically displeasing and structurally unsound as students do not maintain rental units as well as owners of rental units, similar to the single family rentals in Wards 5 and 6. I see all of these student housing developments becoming little more than ghettos within five years and contributing further to neighbourhood destabilization.

Traffic congestion and associated litter along Gordon St. has increased due to the student housing developments in Ward 6 and an additional development in Ward 5 will result in more traffic congestion and litter in the south end of the City.

I am also concerned about the potential isolation from campus that some students may experience living in these properties. They will lack the security and support that campus staff offer.

Lastly, I would ask this question: Why do we need these student housing developments when the University of Guelph has ample residence spaces for students on campus and off-campus housing is currently adequate for current enrollment considering there is a projected decline in student enrollment in the future?

In conclusion I urge Council to defeat any motion to amend the Zoning By-law or Official Plan for this and any other similar student housing development(s) in the future. I also urge Council to address the issues surrounding student housing and make/enact/enforce appropriate policies and by-laws. Please consider this email at the Council Planning meeting April 13.

Sincerely,

Karyn Hogan

Presentation re application for rezoning of the property at Kortright and Edinburgh Road File No. ZC1413

Honourable Mayor, Councillors, Staff and members of the public

My name is Cynthia Bragg and I live at the opposite end of Edinburgh Road between Paisley and Waterloo in Ward Three so have not been part of the McElderry Group discussions. However I share many of their concerns and have some of my own.

I pass by the corner of Kortright and Edinburgh frequently and often shop at the Zehrs across the street. The church property in question is pleasing to the eye with a slightly hilly lawn and mature evergreen trees. There is a feeling of space and peace there.

The Solstice building on Gordon Street being built now I do not find pleasing to the eye and the one planned for Kortright and Edinburgh I understand would be placed close to the north south sidewalk which would be visually unappealing and create a claustrophobic feel to the property. The grass would be replaced by a paved parking lot, the lovely green space destroyed and likely the mature trees either removed or damaged.

I am someone who has strong feelings about the aesthetics in a community. I do not find the city enhanced by having all four corners developed at major intersections. It is well known that the presence of trees not only helps the environment by having a cooling effect but affects the mind, relieves stress, soothes the mind and lowers blood pressure. The feel of the city is being greatly changed by losing a lot of green space to development and myself, I am liking the city less. We are losing too many trees especially since the emerald ash borer arrived here and I mourn the loss of every one.

We lost 1600 trees and habitat for birds when the Hanlon Creek business Park was created and now 1700 more have been sacrificed at Paisley and Elmira and, for me, the loss of more mature trees is a tragedy.

I worry about increased traffic. There has already been a great increase in traffic on Edinburgh Road as the main shopping area, apart from Stone Road mall, is developing along Woodlawn Road east of Edinburgh. From 5:30 a.m. on there is a constant din on Edinburgh which can get as loud as that along the Hanlon and the air quality has become poorer especially when many cars idle directly in front of my house because of trains crossing Edinburgh. Many of the cars and large trucks speed along this route as the stoplights are well synchronized. I do not relish more cars on Edinburgh Road.

The property being considered for Solstice Three is not, I understand, in an intensification zone according to Places to Grow. It is in a residential neighbourhood and my feeling is if it is going to be intensified at all, let it be for seniors as there is grocery shopping directly across the street. There is a shortage of affordable senior housing and a long waiting list in Guelph. I know the diocese is looking for an immediate large sum of money for the property, but I would rather see the various governments approached for building a residence for seniors and have the church kept for recreation facilities for them

and for the community. There are good public transit services along that route and not as much parking would be needed for senior housing. The church was well designed by local architect David McCauley and I hope it can be preserved and used as a community resource.

I, myself, am a senior who has been diagnosed with Lyme disease and have supplemented my income by renting to university students in my own house. for many years now. This has enabled me to stay in my home. It has become harder and harder to find student tenants as the south end has developed and the building of these new condos and the one at Stone and Gordon could wipe out the supplementary income of many home owners in Guelph like myself. I often worry about losing my home when the time comes that tenants cannot be found. I have lived in my home for 26 years and the city has gone from having a shortage of off-campus housing to having a greater and greater surplus. Why do we need this additional development?

We don't know at this point whether behavioural problems or property damage issues within a multi-unit possibly primarily student building with no additional adult supervision will develop or not. It is possible they will not but it is also possible they will as they did in the infamous Rochdale college experiment in Toronto in the sixties where drug use and dog poop in the halls were frequent. This neighbourhood does not need more sirens from emergency vehicles. It is close to preservation Park and another city park, a place of peace and I hope it remains as such.

Therefore my preference is that a high density condo development not displace the trees, grass and lovely church which could serve a very useful community function. I do not wish for an increase in traffic, noise, and unaesthetic development in this part of town. I hope the city does not rezone this property for this intense multi residential use. Thank you.

Cynthia Bragg

From: Joanne Taylor
Sent: April 9, 2015 10:09 PM
To: Mayors Office; Leanne Piper; Cathy Downer; Mark MacKinnon
Subject: File ZC1413 - Proposed zoning by-law amendment for 171 Kortright Road West (St. Matthias Church)

A copy of this letter is attached:

Regarding the proposed zoning change from I-1 to R-4 and construction of a 6-storey, 81 unit condominiums to house 300+ students at 170 Kortright Rd. West, corner of Edinburgh Rd, we would like to voice our concerns against any rezoning. There is no demand for this volume of housing with three sites already in progress. There are a number of seniors who would benefit from a community centre at this end of town, instead of having to take three buses to the north end of the city. Please carefully ask the question what is the best use for this currently zoned I-1 property as it relates to the surrounding community.
My husband and I moved to this area of Guelph because we wanted our family to grow up in a neighbourhood close to other families, schools and churches. Over the years we have noticed an increasing trend in the number of houses that have been sold to out of town investors for the sole purpose to rent to students. We now understand that HIP Developments has requested a rezoning of an I-1 zoned area in order to build student dormitory style housing, not something that would accommodate married students or mature students who may wish to live on their own and who can be a part of a sustainable community. Although many of these students have become good neighbours, we have seen the infrastructure strained with our busing system and a dramatic increase in bylaw infractions. As these problems have increased, families are slowly moving out of the area because they do not see any solutions being provided. Waiting for at least three buses before being able to obtain a seat is not acceptable when trying to keep on a schedule to arrive downtown where there is limited parking for personal vehicles. Having plants destroyed, property damaged and people urinating on your front lawn is not a pleasant way to live and although bylaw officers can be called, in speaking with them while they have been waiting to complete a call, they cannot deal with the large groups of students that exit locations as a group and split up and thus, our problems cannot be addressed because they happen so quickly and then disperse. It has also been pointed out that bylaw needs the name of the home owner in order to place an offence. If this development is allowed to move forward, who will be responsible for violations when the homeowners will never be present? By adding more student only housing to this neighbourhood and with the loss of the last community-based centre (St. Matthias church) in this neighbourhood, we will see the shift from a family based, tax paying community, to be turned into a student ghetto, similar to London and Waterloo. We have asked families from these areas and they are not impressed with the developments that have been placed in their cities, with the hope that buildings would extract students from houses but in fact have only caused a greater issue.

