

COUNCIL PLANNING AGENDA



Council Chambers, City Hall, 1 Carden Street

DATE June 9, 2014 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**

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
21 Couling Crescent – Proposed Zoning By-law Amendment (File: ZC1405) – Ward 2	<ul style="list-style-type: none"> Chris DeVriendt, Senior Development Planner 	<ul style="list-style-type: none"> Astrid Clos (presentation) 	<u>Correspondence:</u> <ul style="list-style-type: none"> Kevin & Adrienne Elliott 	
24, 26, 28 & 0 Landsdown Drive – Proposed Draft Plan of Vacant Land Condominium and Associated Zoning By-law Amendment (File: 23CDM-1307/ZC1317) – Ward 6	<ul style="list-style-type: none"> Al Hearne, Senior Development Planner 	<ul style="list-style-type: none"> Astrid Clos (presentation) 	<ul style="list-style-type: none"> Bruce Wilson <u>Correspondence:</u> <ul style="list-style-type: none"> Anne & George Harauz Bruce Wilson 	
Brooklyn and College Hill Heritage Conservation District – Draft Plan and Guidelines	<ul style="list-style-type: none"> Stephen Robinson, Senior Heritage Planner 		<ul style="list-style-type: none"> Anne Marie Everitt Mike Lackowicz <u>Correspondence:</u> <ul style="list-style-type: none"> Dennis & Donna Catallo Larry & Dianne Favero Nathan Garland, GRCA Andres Quinlan 	

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-2014.33 Stone Road East Reconstruction (between Victoria Road South and Village Green Drive) – Contract No. 2-1403			
CON-2014.34 Terra View, 72 York Road Property DC Redevelopment Reduction Letter		• David Brix, President, Terra View Homes	√
CON-2014.35 Proposed Demolition of 41 Irving Crescent, Ward 6			

SPECIAL RESOLUTIONS

BY-LAWS

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

"THAT By-law Numbers (2014)-19765 to (2014)-19768, inclusive, are hereby passed."

By-law Number (2014)-19765 Being a by-law to repeal and replace By-law Number (1983)-11242, a by-law to establish a Committee of Adjustment for The Corporation of the City of Guelph.	To repeal and replace the Committee of Adjustment by-law.
By-law Number (2014)-19766 A by-law to remove Block 5, Plan 61M189, designated as Parts 14 to 18 inclusive and Parts 31 to 36 inclusive, Reference Plan 61R20347 in the City of Guelph from Part Lot Control. (27, 29, 31, 33 and 35 Mussen Street)	To remove lands from Part Lot Control.

