

- ADDENDUM -

- GUELPH CITY COUNCIL MEETING -

- October 3, 2011 -

DELEGATIONS

- a) 180 Gordon Street – Proposed Zoning By-law Amendment (File ZC1107) – Ward 5
- Hugh Whiteley
 - Steven Petric
 - Daphne Wainman-Wood, OUNRA
 - Judy Martin
- Correspondence:
- Dr. Dennis & Mrs. Laura Murr
 - Karen Balcom additional correspondence
 - Hugh Whiteley
- b) Consent Report – A-1) Hanlon Creek Business Park Subdivision (File 23T-03501) Request for an Extension of Draft Plan Approval – Ward 6
- Judy Martin
- c) Consent Report – A-3) 781-783 Wellington Street West: Proposed Zoning By-law Amendment (File ZC1106) – Ward 4
- Nancy Shoemaker

BY-LAWS

"*THAT By-law Numbers (2011)-19275 to (2011)-19278, inclusive, are hereby passed.*"

By-law Number (2011)-19277 A by-law to amend the Official Plan for the City of Guelph as it affects all lands within the City of Guelph (File OPA#47).	A by-law to amend the Official Plan.
By-law Number (2011)-19278 A by-law to authorize the acquisition of property described as Part of Lot 17, Registered Plan 462, designated as Part 1, Reference Plan 61R11679, City of Guelph and to repeal By-law Number (2011)-19258.	A by-law to authorize the acquisition of property and to repeal By-law Number (2011)-19258.

October 3, 2011

RE: 180 Gordon Street: Proposed Zoning By-law Amendment (File ZC1107) – Ward 5

Madame Mayor and Councillors:

We object to the density, location and height of the proposed development. We have reviewed the letters of objection submitted for this proposal and support their issues and concerns.

The Places to Grow 2007 Technical Background Paper states:

"Any development on lands within the built boundary is still subject to the relevant provincial and municipal land-use planning policies and approval processes. The inclusion of lands within the built boundary does not necessarily mean that these lands will be developed or built upon."

This proposal violates Guelph's Zoning and Official Plan planning policies by requiring too many exemptions in order to build the proposed 11 units:

-The angular plane is 82% higher than allowed next to the river. The height of the buildings will shade Marianne's Park - Is this good planning?

- GRCA requires that a retaining wall be built in the NW corner because of the floodplain constraints. Will the construction of the retaining wall encroach on Parkland and the woodland?

-Is the developer asking for a 4 storey building because there are no basements? Why no basements? Is it because the bedrock is only 2.1-3.2 meters below the ground and the groundwater levels could be high at certain times of the year? Or is it because of flood risk?

-The EIS indentifies that NW corner of the building has only a 21.9 M buffer – the OP and zoning requires 30M. If the 30 meter setback was required the number of units would be reduced to 5 or 6 from 11.

-minimum open space requested is 50 % less than in the zoning bylaw. This is inappropriate.

We urge you to send this proposal back for further revisions. We do not object to development on this site but want to see buildings that respect the river, the neighbours and our parkland.

Yours sincerely;

Dr. and Mrs. Laura Murr

Additions to the Agenda for 180 Gordon Street.

Additional Documents to Accompany the Presentation of Karen Balcom

The following residents have asked that their names be added to this statement, as demonstrating their support for the points I have made. (updated list)

Dennis Jamieson Jean Simpson Andrew Bendall Jennifer Dorion Lawrie Rotherburg Brenda Aasman Rick McNabb C. Aldersly Maureen Gaskin	Neil MacKinnon Valerie MacKinnon Doug Thompson Jane Thompson Andreas Quinlanreet Sarah Thompson Brian O'Donnell Jean O'Donnell
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Additional Emails for the attention of Council:

I would like to see this site developed - it is not an asset as it is.
However the current proposal is way over the top in many ways - including literally (4 stories!). It is too close to the park and river to be so large. Parking is a problem too - underground would be better for residents, leaving space for a few visitors.
Surely infill doesn't require throwing ALL current regulations to the wind.
Maureen Gaskin (

We are simply appalled at the proposed development at 180 Gordon St. and wish to add our voices to the objections of Karen Balcom. The scope of the project exceeds zoning restrictions in excess of all reasonable expectations. Indeed, granting any of the requested exemptions would make a mockery of zoning restrictions. In particular, we are concerned with an increase in traffic near an already dangerous intersection; an increase in parking on nearby residential streets from visitors and entertainment; the intrusion into Marianne's Park, a public facility with a sensitive theme; and the height of the buildings that is way out of character with the residential area. Additionally, we are concerned with the increase in population density and noise that would surely accrue from the proposed development.