It also troubles me that I live only a few houses away from the lot at the corner of Kortright and Edinburgh and was one of the last houses to receive notice and neighbours on the same street did not receive the notices at all. The target area for informing of the proposed zoning change included mostly houses that are currently rented by students, empty park land and an intersection. This is not an adequate notification circle as the majority of the community is in the neighbourhood behind the location or across the road.
I still love this area of town. I hate the thought that I now consider moving so that developers and out of town renters can take precedence over long time community members, born and raised in Guelph. The city should be preparing a plan for this area of Guelph before allowing a developer to take over. At some point in the time, the city felt that the zoning of this community centre/church lot was needed for this area of town. Two other churches made offers on this location however were unfortunately outbid by a developer who clearly has more financial leeway than a church group and does not have the best interests of this community or this city at heart. There is interest in having a community use building as well as a need. It would be most unfortunate if the city would allow a rezoning simply based on a dollar value and not on the voices and needs of its constituents. Does this rezoning request fall within the city's growth strategy? I believe the official plan outlines an "intensification corridor" of which, this location is not a part of. Furthermore, this developer is speculating that there is a need for R-4 development of student-only housing. What is the developer's plan or the city's plan for clean up should this gamble fall through? There are so many options that could make better use of this location that would bring the community together as well as generate revenue for the city. Community groups, a centre for seniors, a hospice, a church, accessible community centre or housing for people with disabilities and/or seniors are all adequate uses for this location under the current I-1 zoning without making a change.
Please do not allow rezoning from I-1 to R4.
Thank you for your time and consideration.

Colin and Joanne Taylor

From: Heather Lynn
Sent: April 10, 2015 9:03 AM
To: Clerks
Subject: 171 Kortright Road West Zoning By-Law Amendment Comments

I am writing to plead council to NOT allow St. Matthias to be redeveloped into student housing. The loss of community space is an important factor, but in all honesty, I am absolutely terrified of 350+ more students moving into this already declining neighbourhood.

I bought this house in 2002. I take a lot of pride in my home and I've put a lot of work into the interior – I finished the basement and remodelled all the washrooms. In 2011, I re-landscaped my backyard. Unfortunately, in and around that same year, there seemed to be a noticeable shift in the neighborhood. Students were becoming more prevalent and many of the homeowners were getting fed up with their disrespectful antics and moving out. As the families vacated the neighborhood, these houses were transformed into student rentals... and there begins the cycle. I stopped investing in my home because I also felt an overwhelming need to get out. I only have one family neighbour left – the other 3 houses that border my property are student houses – my next door neighbour is now a lodging house with 6 students crammed in a 1400 sq foot home and constantly switching 6 cars around 24 hours a day. For the past several years, I've been toeing the line about whether or not I should desert my remaining neighbour and move to another part of the city. Tired of all this student bull, I am actually considering moving right out of Guelph. I haven't yet, because moving is expensive and I don't think its fair that I should have to lose money so some rich developer can make more of it.

I moved to this house because of its location. I wanted a place where I was close to all amenities so I didn't have to drive my car everywhere. I can easily walk to the grocery store, my dentist, my physiotherapist, my vet, and my bank. They are all right next door. I wanted to be close to Preservation Park – I am originally from northern Ontario and being close to nature is extremely important to my mental well-being and I use that park about 4 times a week. I also used to take yoga and Zumba classes at St. Matthias – which was great, because I can't afford a gym membership. I also have a nice big lot (50' – which is not huge, but a nice size for an urban area). I take good care of my property and help my neighbours out. This used to be a friendly neighbourhood. I took care of my next door neighbours lawn mowing and snow shovelling as he battled stomach cancer. I regular look after my next door neighbour's house when he's away on business. They do the same for me and life is so much easier when you have people that look out for you. Sadly, as this neighbourhood changes to students, we are losing that sense of community. They do not want to know you, nor are they likely to help you out. I struggled with shovelling snow this year – I had an injury that made shovelling difficult. The 6 students next door saw me struggle and not once did they ever offer to help.

I am a single woman. I worked hard to buy this house on my own, and its no small feat to make mortgage payments and maintain a home on a single income. But I do. Sadly, as the students have crept in, my life has become filled with fear and anxiety. As a single

woman, it can be very frightening when confronted by these students. Here are a few examples of what has occurred in the past few years. Tell me if you want this kind of behaviour in your neighbourhood.

- The St. Patty's day party on Kortright a few years ago. Partygoers were hanging out on my lawn, and in my driveway. I asked several people to vacate my property – usually I was told to f-off or they threw their garbage on my lawn. I had to leave my house for 24 hours to get away from it. I had to bother a friend and spend the night there. Even after cops shut the party down, it continued all night long. In fact, almost every homecoming and St. Patty's day, I have to vacate my house for the night. I've called the cops MANY MANY times and they never seem to come by to the stop the parties.

- I heard some noise in my back yard one evening. I went into my back yard, which is completely fenced in and has locked gates, only to find a student taking a crap on my lawn. When I yelled at him to get off my property, he told me to shut the f*ck up and go f myself. Nice manners. Oh, and yes, I did have to pick his giant turd off my lawn the following day. And I also had to repair my gate, which he broke to get in my back yard.

- The house behind mine and my next door neighbour was having a few guys over. They were sitting on their back patio, chucking beer bottles at the back wall of the Zehrs plaza and loudly shouting obscenities. My next door neighbour's young children were playing the backyard, so my neighbour yelled at the students to stop. They yelled back something like "shut the f*ck up, you fat f*ck" – right in front of her children. She told them she was calling the police, which both her and I did. They ran off. The police showed up 2 days later. As if that wasn't useless enough, the officer stated that even if she was able to show up immediately, she couldn't do anything because she wouldn't be able to prove which person was the problem.

- I have had several students ring my door bell in the middle of the night because they had the wrong address for a party.

- I have had 3 students walk right into my house in the evening – drunk and/or high – thinking my house was one of their buddies.

- I've found crack pipes on my lawn, as well as human feces, vomit, woman's underwear, countless beer bottles and garbage.

- The house across the street had a party last year – smoking and passing joints around as they sat on the street curb – as my neighbour's children were walking down the sidewalk. I didn't bother to call the police. I already know they won't come.

- Thursday to Saturday is full of parties, loud music, yelling and screaming. Calling the bylaw officer or police does nothing to stop this.

- Students shop in our back yards – I caught 3 students trying to steal my kayak, which was chained to my back deck – they just broke my deck to get the chain off… and then

broke my fence gate. They had also tried to steal my neighbour's kid's hockey net. They managed to get several hundred meters down Kortright with my kayak, before I chased them down.

I've spoken to many of the students in my neighbourhood. Many tell me they moved out of townhouse complexes because they were too strict and wouldn't allow them to have parties. They moved into houses to break free from rules and be able to party whenever they want to. I doubt these people are likely to purchase rooms in the Solstice condos.

I beg you not to allow this zoning bylaw change to occur. I am a good taxpayer. I contribute to the community and I would expect that you would fight for your residents to remain happy instead of forcing them to make an uncomfortable move. We don't know what effect these purpose-built student residences will have on our neighbourhoods. Please wait this one out and see what effect Solstice 1 and 2 have on the city first. This used to be a great neighbourhood and I believe we can turn things around for the better – but that won't happen if we allow 350+ more students in.

Thank you for your time.