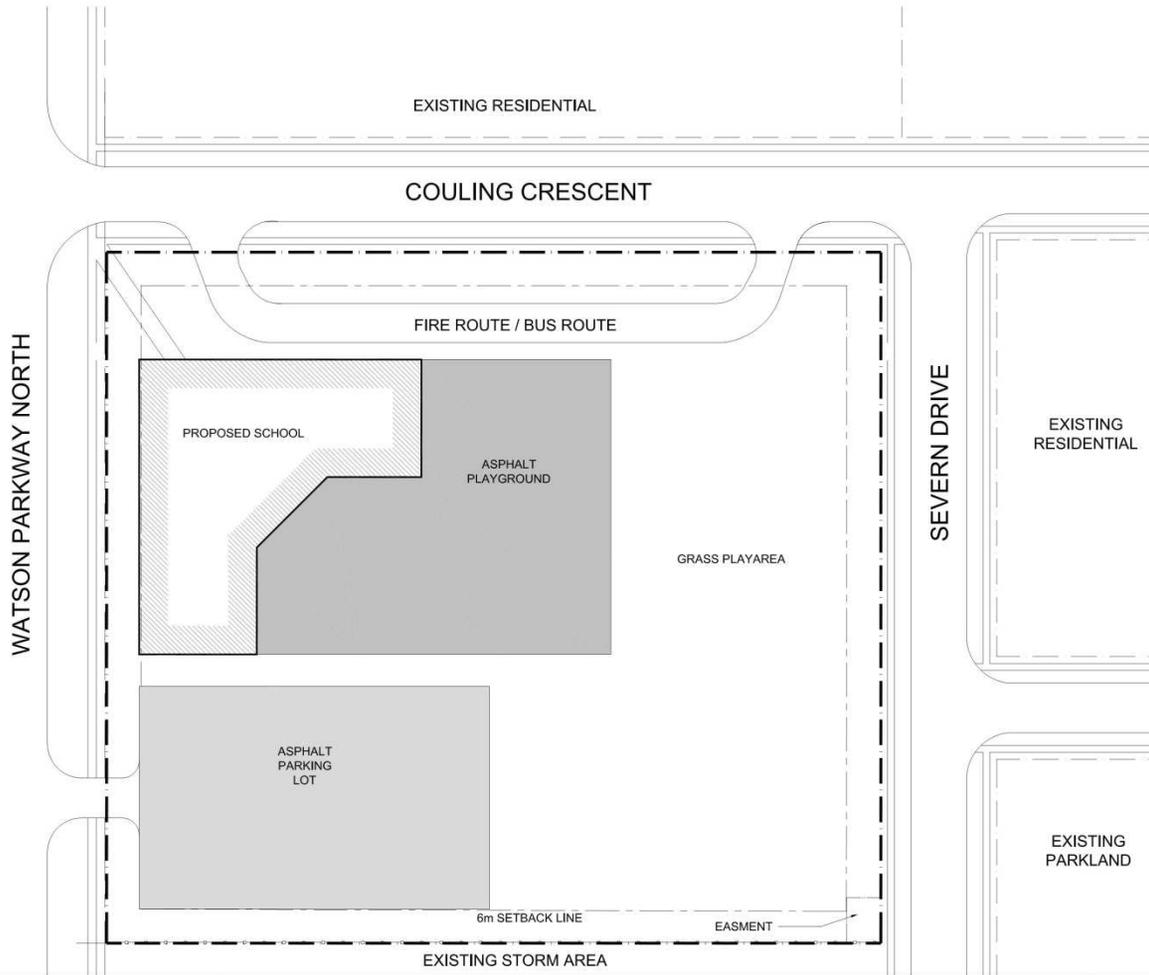
<p>By-law Number (2014)-19767 A by-law to remove Lot 81, Plan 61M182, designed as Parts 9 and 10, Reference Plan 61R20095 in the City of Guelph from Part Lot Control. (171 & 173 Summit Ridge Drive)</p>	<p>To remove lands from Part Lot Control.</p>
<p>By-law Number (2014) – 19768 A by-law to confirm the proceedings of a meeting of Guelph City Council. (June 9, 2014)</p>	<p>To confirm the proceedings of a Council meeting held June 9, 2014.</p>

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



KEY PLAN



**Somfay Masri
Architects Inc.**

105 UNIVERSITY AVE. E., UNIT 9
WATERLOO, ONTARIO. N2J 2W1
PH. 519.579.0072 FAX 519.579.0173
somainfo@somarchitects.ca

CONCEPTUAL SITE PLAN

**UPPER GRAND DISTRICT
SCHOOL BOARD**

COULING CRESCENT

DRAWING TITLE:

**CONCEPTUAL
SITE PLAN
OPTION 1**

JOB NO.: 1401	SCALE: 1:750	DATE: 2014.01.27
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From: Kevin & Adrienne
Sent: June 5, 2014 10:33 PM
To: Clerks
Subject: File# ZC1405 - 21 Couling Cres

We have reviewed the planned development of a school at 21 Couling Crescent, and have reviewed the traffic study. We are concerned that there are no recommendations to the subdivision areas directly adjacent to the proposed site, namely Couling Crescent and Severn Drive.

Couling Crescent currently has a large volume of vehicles - those belonging to the residents of the area - that park on the street, in front of the proposed site, year round. Will the city be posting no parking signage along at least one side of Couling Crescent, or no parking/stopping from 7am - 4pm? And will the city enforcement department ensure that this area is patrolled regularly until such time as the signs are adhered to?

Will the city install the recommended "kiss and ride/drop off area" on the proposed site to help reduce vehicles from stopping, and creating congestion on the side streets? Will a no stopping rule be monitored and enforced during the peak hours?

The intersection at Severn Drive and Couling Crescent is of a concern. Vehicles travelling north on Severn Drive regularly fail to make a full stop, or to yield to traffic travelling west on Couling Crescent to Watson Parkway. We have observed, and almost been involved in, several near accidents due to this. With the added volume of parents dropping off children, as well as buses, and increased pedestrian traffic, what will be done to help ensure the safe travel of all? The current stop signage does not appear to be sufficient.

The traffic lights at Couling Crescent and Watson Parkway are only activated to stop north-south traffic when a pedestrian activates the crossing signal. Why has this not been recommended to become a full traffic signal for north-south and east-west traffic? It is extremely difficult to see southbound traffic due to the grading and elevation at this intersection. With increased vehicle traffic at the school, this will cause unnecessary delays to current residents, as well as an increased risk for accidents at this location. This is primarily the case at early morning and evening rush/peak hours.