Neil J. MacKinnon PhD
Valerie MacKinnon

Hi Karen,

We would like to add our names in support of the presentation that you will be making next Monday night in the Council Chambers. We share your views on this issue. Doug Thomson, Jane Thompson, Andreas Quinlan, Sarah Thompson

Submission to City Council October 3 2011 Regarding Planning Application for 180 Gordon Street

Submitted by Hugh Whiteley

Recommendations:

I ask the City Council to direct staff to add the following to the list of issues to be addressed in the staff report.

(1) Evaluation of the proposal's conformity with the Official Plan **with special emphasis on section 3.6.18**

Character of Development Adjacent to the Rivers and Public Open Spaces

(2) Review of the requirement for street widening; and the feasibility of removing this requirement or nullifying this provision by a reduction in required setback from Gordon Street.

(3) Examination of the implications on the required buffer for Marianne's Park of a future trailhead connection through Marianne's Park to a south bank Eramosa trail..

(4) Examination of options for zoning the portion of 180 Gordon that is within for the required 30 m of vegetated buffer to the river to determine a zoning that provides the required protection against disturbance of this buffer..

(5) Determination of the buffer width required to protect the Significant Woodland on the east boundary of the site.

Background to these suggestions

180 Gordon Street is a small block of land in an extraordinarily critical location. Development of this property is constrained by the following considerations:

- The property to the south has requirements for privacy that dictate no sight lines into the property.
- The Significant Woodland on the east side of the property requires a buffer
- Marianne's Park on the north boundary of the property is small, undersized for its keystone location in the Gordon Street Gateway to the Riverlands System, and vulnerable to being demeaned in quality by adjacent buildings.
- Marianne's Park contains Guelph's memorial to Marianne Goulden. The memorial dedicates the community to ending domestic violence and supporting care and respect for others as a community goal.
- A portion of 180 Gordon Street is within the 30 m vegetated buffer of the Speed River that is dictated by the Official Plan
- The property is within the Gordon Street Gateway of the Riverlands System of Guelph. It is located on the major arterial connection to the riverlands and development on the property will have a large and persistent influence on the visual perception of the Riverlands by the thousands of park visitors, passing pedestrians and vehicle occupants who view the site each day.
- The site is subject to setback requirements and height restrictions dictated by its being next to the park and river.

Defects in the Current Proposal

Guelph has protection of its riverlands as a core value. Guelph is the only city in Ontario to have adopted a River System Management Plan as a guide to development in its riverlands . Guelph not only adopted a River Systems

Management Plan it incorporated the objectives and principles of the management plan into its Official Plan and Zoning By-law.

When the River System Management Plan was developed one outcome of the public consultation, later endorsed by the team of planners, urban designers and landscape architects that authored the plan, was that the two grey apartment towers on Cardigan Street at the site of the old CPR depot were the worst examples of bad urban design on the riverlands. These two buildings were selected as the worst example because they exemplified the terrible toos. They were too big, too tall, too long and too close to the river.

The current proposal for 180 Gordon Street has the same set of negative attributes as the Cardigan Street apartments.

- **Too big** The area of 180 Gordon Street is very small – it simply cannot contain 11 units
- **Too close** Marianne’s Park is too small to have a building façade only 1.8 m from the park boundary
- **Too high and Too long** The proposed continuous façade alongside the park is 12 m tall and 45 m long. To appreciate the extent of this façade towering over the park think of the Sleeman Sports Complex façade on Woolwich Street. The Sleeman façade is the same height – 12 m and roughly the same length (50 m compared to 45 m).

Appropriate Development Form for the Site

The site would allow for three two story residential buildings with 8.75 m (28.5 feet) frontage and 12.1 m (40 feet) depth. These buildings could be located to satisfy the following constraints:

- A 7.5 m front yard setback from Marianne’s Park – this provides the required 30 m vegetated buffer in the eastern portion of the site
- A 7.5 m buffer to the Significant Woodlot on the east boundary of the site
- A 3 m buffer next to a 7 m roadway at the southern boundary of the property
- Parking with vegetated screening in the 7.5 m spacing between buildings
- The two story height, combined with the 7.5 m setback meets the height restrictions on the site set by the zoning by law (Section 4.16)
- The buildings face the park, as required by the Official Plan, and two-story facades, with massing effects subdued by the separation into three buildings compliment rather than overwhelm Marianne’s Park.
- This site configuration would be compatible with the future connection of the Eramosa River Southbank trail through Marianne’s Park.