Heather Lynn

From: Lois Reeb
Sent: April 9, 2015 4:55 PM
To: Clerks
Subject: File: ZC1413

My name is Lois Reeb. I live on . I wish to greatly OPPOSE the re zoning application of the St. Matthias Church for numerous reasons.

My home was built in 1985, adjacent to the St. Matthias Church property. Additional windows were installed to afford our home an open view beyond the church grounds. For the past 30 years, from my living & dining room windows, I have been able to quietly enjoy the comings & goings of all things St. Matthias.

Loss of Outdoor Community Space
Many of my neighbours will have addressed the loss of the interior community space but I would like to address the outdoor space. St. Matthias is much more than a church sitting on a concrete parking lot, wedged between residential homes. It is a two acre landscaped green space with mature trees. The "corner stone" to the McElderry Community. The park like setting has been the outdoor space that has bonded neighbourhood children in games of tag. Kids have been coached in proper baseball techniques from their Dads. Karate kids have done outdoor warm ups. High school & University students alike, have thrown frisbees & tossed footballs. I have even witnessed outdoor birthday parties. Many of us have carried home our Xmas trees from those sold on the church lot.

Loss of Pedestrian Access
For the past 30 years this property has been & remains heavily trafficked by all those on foot from the McElderry Road loop & it's interior streets. It has been used as an access route to the Zehrs Heartsland Plaza & the trails of Preservation Park. It is the fastest route to the Kortright bus & the shortcut home for school kids.
City Staff were correct to raise the issue of Pedestrian Linkage with HIP Development. I disagree with his response. Without the church lot access, to reach these south ammenities, we will have to walk in the opposite direction, North on McElderry, west on Crowe Street & then South on Edinburgh Road. Walking this route from the mailboxes on the NE corner is a 7 min additional rectangular journey to get to the church lot entry. It takes 1 min to walk from the same mailboxes across the church lot to the entry. There are some residents in this neighbourhood, with out cars, who must carry their groceries home. Walking a 3 sided rectangle North to head South matters I feel the new students amenities should not be at the inconveniece to all of us in this established neighbourhood.

Pedestrian Linkage/ Parking
The above being said, I am aware that the McElderry Commitee does NOT want to make issue of a Pedestrian Linkage out of fear of the convenience it would give students to access parking their cars on McElderry Road. My home is situated on the inside corner lot directly across from the Church property. Regardless, I live in dread of excess cars being parked on both sides of the street surrounding my property. I worry about having access to my own driveway, after having to "bottle neck" my way home. Like I used to have to do on Harvard Road, when it was reduced to one lane, before the "No Parking" signs were installed. In this case, "No Parking" signs would mean the loss of visits from our own families & friends.
I feel that HIP developments does not have sufficient parking spaces in allowing only "1" parking space per 3 - 4 bedroom student nodes. Plus the additional parking required for the visitors of 320 student residents.

Noise Violations/ Intrusion of Privacy
One of the pleasures I enjoy most about my home is "the quantum of solice" my backyard provides me. I have had the luxury of living in a peaceful neighbourhood for 3 decades. During "Patio Season," I can hear the music & voices coming from the Fat Duck Pub patio on Kortright Road. I fear the loudness of the additional noise projecting from the proposed roof top terrace situated between the pub & my home. The placement of the outdoor ammenities located in the buffer zones of the East & North boundaries lacks consideration for the nearby homes located there. 79 McElderry abuts the North boundary. My home @ has 2 bedrooms near the East boundary, plus my living & dining room windows facing the proposed site.
(Further, house #79 was completely omitted from the Shadow Analysis, & my home's windows were not mentioned in nearby buildings.)

Destabilization & Density
I live in a well established neighbourhood where families, seniors & students live in harmony. If the intention of student purpose built housing is to bring students out of highly intensified neighbourhoods, why then would you place this neighbourhood in jeopardy by redirecting them into ours? These student high rises belong on intensification corridors away from neighbourhood residences. Not at the intersection of arterial roads.

Solstice 3/ Property Values
HIP development in visions Solstice 3 as a landmark into this community. We see this landmark as impacting our McElderry Neighbourhood negatively. It is a structure that simply does not enhance the surroundings. The threat of Solstice 3 is keeping residents awake at night. Many are preparing their homes for sale in the event of the re zoning happening. Real estate agents advise moving quickly to retain property values. The equity in my 30 year old home is my retirement fund. I don't appreciate feeling pressured into fleeing from my neighbourhood, before I am ready to leave, especially after paying land taxes for 3 decades.

Controversary
For 17 years, I have been employed with Hospitality Services at the University of Guelph. For the very first time, we were informed in our February Town Hall meeting to prepare our department for the decline in student enrolment. The echo effect from the baby boomers has passed through the educational system. We can expect even greater decreases in the years to come. To off set the loss of revenue in student enrolment, the tuitions are going to be raised to the maximum allowable. I am aware that the University does not agree with the need for more student housing and opposed the re zoning of the Abode application.
Living near the high student density area of the Scottsdale & Ironwood neighbourhood, I can see the merit in offering alternative student housing. However, I feel there are too many purpose built student high rises going up too quickly, with out proper research & outcomes being considered.

I apologize for the time you have taken to read my opposition comments, but I can't help feeling compassionately about this re zoning applications.

Sincerely,

Lois Reeb

From: Siobhan
Sent: April 8, 2015 2:05 PM
Subject: Schlegel Villages Application OP1303/ZC1310 concerns with Staff Report

To Mayor Guthrie and Councillors of the City of Guelph,

Please find attached two documents containing some background information that I hope will give context to the presentations slated for Monday's meeting.
The first is a "backgrounder" outlining the basis of our questions and concerns regarding both the unamended Schlegel Villages Application and the Staff Report Recommendations.
The second is a chart summarizing the parking data provided by the proponent.

The Village of Riverside Glen Long Term Care Family Council are opposed to the Schlegel Villages Inc Application OP1303/ZC1310 and the recommendations of the Staff Report 15-28.
It is most concerning that despite participation in a mediation process arranged by city staff, we never received a final written report or summary of the outcome of those meetings.
Our understanding is that the meetings ceased because the applicant refused to consider any changes to their application.
It is also of concern that the staff report recommendations have substantially changed the application and another public meeting is not being recommended.

Since a picture is worth a thousand words, please visit our family council home page at www.riversideglen.ca to see what the parking demand is at this site when a college and doctor's office are open.

I look forward to speaking to you as a delegate on April 13.
If you would like to discuss this matter further my phone number is 519-823-1695.

Regards,

Siobhan Bulmer
Chairperson, Village of Riverside Glen LTC Family Council

Backgrounder for OP1303/ZC1310

Post-Secondary or "Living Classroom"

-PSW & PN courses at Riverside Glen are identical to courses at Doon Campus of Conestoga College & North Campus of University of Waterloo
-PSW & PN students must have "accessibility to a car"
-Conestoga College PSW & PN course description links below
http://www.conestogac.on.ca/fulltime/1165.jsp
http://www.conestogac.on.ca/fulltime/1077.jsp
-The staff report states that a post-Secondary zoning is not appropriate for this site.
-The staff report states the "living classroom" zone would only allow education of health care workers in the gerontological field.
-PSW & PN students are educated to provide care "across the lifespan"
-The "living classroom" teaches post-Secondary students, post-Secondary courses using post-Secondary instructors from a post-Secondary institution.