And finally, will the school zone speed limits be posted, and monitored by officials? The current construction staff (personal vehicles) as well as area residents seem to disregard the current resident speed limits. With the development of a school at the proposed site, we are concerned that what has transpired over the last couple of years will not change when the school is opened. With increased pedestrian traffic, as well as an increase in stopped vehicles, the risk of accidents will increase as well.

Thank you for your time.

Sincerely,

Kevin and Adrienne Elliott

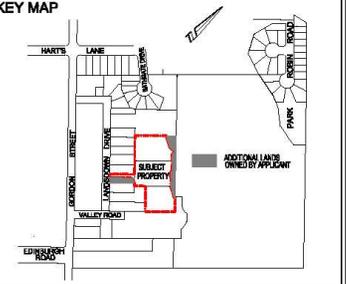


ASTRID J. CLOS
 PLANNING CONSULTANTS

Phone: 519-836-0264 (Ext. 100)
 Fax: 519-836-0266
 Cell: 519-733-0268 (7:10-7:00 AM)
 Email: aclos@ajcplanning.com
 Web: www.ajcplanning.com
 433 WOODLICH STREET, SUITE 201
 GUELPH, ONTARIO N1H 3G3

**DRAFT PLAN OF CONDOMINIUM
 WHITE CEDAR ESTATES**

DATE: SEPTEMBER 16, 2013 SCALE: 1:400
 PROJECT No. 1323 DRAWN BY: G.K.S.



LEGAL DESCRIPTION

PART OF LOTS 6, 9, 10 AND 13
 REGISTERED PLAN 488
 CITY OF GUELPH
 COUNTY OF WELLINGTON

LAND USE SCHEDULE

DESCRIPTION	UNITS	DWELLINGS	AREA (hectares)
SINGLE DETACHED UNITS	1-26	26	1.267
COMMON ELEMENT STORM WATER MANAGEMENT	-	-	0.128
COMMON ELEMENT ROAD	-	-	0.228
TOTAL	26	26	1.623

- NOTES**
1. ORIGINAL SURVEY AND TOPOGRAPHICAL INFORMATION BY J.D. BARNES LTD.
 2. MINIMUM LOT AREA: 400m²
 3. MINIMUM LOT FRONTAGE: 16m
 4. MINIMUM FRONT YARD SET-BACK: 1.5m
 5. MINIMUM SIDE YARD SET-BACKS: 1.5m
 6. MINIMUM REAR YARD SET-BACKS: 1.5m OR 5% OF THE LOT DEPTH, WHICHEVER IS LESS.

ADDITIONAL INFORMATION
 (UNDER SECTION 61(1) OF THE PLANNING ACT)

INFORMATION REQUIRED BY CLAUSES 24(A) & 24(B) AND 1(A) & 1(B) AS SHOWN ON DRAFT PLAN.

- (M) MUNICIPAL WATER
- (S) CLAYEY SILT TO SILTY SAND
- (N) MUNICIPAL SEWER

OWNER'S CERTIFICATE
 (AUTHORISED BY THE BOARD OF COMMONS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF CONDOMINIUM TO THE CITY OF GUELPH)

[Signature] DECEMBER 16th, 2013
 DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LAND TO BE SUBDIVIDED AND THE RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.
 THE DIMENSIONS OF THE LAND HAVE BEEN CAREFULLY COMPARED
 TO THE ORIGINAL SURVEY AND TO THE RECORDS OF THE CITY OF GUELPH.

[Signature] DECEMBER 16th, 2013
 DATE

Jan 03, 2014 - 10:02am (P8774)
 C:\Users\George.Schroeder\AppData\Local\Temp\Explosion_417\conds Draft Plan Landsdown Drive (REV 1).dwg

BLOCK A
REGISTERED PLAN 488

WETLAND FLAGGED BY DOUGAN & ASSOCIATES MAY 13, 2013
CONFIRMED BY GRCA ON MAY 28, 2013
SURVEYED BY J.D. BARNES ON JUNE 24, 2013

LIMIT OF WETLAND BOUNDARY AS STAKED
BY GRCA AUGUST 12 2005



LANDSDOWN DRIVE
REGISTERED PLAN 488

Existing Asphalt VALLEY ROAD
(DETAILED REGISTERED PLAN 488-2013)
N44°55'00"E 50.74m

LOT 15

Wellington Vacant Land Condominium Corporation No. 169
15 Valley Road, Unit 24
Guelph, ON
N1L 0H3

June 4, 2014

City Clerk
Guelph, ON
(by email: clerks@guelph.ca)

Re: Public Meeting 23CDM1307/ZC1317 and Comments for Council

As I will be speaking at the Public Meeting on June 9, I am submitting this document in support of my oral presentation.