Questions & Concerns

1. Why has a new zoning definition been created to facilitate this post-Secondary use if it is not appropriate?
2. If the city cannot regulate course content or student profile under a post-Secondary zone, how is this possible under another zoning?

-Paradigm Traffic/Parking Report July 2013 states that 100% of college staff and 80% of students drive
-city staff provided information that the Building Code permits 1 student/1.85 m^2 of classroom space
-classroom capacity for amended proposal in staff report 220 students
-potential student parking demand (80% drivers) 176 spaces
-Staff report recommends 18 spaces

Questions & Concerns

1. Why are the parking requirements for this use not based on the factual data that has been provided?
2. Parking demands of the college students regularly dominates/overwhelms the parking areas of this site.
   (see the pictures on our home page www.riversideglen.ca)

-Medical Clinic and College were only open on weekdays
-Paradigm Traffic/Parking Report January 2014 found typical weekday parking demand on Riverside Glen site was approximately 230 spaces
-Existing number of approved spaces on site plan 146
-Additional parking that is not in accordance with the approved site plan approximately108 spaces
-Typical weekend parking demand on Riverside Glen site is approximately 108 spaces
-Staff Report parking requirements for all existing and proposed new uses 109 spaces

Questions & Concerns

1. While the parking recommendations of 109 spaces in the staff report may accommodate typical weekend demand, this represents less than half the documented demand of weekdays when the college and medical clinic were open.
2. Why are the parking requirements for the new uses not based on the data provided?

Medical Clinic or Medical Office

-Medical Clinic definition allows 3 or more practitioners
-Medical Office definition allows 2 or fewer practitioners
-New site specific Medical Office definition allows up to 2 physicians and an unlimited number other practitioners and support staff within maximum area of 140 m^2 (1507 sqft)
-Medical Clinic that was operating on second floor of long term care had one physician and two nurse practitioners, the clinic area is 140 m^2 (1507 sqft) with 7 examination rooms.
-Wellington Dufferin Guelph Public Health documented 18-20 patients/hour
-The staff report recommends limiting the size of the Medical Clinic.

Concerns

1. The new Medical Office definition allows twice the number of physicians that operated in the previous clinic.
2. The new Medical Office definition sets no upper limit on the number of other practitioners.
3. The recommendations will allow a doubling of the patient roster, therefore doubling the negative impacts previously documented on this site.
4. Why hasn't the size of the "Medical Office" been significantly decreased to reduce the known negative impacts?

-The Schlegel application seeks to use the existing Medical Clinic (1507 sqft), in the building that houses the long term care home, with the addition of an elevator and waiting room for a total 2045 sqft.
-Staff report recommends the "Medical Office" (1507 sqft) be located outside of the existing long term care facility as regulated by the Long Term Care Homes Act 2007 (LTCHA).

Concerns

1. The Schlegel application would increase the size of the clinic and the negative impacts would remain focused in the long term care home area.
2. The staff report recommends that the medical clinic be moved out of the long term care facility. However, reference to LTCHA may allow the existing medical clinic to remain in its current location without the elevator addition, since the Ministry of Health and Long Term Care has stated that this clinic is considered to be outside of the Long Term Care Home (LTCH).
3. The wording in the staff report is ambiguous and requires definition with map and text to clarify where the medical clinic may <u>not</u> be located on this site.

-Staff report recommends 14 parking spaces for the "Medical Office"
-Staff report states that some of the spaces can be located in the rear parking area
-6 parking spaces for visitors to the long term care home were assigned to the patients of the former medical clinic, this displaced residents' visitors and prevented them from visiting
-patients also parked in visitors' spaces closest to the home and displaced the residents' visitors

Concerns & Questions

1. If a single physician's practice with 6 dedicated parking spaces lead to displacement of residents' visitors, then 14 dedicated parking spaces will only make things worse.
2. Patients always sought parking spaces closest to the home's entrance, so is it reasonable to expect that future medical office patients will park in a rear lot that has no entrance close by and is usually full of cars from staff and students?

Summary of Paradigm Data: January 22, 2014 (Areas 1, 7 & 8: Schlegel Property only)

1. Parking Data

Day/Date	Table Number/Time	Area 1 Retirement	Area 7 Long Term Care	Area 8 Rear lot	Total of Areas 1, 7 & 8 Total parking on site 146 approved paved 108 unapproved gravel
	Table 1 Parking Supply	(6+25+4+1) 36	(41+2+6+1) 50	168	254
Weekday 1 Tuesday November 26	Table 3 Site Peak 11:00	(6+24+2+1) 33	(19+2+0+0) 21	177 (105%)	(33+21+177) 231 (91%)
	Schlegel peak 11:00	33	21	177	231 (91%)
Weekday 2 Wednesday November 27	Table 4 Site Peak10:30	(4+18+1+1) 24	(26+5+0+1) 32	169	(24+32+169) 225 (89%)
	Schlegel peak 12:00	(4+19+2+1) 26	(25+4+0+1) 30	171 (102%)	(26+30+171) 227 (89%)
Saturday November 30	Table 5 Site Peak 11:00	(6+17+1+0) 24	(26+5+1+1) 33	51	(24+33+51) 108 (43%)
	Schlegel Peak 11:00	24	33	51	108 (43%)

Comments:
The peak parking demand for the Schlegel property, generally coincides with the peak demand for parking on the Schlegel property and the Parkside Property.
The peak range seems to be between 10:30-13:30 on weekdays.
For the two weekdays that were reported, peak demand for parking in the Schlegel areas ranges between 89-91%.
Demand for parking in Area 8 exceeded its "potential" supply (102-105%).

Had this study included data from Wednesday, November 20, 2013 at 11:45, the parking demand was:
Area 1 =31, Area 7 =42 , Area 8 =170 and cars beside fire lane =2
Total of Areas = 31+42+170+2 =245
This parking demand represented 97%
(Area 8 : 102%)

April 2015

Catherine Nelson

To Mayor Guthrie and City Councillors,

Re: Proposed Official Plan and Zoning By-Law Amendments, 60 Woodlawn Rd., E., Guelph – Your File No. OP1303/ZC1310 and Staff Report 15-28

Riverside Glen submitted an application to amend the Zoning By-Law and Official Plan in August 2013 when the City of Guelph issued final notices of noncompliance to the Zoning By-Law (1995)-14864 section 4.23.1 regarding the Conestoga College Guelph Campus (April 19, 2013 13 002700) and Medical Clinic (May 17, 2013 12 007941), ordering that the School cease use no later than July 7, 2013 and the Medical Clinic cease use no later than June 20, 2013. I submitted a letter in September 2013, opposing this application and voiced my concerns at the public City Council meeting on October 7, 2013.