On behalf of the Board of Directors of Wellington Vacant Land Condominium Corporation No. 169 (also referred to as Valley Road Estates, the neighbouring properties to the south of the subject lands, I wish to bring the following concerns and issues to Council.

1. Our Corporation is in **general support** of the rezoning amendment proposed. We are subject to the same zoning (R.1B-41). We understand that the design characteristics and size of homes and lots will be complementary to Valley Road Estates. We believe this is right for the community.
2. We have had one meeting with Mr. Shawn Keeper of Dunsire which went well. In a spirit of collaboration, we are **prepared to undertake negotiations** with the Developer, Dunsire Developments (Landsdown) Inc. concerning shared services. Specifically, we anticipate that we will arrange to share the "lifting station"/pumphouse which is located as one of the common elements of Valley Road Estates, subject to successful negotiation of terms and conditions with the Developer.
3. As we have yet to complete the **Final Inspection** by the City of our own common elements, we expect that the City and the Developer will cooperate to enable a successful outcome where the new development may impact us. We have open, specific issues with regard to roadways, surfaces, curbing, and sidewalks. We are continuing our meetings and inspections with City staff.

4. As Valley Road and more specifically the existing stub road, which is expected to be connected to the subject lands, are private roads, we require of the City their support that during the construction phase of the subject lands there will be **no construction traffic** enabled on the stub road. Such routing is not necessary. There is access to the subject lands at Landsdown Drive, a public street. Further, our road surfacing is not yet complete and traffic would harm this element of our property. Further, our road is not yet connected to the property line and as such is not available for use until the road is connected to the new development.
5. We are supportive of the stub road connection and would ask that there be a careful look at the design to ensure the road width as it relates to snowplowing and other maintenance takes into account issues arising from the close proximity of number 12 and 16 – 15 Valley Road.

Trusting all of these elements are understood, we look forward to a successful Public Meeting and to proceeding with the Developer and the City.

Bruce Wilson
President

Office of the City Clerk
1 Carden Street
Guelph, Ontario
N1H 3A1

May 29, 2014

RE: Public Meeting to discuss the proposed Heritage Conservation District Plan and Guidelines

Dear City Council,

As owners of _____ Guelph, Ontario, _____ we would like to express concerns with the proposed Heritage Conservation District Plan and Guidelines. We have reviewed the Brooklyn and College Hill Heritage Conservation District Study Plan and Guidelines and understand that our property falls within the Brooklyn district.

Please note the following comments:

- While our property is not a designated heritage building, we are concerned with the requirement to obtain a “*Heritage Permit Application*” for major changes to buildings, vegetation and spaces. It is not clear how this would be handled for non-heritage properties and would add an additional permit process on top of the existing city building and demolition permits currently in place. It is not clear how the Heritage Permit process would be handled to avoid conflict with the current processes in place (e.g. current building and demolition permits etc.). The new Heritage Permit may also result in lengthy delays and impose unnecessary restrictions for changes to non-heritage designated buildings, vegetation and spaces.
- We are concerned with the requirement in the Heritage Conservation District Plan and Guidelines for non-heritage buildings for building changes and additions (some examples include the placement of garages and carports to the side or rear yard or behind the front wall of the building (section 4.3.1.v), the location of additions on an inconspicuous side of the building and be limited to the scale of the existing building (section 4.3.1vi, 4.3.2), or the dictation of building cladding for those facades facing the public realm (section 4.3.8).
- We are concerned with the requirement in the Heritage Conservation District Plan and Guidelines for non-heritage buildings for infill development of new freestanding buildings (some examples include the need to be compatible with the character of adjacent properties and the streetscape (section 4.4.1), including building height, width, setbacks, roof shape, number of bays and materials (section 4.4.2). It is not clear how these decisions will be handled

and how stringently the guidelines will be upheld. This could potentially affect the type and quality of the property (e.g. limit the ability to administer a contemporary design and construction) and could impact overall resale value of the property.

- We are concerned with the requirement in the Heritage Conservation District Plan and Guidelines for non-heritage buildings related to historical landscape features (section 4.6, 4.6.1, 4.6.2). While we agree that it is important to maintain the public landscape and public green space in a community, proposing such specific 'rules' for private properties is inappropriate. For example, requirements such as the need to use historic photographs or documentation to dictate the landscape features for private property (section 4.6.2 a, b), and/or use of ornamental wood fencing or deciduous shrub hedges (section 4.6.2 c) are very limiting for a home owner. We feel that a homeowner should have some latitude when it comes to decision making about landscape features and fencing for his/her own private property. It is not clear from the proposed plan how the city will monitor who has/ has not followed these landscape requirements for private non-heritage properties (section 4.6) and how deviations will be addressed.