I have read the Staff Report 15-28 prepared to address this application at the City Council meeting on April 13, 2015 and am opposed to its purpose to provide a staff recommendation to approve a modified Official Plan and Zoning By-law Amendment to re-designate and rezone the subject site to permit a "medical office" and "living classroom" in addition to the existing uses on the site for the Village of Riverside Glen. I am concerned about the installation and operation of a Medical Office in the Retirement Home and the Conestoga College Living Classroom in the basement of the Long-Term Care home in the Village of Riverside Glen. The location of the Medical Office and the Living Classroom violates the rights of the residents as prescribed by the *Retirement Homes Act, S.O. 2010, Chapter 11* and the *Long-Term Care Homes Act, 2007, S.O. 2007, Chapter 8*. This letter is also an appeal to resolve this issue in a way that ensures that a dangerous precedent isn't established in Retirement Homes and Long-Term Care facilities throughout Ontario. Having a Medical Office embedded within a Retirement home, that may serve the residents of the Village of Riverside Glen but does not have to be exclusively devoted to the Village contradicts the fundamental principle set out in Section 1 of the Retirement Homes Act.

> *"The fundamental principle to be applied in the interpretation of this Act and any regulation, order or other document made under this Act is that a retirement home is to be operated so that it is a place where residents live with dignity, respect, privacy and autonomy, in security, safety and comfort and can make informed choices about their care options. 2010, c. 11, s. 1."*

Furthermore, the City of Guelph's Official Plan

> *"is a vehicle that establishes a framework to retain and improve the quality of life for residents of the City of Guelph. The high quality of life of the residents of Guelph has*

historically been recognized as one of its greatest strengths and is a characteristic that sets this community apart from others" (Section 2.1 page 3).

I would hope that the Official Plan applies to the residents of Retirement and Long-Term Care homes. If not, this seems like a form of elder abuse when vulnerable residents are placed in a situation where their dignity, privacy and safety are being compromised. The average caseload of two doctors in a Medical Office could be as large as 5000 patients of all ages with a variety of conditions and complaints from the wider community of Guelph. Even with a separate entrance to the Medical Office, this would be a large-scale operation with little to no benefit to the residents. Furthermore, the report states that the "medical office" may serve the residents of the Village of Riverside Glen but does not have to be exclusively devoted to the Village.

Schlegel Villages Inc. had the legislated right to apply for an amendment to the Zoning By-Law and Official Plan but why was the Health Centre allowed in the first place when it didn't comply with the rationale provided in 2009? Why were the Health Centre and School allowed to operate illegally when the Zoning By-Law does not permit their use? The Medical Office that will be allowed by this modified Official Plan and Zoning By-law Amendment WILL NOT be the vision of an integrated Health Centre described by Schlegel Villages Inc. in 2009 to the Health Capital Investment Branch (HCIB) of the Ministry of Health and Long-Term Care (MOHLTC). I will use quotations from the submitted report to illustrate this.

"...space is planned for a seniors' Health Centre at the Riverside Glen...Our intention for this space is to have an interdisciplinary health centre focused on primary health care for seniors living at Riverside Glen...primary care delivery that is focused on the specific health concerns of seniors, including chronic disease prevention and management as well as complex health issues associated with an aging population...a combination of providers working together to deliver coordinated, one stop care for seniors...The Health Centre will provide a significant range of additional services to seniors living within the Village of Riverside Glen. These residents will have priority access to these services, and they would also be made available to seniors living in the surrounding community."

And yet it was this description that allowed the Schlegels to gain approval from the HCIB to proceed with their plans. When the Health Centre opened in July 2012, it was a Doctor's office serving 2200 patients from the wider community of Guelph of all ages with a variety of conditions and complaints and only a handful of residents from the retirement home. If it had not been for the diligence of the residents and their family members, this Doctor's Office would have continued to operate without the knowledge or approval of Wellington-Dufferin Guelph Public Health (WDGPH), MOHLTC or the City of Guelph Planning Department. Once these regulatory bodies had been notified by the residents and family members, the Health Centre continued to operate for over two years until the Fall of 2014 even though it was in violation of Zoning By-Laws and the Official Plan of Guelph. Furthermore, when the Schlegels submitted the Final Planning Justification Report to Guelph City Hall in August 2013 for their application for Official Plan and Zoning By-law Amendment, the Health Centre was described untruthfully on page 12 and 13 in the following way

"The existing health centre is approximately 140 square metres in size excluding

redesigned entrance and offers medical care to all residents of Riverside Glen. The health centre is therefore subordinate and incidental/accessory to Riverside Glen. However, given that members of the general public also have access to the health centre, it is not exclusively devoted to the uses permitted on the subject lands. The main purpose of the health centre is to provide an extra level of care for the retirement community residents. However, to operate efficiently and on a full time basis, the health centre is also open to the public."

Dr. Nicola Mercer, Medical Officer of Health and CEO for WDGPH voiced strong concern both in a letter to the general manager of Riverside Glen (Oct. 2012) and in a Board of Health Report March 6, 2013 (BH.01.MAR0613.R11). An excerpt from the BOH report states, "Locating a community physician's office in this long term care home raises significant infection control concerns for the vulnerable population of individuals residing in the home, and provides minimal to no direct benefit to the residents." I would assume these comments would be true even if the Medical Office is located elsewhere in the Home. Even with a separate entrance there would be a shared ventilation system.

Furthermore, the additional parking will place a strain on parking availability for residents and visitors. The parking formula described in staff report 15-28 is not realistic and does not outline adherence to parking requirements.

"Firstly, in regards to parking, the long term care facility has 192 beds and the retirement home has 195 beds within Riverside Glen for a total of 387 beds the City's Zoning Bylaw requires 0.2 parking spaces per bed therefore 77 parking spaces are required. The proposed medical office would require 14 parking spaces and the living classroom of 406m2 would require parking at 1 per 28 m2 approximately 15 spaces and with 1 space per 2 staff assuming another 3 spaces for a total of 18 spaces for the living classroom. In total approximately 109 spaces would be required for parkingfor the uses related to Riverside Glen. The Concept Site Plan dated July 12, 2013 proposes that there are 146 existing spaces on site. Staff received comments from external parties that raised concerns that there were 135 to 167 spaces being occupied in the parking areas during the week day"

The living classroom is only designated 18 parking spots. There are 218 students, 80% of whom drive to and park at Riverside Glen. How will this be monitored and controlled? The medical office will now be designated 14 parking spots double what they had before. Patients will displace the residents' parking spots and make it virtually impossible for visitors to find parking. There are 387 residents living at Riverside Glen. Realistically, 77 parking spots are not adequate for residents who still drive, all their visitors, the staff who work there and the others who come to Riverside Glen on a regular basis. I come to Riverside Glen everyday to visit my father in the Retirement area of the home. I usually have armloads of laundry and groceries and even now, find it difficult to find parking close to my father's room.

And finally I have a concern 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 modifications to the proposed Zoning By-law Amendment affecting 60 Woodlawn Road East. The residents in the Retirement Home have not been involved in this process, as the location of the Health Centre in the LTC facility did not directly impact them. Now, the approval of a modified Official Plan and Zoning By-law Amendment will bring the Medical Office directly into their home. These residents have a right to be informed and to be

given enough notice to voice concerns at the Public Meeting on April 13, 2015. They have not even been considered in this recommendation.

The owners and management of Riverside Glen continue to ignore the strong concerns of a large number its residents and family members, their neighbours at Parkside Christian Village, the WDGPH and the MOHLTC. This lack of regard for the residents of the home, their neighbours on site, and of the agencies that regulate the home feels like bullying and elder abuse.

I am opposed to the recommendation to approve a modified Official Plan and Zoning By-law Amendment to re-designate and rezone the subject site to permit a "medical office" and "living classroom" in addition to the existing uses on the site for the Village of Riverside Glen. In my opinion the application for Zoning By-Law and Official Plan Amendments submitted by Schlegel Villages Inc. for the Village of Riverside Glen should be denied.