Overall, we are in agreement with the proposed Heritage Conservation District Plan and Guidelines for public areas such as streets, boulevards and parks. Our concerns lie with the proposed requirements for private property, specifically those that are non-heritage designated private properties. The plan and guideline does not provide enough detail regarding the Heritage Permit Application process, potentially leading to an onerous and time consuming process to make changes to an existing building or for new building construction. It also imposes a number of restrictions for developing the landscape of a private non-heritage property. Overall, the concern is that the plan proposes a number of restrictive features for non-heritage properties which could impact overall property values making buildings inconsistent with features that attract contemporary home buyer, and ultimately lowering property values.

Sincerely,

Mr. Dennis Catallo and Mrs. Donna Catallo

From: Dianne Favero
Subject: Fwd: objecting to Heritage c/o Mr. Robinson
Date: June 2, 2014 at 9:30 AM
To: larry favero

Begin forwarded message:

From: Lisa Favero
Subject: Re: objecting to Heritage c/o Mr. Robinson
Date: June 1, 2014 at 9:26:13 PM EDT
To: Dianne Favero

On May 20, 2014, at 9:38 PM, Dianne Favero wrote:

to whom it may concern:

Please be advised that I am not in favour of Brooklyn and College Hill Heritage Conservation District HCD. PLEASE DO NOT INCLUDE OUR PROPERTY GORDON STREET UNDER THE (HDC) PLAN THAT YOU ARE PUSHING THROUGH. THE OTHER COST TO US WILL BE HIGHER INSURANCE IF YOU CAN FIND AN AGENT THAT WOULD BE WILLING TO TAKE IT ON. ALSO THE SELLING PRICE WILL BE LOWER AS ONLY A FEW PEOPLE WOULD BE INTERESTED IN THIS TYPE OF PROPERTY. IF THIS E-MAIL IS NOT RECOGNIZED AS A LETTER OF OBJECTION PLEASE ADVISE ME.

Larry and Dianne Favero

Larry Favero
Guelph, Ontario

RECEIVED
JUN - 3 2014

CITY CLERK'S OFFICE

BY EMAIL TO MR ROBINSON Stephen.Robinson@guelph.ca
AND COPY TO clerks@guelph.ca

April 23, 2012

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

Attention: Mayor of Guelph
Guelph City Council
Stephen Robinson, Senior Heritage Planner

RE: PROPOSED Brooklyn and College Hill HERITAGE DISTRICT

I am the owner of, **Gordon Street, Guelph**. I see from a Guelph Mercury story that it is supposedly too late for me to object to this heritage proposal. This is nonsense and I object.

I also have discovered that the University of Guelph applied for and was granted demolish permits for four (4) red brick houses on Gordon Street that seem far more significant than the lodging house I own.

In addition, there are much more significant areas of the City that could be a heritage district before the one proposed. If my memory serves me correctly, the Brooklyn and the College Hill were not even incorporated into the City of Guelph until the 1950's. Surely, the downtown, property near the Guelph Public Library, St. George's Park, and the Ward etc are far more significant then the area that includes the rental property we own on Gordon Street.

I have looked on line and discovered the guidelines or rules from another municipality, that if this district is approved would most likely



apply to us. The following are a few examples of typical alterations that require a Heritage Permit in Hamilton (attached):

. Additions to the portions and elevations of individually designated heritage buildings as described in the designated by-law;

New construction within a Heritage Conservation District;

Demolition of all or part of individually designated heritage buildings;

. Demolition of buildings and structures within a Heritage Conservation District;

Masonry cleaning and repointing;

. **Replacement or installation of new windows, doors, cladding material (vinyl, aluminium, stucco, masonry veneers, etc.), roofing materials, soffits, eaves troughs, and down spouts;**

. **Porch/verandah or chimney reconstruction or construction;**

. **Installation of dormers, skylights, awnings or shutters;**

. Installation of signage to a designated façade or on property in a Heritage Conservation District;

. **Installation of temporary/removable storm windows or doors**

. **Installation of vents, satellite dishes, meters, utility boxes, Air Conditioning units, etc.;**

Painting of previously unpainted masonry or wood cladding;

. Removal of architectural decorative details defined in the Reasons for Designation/Heritage Attributes;

. **Major landscaping alterations, including the erection of fences, grading and the installation of a swimming pool, on Part IV designated properties where they affect the Reasons for Designation/Heritage Attributes and within a Heritage Conservation District;**

. **Removal of materials for testing or testing of new materials and repair methods for any of the above; and,**

. **Installation of scaffolding and railings attached to a building or structure.**



As a general rule, alterations to heritage properties should repair rather than replace original features, and should not permanently damage heritage materials and construction methods. Where replacement of materials or new construction is necessary, these should match or be compatible with the original. Reversible alterations that allow for the future restoration or reinstatement of heritage features are also preferred.

MY CONCLUSIONS:

FROM WHAT I CAN SEE THESE LOOK LIKE STANDARD RULES used by other municipalities. The rules cover things that need to be done in our neighbourhood everyday. **These rules and therefore the district are not practical, will add additional cost and will take 3 to 5 months to make any simple change to any property in the district. Stop this madness. When people wake up to this the uproar will be unbelievable.**

If you wish to **preserve a specific building for heritage purposes** and the owner agrees, designate it. **We don't need a Heritage district or at least not one of the size proposed.**

I am also concerned that if my property is designated or made part of a Heritage District **my insurance will go** up because the insurance company will be required to rebuild to heritage standards in the event of a fire or loss. This is a cost most residents are probably not aware of but that will have another adverse consequence if people cut back on their insurance because it is too expensive.

Please confirm receipt of this letter and make sure it is give to City Council prior to tonight's meeting.

I look forward to seeing the College Hill removed from the study boundaries.

Yours very truly,

Dianne Favero

Larry Favero

L. Favero
L. Favero





400 Clyde Road, P.O. Box 729, Cambridge, ON N1R 5W6
Phone: 519-621-2761 Toll free: 866-900-4722 www.grandriver.ca

June 5th, 2014

Clerk's Office
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Stephen Robinson
Policy Planning and Urban Design
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Dear Mr. Robinson;

RE: Brooklyn and College Hill Heritage Conservation District Study

We have now had an opportunity to review the Draft Plan and Guidelines for the Brooklyn and College Hill Heritage Conservation District Study. We offer the following comments.

Development, Redevelopment and Additions

We would request the inclusion and reference to the City of Guelph's Official Plan and associated Zoning Bylaw as it relates Section 5.1 and 5.2 of the Official Plan and Section 12 of the Zoning Bylaw. Inclusion of these reference sections is in an effort to avoid conflicting policies relating to the development and re-development of work within the floodplain areas.

Sections of the Heritage District Guidelines and Plan which reference elevations and grades associated with new construction, redevelopment and additions located within the floodplain should incorporate a reference to the requirement for flood proofing and reference to the Floodplain policies of the zoning bylaw. A copy of the Grand River Conservation Authorities floodplain mapping with inclusion of the Heritage District outline has been included for your reference.

Comment: It is our request that reference to the floodplain be included in both the Municipal Implementation Section and Plan and Guide and that a comment should provide direction on situations where a conflict is encountered between the floodplain policies and those of the Brooklyn and College Hill Heritage Conservation District, the appropriate zoning bylaws as they pertain to the Speed River floodplain shall be followed, with encouragement to incorporate the Heritage Guidelines into the design as feasible.

Parks and River Systems

Review of the policies section 4.7.9 provides direction and comments on the shoreline adjacent to the Speed River (stone and concrete retaining wall) and the operation of the associated dams with respect to water levels.

Comment: We would recommend you discuss with the operator and owner of the Dam as requirements and direction provided may conflict with the operators' management plan and could have a long term implications. We recommend that the entire last sentence of Policy 4.7.9 h) referencing "historic water levels" and any reference to management of water levels in the document be removed to avoid a possible conflict and impact management of the Dam. In addition, the City of Guelph River System Management Plan provides direction on the restoration and enhancing of the Speed River. It is recommend that a sentence be added in section 4.7.9 g) such that "Opportunities to enhance Fish Habitat will continue to be encouraged and explored as part of any repairs or replacement to the existing wall."

We trust these comments are of assistance. Should you have any questions, please contact me at 519-621-2763 extension 2238.