Thank you,

Catherine Nelson

From: Linda Kolomayz
Sent: April 3, 2015 7:33 PM
To: Clerks
Subject: Doctors office and College at RSG

My name is Linda Kolomayz and I am opposed totally to a medical office with 2 doctors in LTC and the college operating down in the basement of RSG

In July of 2011 we moved my mother into the nursing home at RSG on the second floor,followed by my father moving into the retirement home at RSG in December of 2011. (How nice to have them so close to each other) At this time we were not told ANYTHING about a medical practice to be RIGHT IN THE MIDDLE OF MY MOTHERS HOME !

Until which time a medical centre and doctor arrived in my MOTHERS HOME,everything was great! My dad would walk over from his room in retirement, take the elevator in LTC and visit with my mother,3-4 x a day Most times taking her to the area where the balcony is(such a nice bright area with couches and chairs) or downstairs to the cafe . The best time was when they had a Valentine's dinner together in the recreation area(on her floor !) (Now taken over by offices as the medical centre took the employees area) Everything being done to suit Schelegals ,not residents. Residents just continued losing parts of THEIR HOME

When I heard that a medical centre was being built and a doctor was arriving to have his business operate from the second floor of the nursing home , I was appalled and called the City of Guelph right away! At first I was told what was I upset about? Wouldn't I like a doctor in the home for my mom? When I told the city it was a doctor who would be bringing his OUTSIDE practice to the home! He would not be taking residents as his patients !

The city then proceeded to send over their city inspector and found out that the city had been lied to! They had been told from Schelegals with their application that the practice would be for the nursing home residents . At no time during my mothers time there did it benefit her, what it did do was INVADE HER PRIVACY IN HER HOME !

Now it became hard for my father to come over and visit my mom as the elevators (both) were being used by the outside patients coming in .

No more taking my mother out into the the nice area as it was taken over by doctors patients and because so many don't understand " nursing home atmosphere" my mom along with other residents were stared at,pointed at and laughed at! Their dignity was being invaded !

No more taking my mom down to the cafe as most times the students from the college were in there having their break or lunch or dinner ! No seats left for residents and family!

Parking became herendous! How many times I came to visit my mom and could not park! Elderly family members were turning around and going home as they could not walk far distances from where they could find parking! (If they even could)

My mother passed away in January of 2014 and my dad moved out of retirement in July of 2014 He is 92 years old and I really thought this would be his home till he no longer required it

RSG had become a very bitter and unhappy place for residents to live, dealing with the medical centre and college. It is all you ever heard ,people complaining all the time and my dad just couldn't take anymore. He wanted a home where people were basically happy and the management cared about them ! NOT management more interested in running businesses in what was his home.

Think about what you have read AND now they want to bring in 2 doctors and still operate the college. IT WILL BE A NIGHTMARE

The parking will be definitely NILL for families to visit their loved ones ! Outside patients will not use the proposed elevator,they will enter the home and use the stairs if they are in a hurry! (They did before) Or what happens when the elevator breaks down ?

I am not opposed to a medical centre ! IT IS THE LOCATION. Not ONE of SHLEGALS other RETIREMENT/NURSING homes have a medical centre in the middle of the nursing home

I have personally fought this since day one and continue to as I feel so strong that a resident in a nursing home should NOT have THEIR home invaded by strangers and so much taken from them IF Schelegals really cared about seniors they would not have done this AND CONTINUE TO WANT TO DO THIS

I understood Guelph to be trying to become a senior friendly city. Allowing this to happen in their city is not thinking of seniors in their home ! I certainly would not want to be a senior in Guelph if this is what is allowed. Once allowed to one home,every home could do this ! None of us would have a place called home !

Thank you for your time
Linda Kolomayz

Sent from my iPad

April 7, 2015 Zoning change application OP1303/ZC1310

City Clerk:

The board of Directors of Guelph and District Christian Homes and Parkside Christian Senior Residences is bringing to your attention the opposition to the planned zoning change application Files: OP1303 & ZC1310.

The Board has brought before the planning department several statements and petitions opposing the zone change.

Petitions dated April 17, 2014 which were signed by 75 residents which composed of 82% of the residents opposing the zone change application.

April 12, 2013
Our solicitor Frank O Brewster, Q.C. of Miller Thomson Lawyers and Advocates, wrote a letter to the Committee of Adjustment to the attention of Kim Fairfull, ACST, Secretary-Treasurer, strongly opposing the establishment of a medical clinic, principally on grounds that it will greatly increase the traffic on the Right of Way and may create in law an overburdening of the Right of Way.

March 13, 2014
The Board of Directors sent a letter of grave concern on the content of the traffic study by Paradigm Transportation Solution Limited, to Sylvia Kirkwood, MCIP, RPP Manager, Development Planning. This letter pointed out the many errors and questionable site locations of the traffic measurement devices. (Letter of April 17, 2014 attached)

June 16, 2014
The Board of Directors sends a letter to Sylvia Kirkwood, MCIP, RPP Manager, Development Planning City of Guelph, indicating the opposition to the Zoning Change application.
This letter states the historical intention of the granted Right of Way to Schlegel Village and the use of the parking spaces and amount of traffic through this Right of Way. It also mentions the 'Fox Right of Way' which was understood to be developed as an access to Riverside Glen.

September 11, 2014
A letter forwarded to Mr. Todd Salter General Manager, Planning Services, describing the seriousness of the increased traffic density has on the driveway of GDCH and PCSR whose driveway must be used to access 60 Woodlawn Road East. This driveway was not engineered to handle truck and car traffic other than the local use. It is this overburdening of the driveway the Board of Directors of GDCH and PCSR are strongly opposed to in the application and consider it a misapplication of the easement granted to Riverside Glen.

September 30, 2014
It was agreed by Todd Salter, Sylvia Kirkwood and representatives of Riverside Glen Family Council and GDCH and PCSR to obtain the services of Glenn Pothier to facilitate in the issues at hand and to propose a solution.
A report of this facilitation has not been received at the time of this writing.

These concerns and objections have not been implicated or addressed in the Staff Report Number 15-28 of April 2 / 2015.

We the Board are strongly opposed to the Zone change application on grounds of the overburdening of our driveway and parking spaces, as there will be inadequate parking spaces this zone change will create.

For the Board of Directors GDCH and PCSR
Arnold Franssen Board Secretary

April 22, 2014

Sylvia Kirkwood, MCIP, RPP Manager, Development Planning

Subject: RE: Files OP1303 / ZC1310

Good Afternoon Ms. Kirkwood:

Thank you for your response to my letter of Monday, April 14, 2014.
As such I do not have any questions at this time, but like to comment on the **Village of Riverside Glen - Traffic Impact and Parking Assessment,** project: 131180, performed by Paradigm Transportation Solutions Limited dated January 22, 2014.
Stewart Elkins of Paradigm indicated that this was a very in depth study. However, many discrepancies can be pointed out:

On page one (1) of the report it states that The Village of Riverside Glen is located at 60-72 Woodlawn Road in the City of Guelph.
This is incorrect; The Village of Riverside Glen is located at 60 – 64 Woodlawn Road East. Parkside Christian Senior Residences (PCSR) is located at 72 Woodlawn Road East, of which their driveway is used to gain access to 64 Woodlawn Road East.

On page two (2) states that the Riverside Glen site currently provides for approximately **345** on-site parking spaces.
This is incorrect; Table1: "Parking Supply" adds Areas 2,3,4,5 and 6 belonging to Parkside Christian Village to Riverside Glen see Figure Two of the study. The correct number of parking spaces for Riverside Glen is 254, a discrepancy of 91 parking sites.
Area 8 includes parking space on a gravel area designated to be for an apartment building. This area should not have been included in the parking spaces available. It is estimated that approximately 108 spaces are not available for future use and should be eliminated from the total available spaces, leaving a more realistic number of **146** sites.

Page three (3) shows that Area 8 had 177 vehicles parked during the time of observation. This number plus the 33 and 34 for a total of 244 vehicles well exceed the allotted space of 146 by 98 vehicles; the concluded available spaces are not available.

Tables 3, 4, and 5 include parking at Parkside Christian Village and does not accurately reflect the available sites.

Page six (6) States "The parking study did not record motorist travel pattern from their vehicle to their intended destination".

This means that our observation of cars parked at lots 2,3,4,5 and 6 are correct and ignored by the study. These cars should have been parked someplace else, and leave our parking spaces for the visitors and guests of Parkside Christian Village.

In Conclusion:
The number of available and sufficient parking places for Riverside Glen has been skewed by adding the parking spaces belonging to Parkside Christian Village to Riverside Glenn's parking availability.
The study stated that it was not known what the motorist's destination was, begging the question of the accuracy of the in-depth study.

The amount of traffic and its related traveling speed:
It must be indicated that the data collectors were situated at the beginning of the driveway of Parkside Christian Homes.
Two (2) indicators, or measuring devices, were observed and placed at a location of minimum speed at the entrance of the driveway. As cars travel further away from the entrance towards the back of the driveway, speed increases to a dangerous level, not safe for pedestrians as well as those with wheel chairs and walkers.
There are no side walks along the driveway, therefore senior residents are walking on the driveway to get to and from their parked cars, constantly dodging the oncoming traffic. When some seniors confront the drivers of the vehicles, on many occasions get a finger salute and told to mind their own business.

Transport Canada did a two year study on Fatally Injured Vulnerable Road Users.
Fact Sheet TP 2436E
RS-2010-02
June2010
"Senior pedestrians (those aged 65 or older) have the highest risk of being killed in a traffic crash".
"Older pedestrians may have reduced sight, hearing or motor skills. This may affect their ability to get around safely".

When the report from Paradigm suggests that the speed is perceived they are making light of the actual speed traveled.
Considerations to implement traffic calming measures such as speed bumps and all-way stop with zebra crosswalk markings at the intersection are insufficient as per Canada Safety Council,

www.canadasafetycouncil.org.

Traffic Calming vs. Safety.

This report indicates that Stop Signs have become meaningless. The report states that "safety expert and educators fear so much harm has been done, that respect for the stop sign as a traffic control device is disappearing".

Under the heading "**A Cop-Out?"** is noted "Traffic enforcement is the key underlying issue. Resources must be provided for improved enforcement. Police must be visible and active in problem areas. A firm, dynamic policy backed by the entire police force is the minimum requirement". Needless to say that this is a bit over the top in our case.

Conclusion:
The point is being made, that no matter what traffic calming is used, it is of no value.
Visible, effective enforcement has been proven beyond a doubt to reduce speeding.

Closing Note:

From all the information received by me, I have to conclude that in the beginning when Riverside Glen was realized, that it must have been for a nursing home and seniors care facility only. If it was not so, why was the site not Zoned Commercial at that time.
At the present time the easement granted to Riverside Glen, leaves the Parkside Board with absolute no say of its own property, while Riverside Glen has the full use of it, and caries no responsibility to speed and vehicle use.
I can not imagine that the Board at that time would have approved a Commercial Zoning rather than a Residential.
Commercial Zoning is contradictory to the spirit of peaceful living of the residents of Foxwood and Parkside Seniors Residences.
If "Commercial Zoning" is in the future, a designated access on the west side of Riverside Glen property must be considered, or a drive way from highway six to the back of the property (the current overgrown emergency route).

Regards
Arnold Franssen

From: LOWELL AND JANE WIERSTRA
Sent: April 9, 2015 8:07 PM
To: Clerks
Subject: Riverside/Schegel Zoning change

I am attaching a letter I emailed to City Council for our first meeting which I have learned is not in the package for Mon. April 13th meeting just in case the new council members have not had the opportunity to read this letter.

I would also like to add at this time something we could all be involved at some time if this zoning change "changing an area in the middle of multi-residential building to some other zoning were to be passed". For example you have purchased a beautiful condo in a highrise and somewhere down the road someone buys one or two or three condos on a floor and changes the condos to some other use (commercial, stores and busines offices, medical, doctors/dentist/labs or schooling, woodworking or a gym) without permission (as Schegel has done) and then without being told to close up asks the city for a "zoning change". How would the owners of this beautiful highrise feel now, all this traffic and noise right under there toes. These owners would be able to speak for themselves and would put up a big fight. The residents of Riverside can not do this and are more subceptible to any changes to their living arrangements.
If the City of Guelph wants to support "Older Adult Strategy" I believe that they should start by giving the residents of Riverside their diginity and peace first.

Thank you

Jane Wierstra

I am writing to object to the proposed Zoning By-Law amendment for 60 Woodlawn Road East known as Riverside Glen.

Riverside Glen – Schlegel Inc. started a Conestoga Campus and Medical Centre in the midst of a multi-residential zoning that was to be for the benefit of the residents of Riverside Glen.

The PSW course offered at the Riverside campus of Conestoga does not offer ANY benefits to the residents at all. These students need to do required placements and they can chose Riverside if they wish but are not required to do them with Riverside and this can be done no matter where the campus is located. No other interaction with the residents takes place therefore no additional time or care for the resident.

The Medical Centre also is of no benefit to the resident. There are no residents that are patients of this Medical Centre and the Medical Centre is not taking any new patients, so where is the benefit.

These "resident benefits" have not been adhered to by Schlegel and maybe were even mentioned on deceipt on Schlegel's part in order to place these businesses in the midst of multi-residential zoning with out going to the proper procedures '("applying for zoning changes).Just on this issue no amendment should be granted. If the City/Council now gives Schlegel the option of making changes so they would qualify for a Zoning amendment and this passes what does that say of our City/Council to other business ventures? As long as you are already operating changes/zoning can be amended to make everything legal no matter who is affected or how?