Yours truly,



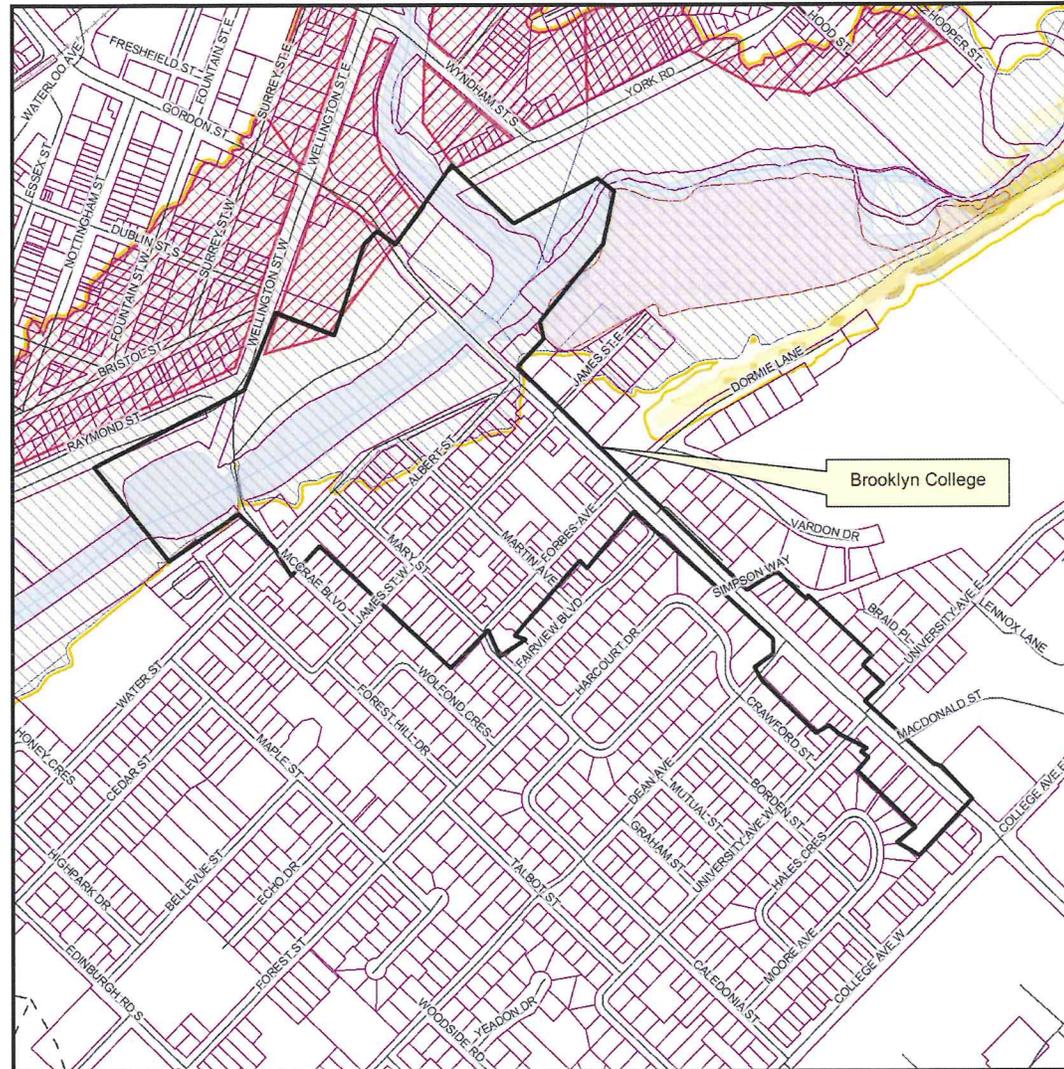
Nathan Garland
Resource Planner
Grand River Conservation Authority
Encl. (1)



Heritage District

LEGEND

- DYKE (GRCA)
- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- LAKE SHORELINE REACHES (GRCA)
- LAKE FLOOD (GRCA)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- LAKE EROSION (GRCA)
- LAKE DYNAMIC BEACH (GRCA)
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- STEEP
- OVERSTEEP
- SLOPE EROSION (GRCA)
- TOE
- WETLAND (NRVIS)
- PROVINCIALLY SIGNIFICANT
- LOCALLY SIGNIFICANT
- UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT (GRCA)
- DRAINAGE-POLY (NRVIS)



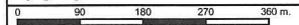
Brooklyn College

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

<http://grims.grandriver.ca/docs/SourcesCitations1.htm>



NAD 1983, UTM Zone 17 Scale: 1:8,000



June 6, 2014
City Clerks Office
Guelph City Hall
1 Carden St.
Guelph, ON
N1H 3A1

Re: Public Meeting Notice, Heritage Conservation District Plan and Guidelines

Guelph City Clerk:

This letter is to raise my objections to the adoption of a proposed heritage conservation district plan for the Brooklyn and College Hill neighbourhood (BCHN).

My objection regards the selection of this neighbourhood above all others for heritage consideration and the onerous burden this designation puts onto homeowners.