There is not just the legal issues as stated above' but, more unjustified are the health/moral issues that would be forced on the residents at Riverside Glen. Just a few of the issues are as follows:

1. Infection Control: Only sick people go to see their Doctor and those people ride in the same elevator and use the washroom that the residents use. The Centre is using the same ventilation system as Riverside Glen for airborne illness to be carried to the residents.
2. Privacy: Once patients are in the building there is nothing to stop them from going anywhere they like. A receptionist cannot monitor the whereabouts of 2200 patients on a ongoing basis. There may also be residents living here that do not want the public to be aware of them living here.
3. Atmosphere: Riverside Glen was choosen by these residents to be their "HOME" for the remainder of their lives. With all these patients/strangers coming and going, the residents "home" as been invaded and it is felt by all of us who visit with our loved ones. It does not feel like Mom's living room / snack bar anymore, these strangers do not understand Staff may not say in fear of losing a job but, it is felt that there too is an atmosphere change, which could be reflected to their dedication and care of the resident.
4. Rights: The residents of Riverside Glen have chosen to live here for what Riverside was offering, beautiful building, lots of space for residents to explore and family to have gatherings, snack bars for comfort, libraries for relaxing or learning. With the Medical centre now imbedded in the midst of their "home" these spaces are being eliminated not only for residents and family but also for the staff, which gives great cause for unhappiness. As a Council for the City of Guelph you need to protect our seniors. These seniors have built this city (or other cities) with a lot of hard work, time and effort. It is now their RIGHT to live in a place that they have chosen for what it offered in Peace and Harmony for the remainder of their lives. If this Zoning amendment is allowed to be passed what cost will these residents (40% of which can not even speak for themselves) have to pay for the greed of the private business man?

5. Zoning Change: If these zoning changes are allowed what will stop the current business to be changed to something else. It was already the intent to have a ECE course taught by Conestoga at the Riverside Glen Campus. How would that benefit the residents? If the current Medical Centre were to close what kind of "Medical Centre" could be operated from within the midst of our senior residents home? These businesses are hoping to stay operating here today and you are not a resident' but' if a zoning amendment were to be passed what could be in the midst of the residents "HOME' in the futue - which could include you as a resident.
6. Safety: Someone WILL be hurt or maybe even killed with the current traffic flow caused by Conestoga Campus and the Medical Centre. The street is too narrow, there are no sidewalks, the entrance is too small, the speed limit is barely visible let alone being monitored and there is not enough parking. This is very unfair for the tenants of Foxwood and the owners of Parkside, as they too moved here in a residential zone only - not business zone.

I could go on and on expanding on issues mentioned and other issues, but the decision to object to this Zoning By-Law amendment shouldn't require any of this, just who will benefit from this amendment?

1 192 Residents	definitely not – numerous reasons mentioned above.
2. 50 Foxwood tenants	definitely not – safety issues getting to their cars and excessive traffic.
3. 39 Parkside owners	definitely not – excess traffic, safety and possible deflation on resale
4. Visitors to Residents	definitely not – parking, atmosphere, privacy, infection control
5. Conestoga Campus	no benefit – they have to drive somewhere to go to school and would probably have better parking elsewhere, classes not being held in a basement or share a lounge and lunch room facilities that was sized only for the staff Riverside-Glen, definitely not big enough for both therefore overflow goes to Riverside-Glen snack bars that is to be for the residents and their company only.
6. Medical Centre 2200 patients	no benefit – Dr. has no patients in Riverside LTC, Guelph has lots of other office space available with better parking and access to the office. Also many of the current patients have admitted to not liking this situation, long walk to office, atmosphere and parking.
BENEFITING:	
Schlegel/Riverside Glen	is the only one I can see benefiting Is it greed of being able to rent out space they feel is not needed for the initial purpose of this building? Is the wants/interest of Private business more important than the comfort, privacy and dignity of seniors living in a Home they chose for the remainder or their lives. This would definitely not be a reason to pass the Zoning By-Law Amendment for 60 Woodlawn Road East known as Riverside Glen.

Jane Wierstra

April 9, 2015

Memo to: Siobhan Bulmer

Subject: Guelph Staff Decision Report 15-28
Files: OP1303 & ZC1310

I read and reviewed the Staff Report, dated April 13, 2015 regarding the planning applications by Schlegeli Villages Inc. My review touches on the high level issues rather than analysing the details in this long report.

1. On balance, the Planning Staff reject the Schlegel applications to amend the Guelph Official Plan and Zoning Bylaw, to allow a medical clinic and a post-secondary school use.

2. I am unable to determine the rationale for rejecting the original applications.

3. Planning Staff put forward recommendations that modify the original applications and ask Council to accept the Staff's proposed amendments. Council will be making a decision based on the Staff version of the amendments.

4. Although the essence of the text of the two recommended amendments are contained in several places in the report, I would prefer to analyse the actual amendments that will be put forward to Council for consideration. There are some discrepancies in the report regarding the content of the two amendments.

5. As I understand, the purpose of the amendments are:

    - the official plan includes an exemption to the existing Designation to allow a "medical office" with one or two physicians and associated support professionals in a space with a maximum gross floor area of 140 square metres (1,507 square feet) only outside of the long term care facility and in conjunction with the uses permitted on the subject property.

The subject property is the Schlegel land. This means that the "medical office" can only locate in conjunction with the retirement facility. It is not clear that the intent is to provide a medical facility exclusive to the people living in the Schlegel buildings.

- The official plan includes an exemption to allow a "living classroom" with a maximum gross floor area of 406 square metres (4,370 square feet) in a space located in the existing basement of the Long Term Care Facility "for in-situ learning that integrates theoretical and practical education and training for health care workers in the gerontological field".

  As a special policy, it is difficult to interpret the meaning of the land use. What does "in-situ" mean in practical terms? How does the user measure whether education and learning is only integrated for health care workers in the gerontological field? These are vague and broad policy directions.

- The zoning bylaw includes two new permitted uses in the R.4B-3 Zone. These are special provisions regarding gross floor area, parking spaces and location. There are two definitions for "medical office" and "living classroom".

  The new definition of "medical office" provides clarity. The Bylaw does not provide that the "medical office" is directly related to the health facilities on the Schlegel land. This will provide the opportunity to have medical services for outside patients.

  The staff is recommending that the gross floor area of the "medical office" is reduced from the requested 190 square metres to 140 square metres or a reduction of 26%. The "living classroom" gross floor area is reduced from the requested 462 square metres to 406 square metres or a reduction of 12%. These are numerics that really do not persuade me.

The definition of "living classroom" will be difficult to interpret. The use is in the singular, meaning one classroom. I don't think so. What is a "learning platform" in zoning terms? Again, how does the City measure "integrates theoretical and practical education and training"?

6. There are separate conditions that are recommended for information. If Council agrees to the amendments, then I suggest that zoning bylaw should not be passed by Council until the applicant enters into the general agreement with the City. Alternatively, the bylaw should include a Holding provision that may be removed by Council when the general agreement is entered into.

7. There is nothing in the recommendations that provides for the owners of the other properties to be included in the site plan process. If there are traffic calming measures, then the other property owners must be included in any decisions affecting their interests.

8. On page 33, the report raises the matter of "people zoning". There is a long and complicated history of legal interpretations of what this means. The proposed zoning definition of the "living classroom" may be on the cusp of "people zoning". I would need to think about this and consult with others in order to form my opinion.

9. I suggest to achieve fairness and transparency, that Council should schedule another Public Meeting to hear detailed comments and opinions on the staff recommended amendments. There are substantive changes to the original applications that warrant further public intervention.

I appreciate that Planning Staff has undertaken a thorough analysis of the issues raised by all of the participants including the applicants. In my opinion, having participated and having read the staff report, I am unable to come to the same conclusion as staff because of the uncertainties raised in my mind.

I request a copy of Council's decision regarding these two applications.

Respectfully submitted,

Mark L. Dorfman, F.C.I.P., R.P.P.