The nature and character of this neighbourhood is comparable to many others in Guelph. I know these neighbourhoods as the Ward, St. Georges, Grange, Goldie Mill, Exhibition, Sunny Acres, and Downtown. The boundary of these areas could be described as beginning from the Sleeman Mansion east on Waterloo St then north to the railway, then Edinburgh Rd N to London Rd W to Lyon and Kathleen St to Division St. to Woolwich St to Speedvale Ave. To the east of the Speed River we have Arthur St N to Derry St to Delhi St to Eramosa Rd to Metcalfe St to Palmer St to Stevenson St. to York Rd to the Eramosa River. The vast majority of the described boundary is of the same heritage makeup of the BCHN. There can be found significant physical and natural characteristics as well as significant architectural and historic building structures. The neighbourhoods found within this boundary are larger and more consistent in their makeup of late 19th and early 20th century structures compared to BCHN. And yet none of these neighbourhoods has been chosen for heritage conservation district designation. This leads to the question of why it is that areas that can be fairly described as being more significant in regards to their heritage features do not merit the designation of a heritage conservation district. Further if these areas do not merit the designation then why should the Brooklyn and College Hill neighbourhood have the designation and thus have to bear the onerous responsibilities that come with this designation. These questions bear directly on the issues of fairness and equitability. It is wrong that the BCHN be described as being different from the rest of the city when it is so clearly the same as a vast portion of it. It is then also wrong that the homeowners in the BCHN would be treated in a different manner than all others in the city would be.

To the specifics of the proposed plan and guidelines, I object to some of its assumptions and prescriptions which I will address.

The inclusion and exclusion of properties within the proposed boundaries is problematic. The importance given to the Gordon St corridor is weakened by the fact that some 50% of the properties between College Ave and the Speed River do not fall within the boundaries. Significantly the Art Gallery and the University buildings would not be included nor the buildings on College Ave W that comprise a threshold between the University and the BCHN. Further south on Gordon St the construction of a suburban plaza at Wellington St adjacent to the proposed heritage district (and the proposed Downtown district) is an absurd juxtaposition that makes a mockery of the aims of a heritage conservation district. Furthermore it is fair to question the exclusion of the

University and city-owned properties and the commercial plaza property from this plan. These properties are backed by large powerful institutions with the financial resources for protracted lobbying and appeals against the onerous requirements demanded by the guidelines. In contrast the large majority of subject properties in the proposed designated area belong to homeowners that would be burdened by the financial resources required for the negotiation or the appeal of the heritage permit process. Furthermore we will find that from neighbour to neighbour the proposed plan would treat properties differently based on the age of the structure. It is insufficient that the plan not specifically list which addresses will or will not be affected by the heritage permit process.

The proposed guidelines describe working with architects, engineers and planners to fulfill the guidelines for any changes or additions to properties. This is a burdensome and expensive level of effort that other homeowners in the city with the same ambitions would not have to face. Again this goes to fairness and equitability. Will the city provide staff or funds to a homeowner that is not engaged in a speculative venture but simply wants to make some changes to their home?

The proposed guidelines speak to the importance of new buildings having the legitimacy of being designed and built within the context of contemporary notions of what a home is and the context of changes in building science and material. Yet later in the guidelines we find that proposed structures must relate to heritage roof lines and fenestration patterns and colours. The roof of a contemporary structure is a key element of its design, whether it undulates or is curved or is flat or is a living roof or is translucent or transparent. Large walls of transparent or translucent glass open up interiors to adjacent outdoor spaces in a way that a window of x width and x height cannot. Colour is an important part of the psychology of a space or mass. To restrict roof lines, windows and colours is to contradict the goal of letting new buildings be of their time and of the imagination of the artist that creates them.

Finally, in section 4.0.1 of the guidelines, it is suggested that one of the motivations for having guidelines and a heritage permit process is because “in time, it is possible for all traces of earlier building forms and materials to be lost”. This statement is true if we are speaking of a large scale of time in the hundreds of years or in the case of demolition. But otherwise I believe this is an conclusion that is proved false by the very existence of the heritage characteristics and designated heritage properties that we find in the city. I believe that therein we find a primary motivation for this proposed plan: that is a tool to prevent the further demolition of viable properties for the purposes of building larger homes or speculative building projects. I find no fault with those aims but I do find fault in using a burdensome tool such as a heritage conservation district in a specific neighbourhood to achieve those aims.

I am sympathetic to the aims of heritage conservation and restoration. I do not wish to see viable homes with heritage value demolished for speculative purposes or because of a “bigger and newer is better” attitude. However I cannot support a plan that is not inclusive on a citywide and institution wide basis. I cannot support guidelines that unfairly burden homeowners without funding and resources when heritage conservation benefits the city as a whole. Lastly I cannot support guidelines that would restrict good architectural design no matter its colour or shape.

Sincerely,

Andres Quinlan